

**TOWN OF WINDSOR**  
**SPECIAL TOWN BOARD MEETING**  
Wednesday, September 23<sup>rd</sup>, 2015 at 6:00 p.m.  
Windsor Town Hall, 4084 Mueller Rd, DeForest, WI

**MINUTES**

**1) Call Meeting to Order and Roll Call**

Chairperson Wipperfurth called the meeting to order at 6 p.m. Supervisors present: Bob Wipperfurth, Monica Smith, Alan Buchner and Bruce Stravinski. Don Madelung had an excused absence. Others present: Town Planning and Development Coordinator Amy Anderson Schweppe, Town Clerk Christine Capstran, Town Attorney Connie Anderson and Town Engineer Kevin Richardson.

**2) Recitation of the Pledge of Allegiance**

The recitation of the Pledge of Allegiance was led by Supervisor Stravinski.

**3) Announcements:**

Chairperson Wipperfurth noted that the teen drug and alcohol prevention forum would be hosted at the Town Hall September 24<sup>th</sup> for community leaders and law enforcement.

**4) Resolution 2015-76 Approval of Bear Tree Farms Request for an Early Start Permit**

Town Engineer Richardson recommended approval as Bear Tree Farms has submitted all final signed Town development documents, paid all fees and has acquired most permits. When the required County permit for erosion and stormwater are approved, they should be allowed to start.

A motion was made by Supervisor Buchner, second by Supervisor Smith, to approve the Bear Tree Farms request for an early start permit. Motion carried with a 4-0 vote.

**5) Update on Farmland Preservation Certification**

Planning and Development Coordinator Anderson-Schweppe updated the Board on the current progress of the Farmland Preservation Zoning Ordinance Certification. In order to be eligible for the Farmland Preservation Tax Credits, lands must be properly zoned under a Certified Farmland Preservation Zoning District of an approved Farmland Preservation Ordinance by DATCP. The fact that the Incorporation Referendum is scheduled for a vote on November 3<sup>rd</sup>, 2015 leaves staff very little time to get an approval and any associated rezones approved before the end of the year. Staff is looking for the authority to coordinate efforts with DATCP and to prepare a draft – model ordinance for initial review prior to the Incorporation Referendum. If the Referendum should pass, the hope would be to have a pre-reviewed Windsor Farmland Preservation Zoning Ordinance and appropriate Farmland Preservation Zoning Districts ready for Certification. If the Referendum fails, then the current and eligible properties would still receive their tax credits under the Dane County Farmland Preservation Zoning Ordinance.

Attorney Anderson explained this needs to be completed by January 1, 2016 so residents who are eligible can get the tax credit.

**6) Resolution 2015-77 Authorizing Town to Request DATCP to Issue Orders of Compliance for Windsor's Farmland Preservation Zoning**

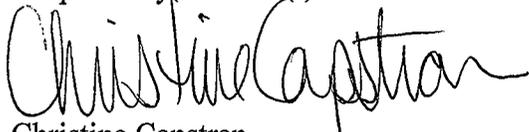
Attorney Anderson reviewed the proposed resolution.

A motion was made by Supervisor Stravinski, seconded by Supervisor Buchner, to approve Resolution 2015-77 Authorizing Town to Request DATCP to Issue Orders of Compliance for Windsor's Farmland Preservation Zoning. Motion carried with a 4-0 vote.

**7) Adjournment**

Supervisor Smith moved to adjourn at 6:30 p.m., second by Supervisor Stravinski. Motion carried with a 4-0 vote.

Respectfully submitted,

A handwritten signature in black ink that reads "Christine Capstran". The signature is written in a cursive, flowing style.

Christine Capstran  
Town Clerk