

**TOWN OF WINDSOR - BOARD MEETING**  
Thursday, June 18, 2015 at 5 p.m.  
Windsor Town Hall / Meeting Room, 4084 Mueller Rd, DeForest, WI

**AGENDA**

- 1) Call Meeting to Order and Roll Call**
- 2) Recitation of the Pledge of Allegiance**
- 3) Announcements:**
- 4) Approve Minutes**
  - a) May 18, 2015
  - b) May 21, 2015
- 5) Finance:**
  - a) Staff Report on Finances
  - b) Consider Vouchers for Payment
  - c) Treasurer's Report
  - d) Budget Report
- 6) Appearances Before the Board**
  - a) Guy Gryphan, Executive Director, DeForest Area Chamber of Commerce
- 7) Report from Contract Deputy; and Town of Windsor Policing Monthly Report**
  - a) Ordinance 2015-04 An Ordinance Amending Section 36-2 of the Windsor Municipal Code to Prohibit the Unlawful Use of Drones
- 8) Incorporation Update**
- 9) Resolution 2015-33 Authorizing the Issuance and Sale of \$2,175,000 General Obligation Promissory Notes, Series 2015A**
- 10) Resolution 2015-34 Authorizing the Issuance and Sale of \$2,075,000 Taxable Bond Anticipation Notes, Series 2015B**
- 11) Resolution 2015-35 Approving Direct Sellers Permit for Joe Wells, Doing Business as Red and White Barn Painting, a Barn Repair and Painting Service**
- 12) Resolution 2015-36 Approving Direct Sellers Permit for Frank Merlino, Doing Business as Tru Green, a Residential Lawn Care Service**
- 13) Resolution 2015-37 Approving the Release of a Bike Path Easement located within Lots 23 and 24 Holland Fields**

- 14) Resolution 2015-38 ZARN Properties, LLC (DBA Gingerbread House) Request Approval of a Conditional Use Permit in Order to Continue to Operate a Daycare Business Located at the Intersection of Windsor Road and Windsor Ridge Lane. (Address: 6722 Windsor Ridge Lane, Windsor)**
- 15) Resolution 2015-39 Susan Clack Requests Approval of a Certified Survey Map and Rezone in Order to Adjust Property Lines Between Adjacent Property Owner. (Address: 6679 Highland Drive, Windsor)**
- 16) Resolution 2015-40 Windsor Properties II, LLC Requests Approval of a Certified Survey Map and a Site Plan Review for the Expansion of the Existing Kenworth Trucking Business with New Access Off of Pelican Bay Circle**
- 17) Resolution 2015-41 Wolf Hollow Windsor, LLC Requests Approval of a Two Lot Certified Survey Map in Order to Adjust Lot Lines at the Southeast Intersection of Dusky Glen and Prairie Creek Road**
- 18) Wolf Hollow at Pleasant Prairie Creek. A re-plat of portions of the plats of Wolf Hollow, Pleasant Hill Estates and Prairie Creek. The plat location is predominately in the southeast ¼ of section 29 and the northern ½ of the northeastern ¼ of section 32 in the Town of Windsor**
  - a) Resolution 2015-42 Declaration of Covenants, Restrictions, Conditions and Easements in the Plat of Wolf Hollow at Pleasant Prairie Creek
  - b) Resolution 2015-43 Agreement for Public Improvements and Development Matters in the Plat of Wolf Hollow at Pleasant Prairie Creek
  - c) Resolution 2015-44 Declaration of Restrictions and Maintenance Requirements for Stormwater Management Measurers and Waiver of Right to Contest Special Assessments and Charges in the Plat of Wolf Hollow at Pleasant Prairie Creek
  - d) Resolution 2015-45 Requirements for Path Maintenance and Waiver of Right to Contest Special Assessments and Charges in the Plat of Wolf Hollow at Pleasant Prairie Creek
  - e) Resolution 2015-46 Declaration Restricting Sale or Transfer of Lots Prior to Compliance with Requirements in the Plat of Wolf Hollow at Pleasant Prairie Creek
  - f) Resolution 2015-47 Approving the Final Plat of Wolf Hollow at Pleasant Prairie Creek
- 19) Bear Tree Farms, Inc., the Location of the Property is Generally Located at the Southeastern Corner of the Intersection of Highway 51 and Windsor Road. The Proposal Includes 364 Single Family Detached Residential Dwelling Units, 232 Multi-Family and Senior Housing Dwelling Units, a Park and a Trail System**
  - a) Resolution 2015-48 Declaration of Covenants, Restrictions, Conditions and Easements for Lots 4-269 and 271-368 in the Plat of Bear Tree Farms
  - b) Resolution 2015-49 Declaration of Covenants, Restrictions, Conditions and Easements for Lots 1, 3 and 270 in the Plat of Bear Tree Farms

