

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION NO. 2015-27**

**APPROVING RELEASE OF CERTAIN PUBLIC UTILITY AND OTHER PUBLIC
EASEMENTS, OUTLOTS AND OUTLOT RESTRICTIONS, AND UNIMPROVED
PUBLIC RIGHTS-OF-WAY IN THE PLATS OF WOLF HOLLOW, PRAIRIE CREEK
SUBDIVISION AND PLEASANT HILL ESTATES AND
REPLACEMENT OF SAME WITH THOSE SET FORTH IN
THE PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK, A REPLAT**

[Submitted by Wolf Hollow Windsor, LLC, as Owner/Petitioner/Developer
of property within the Plat of Wolf Hollow affected hereby and as Agent for owners of
the portions within the Plats of Pleasant Hill and Prairie Creek Subdivision]

RECITALS

1. Wolf Hollow, LLC (the "**Prior Developer**") recorded the Plat of Wolf Hollow (the "**Plat**") in the office of the Dane County Register of Deeds in Volume 58-079B of Plats on pages 401-405 as Document Number 4079382, and completed Wolf Hollow-Phases 1 and 2, which included the lots described on **Exhibit A**, which is attached and incorporated herein.
2. Because of changes in the economy, the Prior Developer was unable to continue with the project, and the undeveloped portion of the Plat were acquired by AnchorBank. The project laid fallow for several years. During this period, drainage patterns and wetlands on the undeveloped portions of the Plat changed.
3. In 2014, Neumann Companies, Inc., on behalf of Wolf Hollow Windsor, LLC (the "**Developer**"), purchased the undeveloped portion of the Plat, and began development of Wolf Hollow-Phase 3. Phase 3 includes the lots described on **Exhibit B**, which is attached and incorporated herein, and is developing pursuant to the Development Agreement recorded in the Dane County Register of Deeds on October 8, 2014 as Document Number 5103233.
4. The Developer thereafter worked with environmental and civil engineers, the Department of Natural Resources, Dane County Land and Water Resource Management and Capital Area Regional Planning to delineate the wetlands, provide appropriate drainageways and consider design factors to allow for proper development.
5. With this information, the Developer collaborated with the owners of the adjacent Plat of Prairie Creek Subdivision ("**Prairie Creek**") and the owners of the adjacent Plat of Pleasant Hill Estates ("**Pleasant Hill**") to replat the balance of the Plat of Wolf Hollow and portions of Prairie Creek and Pleasant Hill (lots included in Replat; see **Exhibit C** and Replat). This effort resulted in a replat known as the Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat ("**Replat**").

6. The Developer, for itself and as the duly authorized agent of the owners of Prairie Creek and Pleasant Hill, submitted the Replat to the Town for review and approval.
7. The Replat was referred to the Plan Commission for review and recommendation to the Town Board.
8. The Plan Commission has reviewed the Replat, met with the Developer with respect to the proposed development, and recommended approval of the Replat, all as set forth Plan Resolution 2015-05.
9. The Town Board has determined that the Replat is consistent with the Town of Windsor Code of Ordinances, Chapter 236 of the Wisconsin Statutes, and the Town of Windsor Comprehensive Plan, and has granted preliminary conditional approval of the Replat per Town Board Resolution 2015-08.
10. Pursuant to its authority under Wis. Stat. § 236.293, the Town Board has determined that it is appropriate to take the following actions in those portions of the Plat, Prairie Creek and Pleasant Hills that are subject to the Replat: to release certain public utility and drainage easements therein to be replaced by such easements in the Replat; to release certain restrictions for outlots set forth therein and dedicated to the public for park, open space, stormwater, drainage, sewer and other public purposes to be replaced by outlots for such purposes as set forth in the Replat; and, to vacate and discontinue unimproved right-of-way therein to be replaced by right-of-way in the Replat.

