

TOWN OF WINDSOR

TOWN BOARD RESOLUTION 2015-19

**RESOLUTION APPROVING
AN ADJUSTMENT TO THE ENVIRONMENTAL CORRIDOR
AFFECTING PORTIONS OF THE PLAT OF WOLF HOLLOW / DUSKY GLEN AND
THE PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK, A REPLAT,
IN THE TOWN OF WINDSOR, DANE COUNTY, WI**

[Submitted by Neumann Companies, Inc., as Applicant/Petitioner, on behalf of Wolf Hollow Windsor, LLC, as Owner of portions within the Plat of Wolf Hollow and as Agent for owners of the portions within the Plats of Pleasant Hill and Prairie Creek]

WHEREAS, Neumann Companies, Inc. (herein, "Petitioner") has received approval of the Preliminary Plat of Wolf Hollow at Pleasant Prairie Creek ("Plat"), a replat that is predominantly located in the southeast ¼ of section 29 in the Town of Windsor & the northern ½ of the northeastern ¼ of section 32 in the Town of Windsor, and all as set forth in the Preliminary Plat prepared by Vierbicher Associates, as Drawing S-574 dated January 2, 2015, which is attached hereto and incorporated by reference; and

WHEREAS, Petitioner has requested a change in the environmental corridor designated within the Plat; and,

WHEREAS, the Town Engineer reviewed the request, which is based on actual soils and vegetation, and recommends that the adjustment be made, all as set forth in the Town Engineer's report dated March 11, 2015 and the map prepared by Developer's Engineer, Vierbicher Associates, dated February 24, 2015 (collectively herein, "Engineer's Report"), which is incorporated herein by reference; and,

WHEREAS, the Plan Commission reviewed the request and recommended approval on March 17, 2015, all as set forth in Plan Resolution 2015-04; and,

WHEREAS, following review of the foregoing, and subject to review and approval by CARPC, the Town Board wishes to approve of same as set forth in this Resolution.

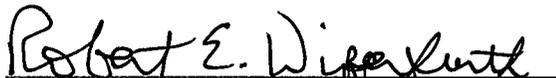
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

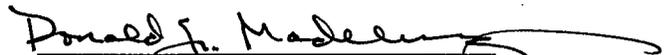
A. The Town Board hereby approves of the adjustment to the environmental corridor as set forth in the Engineer's Report, subject to review and approval by CARPC, and Petitioner reimbursing the Town of Windsor for all costs and expenses incurred by the Town of Windsor in connection with the review and approval of the environmental corridor adjustment, including, but not limited to, the cost for professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

B. It is the Petitioner's obligation to timely adjust the environmental corridor, satisfy those conditions adopted by the Town Board, and provide satisfactory verification of compliance to the Town. Any necessary or requested reviews or submissions to the Town for determinations of compliance with this Resolution shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 16th day of April, 2015, by a vote of 5 in favor and 0 opposed.

TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chair


Donald G. Madelung, Town Supervisor

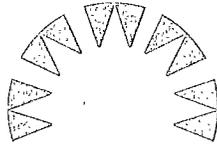

Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor

Attested by:


Monica M. Smith, Town Supervisor


Christine Capstran, Town Clerk



Windsor

Growing Forward

Memorandum

To: Windsor Town Board

CC: Amy Anderson Schweppe, Planning & Development Coordinator

From: Kevin Richardson, Town Engineer

Date: April 10, 2015

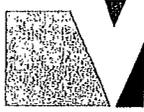
Re: Wolf Hollow at Pleasant Creek Replat Environmental Corridor Amendment

Neumann Companies representing the Owner/Petitioner is in the process of Replatting the Wolf Hollow at Pleasant Creek development.

Neumann has retained Vierbicher to prepare the existing environmental corridor maps from the Dane County Land Information Office (GIS website), and has identified proposed adjustments to the environmental corridor based actual soils and vegetation. The attached Environmental Corridor Exhibit shows the proposed changes.

I have reviewed the Petitioner's request for amendment of the environmental corridor as show in the attached Exhibit A and recommend approval pending approval by the Capital Area Regional Planning Commission.

vierbicher
planners engineers advisors



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February 24, 2015

Mr. Kevin Richardson
Town of Windsor
4084 Mueller Road
DeForest, WI 53532

Re: Wolf Hollow at Pleasant Prairie Creek
Environmental Corridor Amendment

Dear Kevin:

I am writing on behalf of the owner, Neumann Companies, Inc., to request an amendment to the existing environmental corridor, located on the Wolf Hollow plat, at the March 17, 2015 Plan Commission Meeting.

I have enclosed an exhibit showing the change in the environmental corridor that we are requesting at this time. Please note that the existing environmental corridor was obtained from the Dane County Land Information Office (GIS website) and incorporates the revision which includes the additional area amended as part of Phase 3 construction (Town of Windsor Resolution 2014-41). The proposed environmental corridor is based upon the 75' wetland buffer, as delineated from the *Wetland Delineation Report* prepared by Vierbicher Associates, Inc., dated August 26, 2013.

Please feel free to contact me at (608) 821-3950 if you have any questions or comments.

Sincerely,

Randall T. Kolinske, PE, LEED-AP

Enclosures

Cc: Don Esposito, Neumann Companies, Inc.
Kamran Mesbah, Capital Area Regional Planning Commission

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vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