- c) Resolution 2015-50 Agreement for Public Improvements and Development Matters in the Plat of Bear Tree Farms
- d) Resolution 2015-51 Declaration of Restrictions and Maintenance Requirements for Stormwater Management Measurers and Waiver of Right to Contest Special Assessments and Charges in the Plat of Bear Tree Farms
- e) Resolution 2015-52 Requirements for Path Maintenance and Waiver of Right to Contest Special Assessments and Charges in the Plat of Bear Tree Farms
- f) Resolution 2015-53 Declaration Restricting Sale or Transfer of Lots Prior to Compliance with Requirements in the Plat of Bear Tree Farms
- g) Resolution 2015-54 Approving the Final Plat of Bear Tree Farms, Inc.

**20) Motion to Reconsider Town Board Action Taken on Hoffman Quarry on May 21, 2015**

**21) New Operator Licenses 7/01/2015 – 6/30/2016**

**22) “Class A” Fermented Malt Beverage and Intoxicating Liquor Licenses**

- a. Mousehouse Cheesehaus, Inc., D/B/A Mousehouse Cheesehaus; Anthony G. Sobczak, Agent
- b. Begowal, LLC, D/B/A Windsor Travel Plaza; Satwinder Kaur, Agent

**23) Class “A” Fermented Malt Beverage**

- a. Speedway LLC, D/B/A Speedway #4202; Linda V. Smeltzer, Agent

**24) “Class B” Fermented Malt Beverage and Intoxicating Liquor Licenses**

- a. Tamarack Pizza, Inc., D/B/A Tamarack II; William Noll, Agent
- b. Topp’s Hideaway LLC, D/B/A Topp’s Hideaway; Jonathan Stevens, Agent
- c. Windsor Golf Ventures, LLC, D/B/A Lake Windsor Golf Club; Michael L. Dunlap, Agent

**25) Class “B” Fermented Malt Beverage and “Class C” Wine Licenses**

- a. Papino’s Pizza & Pasta LLC, D/B/A Papino’s Pizza & Pasta; Guiseppe Pipitone, Agent

**26) Cigarette Licenses**

- a. Windsor Golf Ventures, LLC. D/B/A Lake Windsor Golf Club
- b. Begowal, LLC, D/B/A Windsor Travel Plaza
- c. Speedway LLC, D/B/A Speedway #4202

**27) Renewal Operator Licenses – 7/01/2015 – 6/30/2016**

**28) Resolution 2015-55 Agreement to Undertake Development in Tax Increment District No. 1, Lot 97, Plat of Wolf Hollow**

**29) Resolution 2015-56 Award Bid for Cradle Hill Park Improvements (Splash Pad, Park Equipment, Bathhouse and Parking)**

**30) Resolution 2015-57 Award Bid for Windsor Crossing Infrastructure**

**31) Resolution 2015-58 Authorizing 2015 Road Work**

**32) Resolution 2015-59 Authorizing the Execution of a Street Sweeping Agreement**

**33) Token Creek Conservancy Request for Use of Park Funds**

**34) Ad Hoc Incorporation Committee**

**35) DeForest Area Fire and EMS Facilities 5-Year Budget Plan, Building Options and Lease**

**36) Cancellation of July 2<sup>nd</sup>, 2015 Town Board Meeting**

**37) Committee/Board/Staff Reports:**

- a) Plan Commission
- b) Community Development Authority
- c) Park Committee
- d) Token Creek Conservancy Committee
- e) Sun Prairie Extra-Territorial Zoning Committee
- f) DeForest Area Community and Senior Center/Half-Century Club
- g) DeForest Area Fire Protection Board
- h) DeForest Area Chamber of Commerce
- i) DeForest Area Tourism Commission
- j) Dane County Towns Association
- k) WisDOT I-39/90/94 Study from Madison to Portage
- l) Town Chair Report
- m) Town Staff Report

**38) Adjournment**

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Posted 06/08/2015: Windsor Town Hall, Morrisonville Post Office, Windsor Post Office and Town Website ([www.windsorwi.gov](http://www.windsorwi.gov)) and Published 06/11/2015 in the DeForest Times Tribune

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**All agenda items are posted for discussion and possible action by the Town Board.**

The Town Board may allow public input on any listed agenda item.

NOTE: Please note that, upon reasonable notice, efforts will be made to accommodate the need(s) of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerks Office at 4084 Mueller Rd, DeForest, WI 53532 or (608)846-3854.

NOTE: It is possible that members of and a possible quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.