RESOLUTION

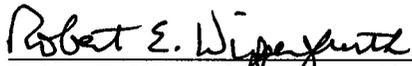
NOW, THEREFORE, the Town Board of the Town of Windsor does hereby resolve as follows:

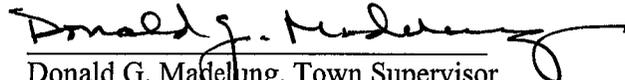
1. The Town releases all right, title, and interest that it may have in certain easements, public dedications and use restrictions, more particularly described as follows:
 - a. Public utility and drainage easements in those portions of the Plat, Prairie Creek and Pleasant Hills that are subject to the Replat; and,
 - b. Restrictions and outlots in those portions of the Plat, Prairie Creek and Pleasant Hills that are subject to the Replat; and,
 - c. Unimproved right-of-way in those portions of the Plat, Prairie Creek and Pleasant Hills that are subject to the Replat.
2. Attached as **Exhibit D** are maps showing the aforementioned to which the Town is relinquishing its rights.
3. The Replat and all property contained therein shall be subject to the easements, public dedications and use restrictions set forth in the Replat.

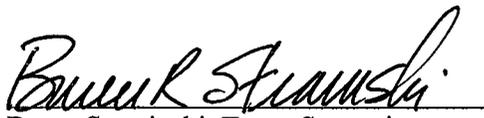
4. All property within the Plat that is not included in the Replat shall continue to be subject to the easements, public dedications and use restrictions set forth in the Plat.
5. The Developer may record a certified copy of this Resolution with the Dane County Register of Deeds.
6. This Resolution shall have a delayed effective date and shall become effective on such date as the Developer meets all the conditions set forth in the Town Board Resolution granting final approval of the Replat.

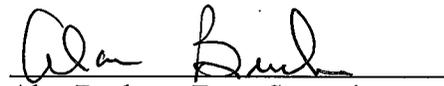
The above and foregoing Resolution was duly adopted at a regular meeting of the Town Board of the Town of Windsor on the 21st day of May, 2015, by a vote of 5 in favor, 0 opposed and 0 abstaining.

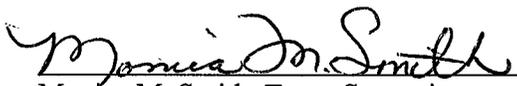
TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chair


Donald G. Madellung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

Attested by:


Christine Capstran, Town Clerk

EXHIBIT A

Wolf Hollow-Phases 1 and 2

Lots 1-63, 65-66, 69-70, 95-115 and 161 of the Plat of Wolf Hollow, Town of Windsor, Dane County, Wisconsin.

EXHIBIT B

**Lot and Parcel Numbers
Wolf Hollow-Phase 3**

Phase 3 Lots

<u>LOT#</u>	<u>PARCEL NUMBER</u>	<u>LOT#</u>	<u>PARCEL NUMBER</u>		
64	0910-294-2184-0	82	0910-294-4082-0	275	0910-294-4029-0
67	0910-294-2217-0	83	0910-294-4093-0	276	0910-294-4042-0
68	0910-294-2228-0	272	0910-294-4007-0	277	0910-294-4055-0
80	0910-294-2290-0	273	0910-294-4015-0	278	0910-294-4068-0
81	0910-294-2301-0	274	0910-294-4022-0	279	0910-294-4081-0

EXHIBIT C

Lot and Parcel Numbers

Lots and Parcel Numbers for Lots that will be included in Replat (Existing Prior to Replat)

Phase 4 Lots-----

<u>LOT#</u>	<u>PARCEL NUMBER</u>	<u>LOT#</u>	<u>PARCEL NUMBER</u>	<u>LOT#</u>	<u>PARCEL NUMBER</u>
84	0910-294-4104-0	125	0910-294-4305-0	149	0910-294-4569-0
85	0910-294-4115-0	126	0910-294-4316-0	150	0910-294-4580-0
86	0910-294-4126-0	127	0910-294-4327-0	151	0910-294-4591-0
87	0910-294-4137-0	128	0910-294-4338-0	152	0910-294-4602-0
88	0910-294-4148-0	129	0910-294-4349-0	153	0910-294-4613-0
89	0910-294-4159-0	130	0910-294-4360-0	154	0910-294-4624-0
90	0910-294-4170-0	131	0910-294-4371-0	155	0910-294-4635-0
91	0910-294-4181-0	132	0910-294-4382-0	156	0910-294-4646-0
92	0910-294-4192-0	133	0910-294-4393-0	157	0910-294-4657-0
93	0910-294-4203-0	134	0910-294-4404-0	158	0910-294-4668-0
94	0910-294-4214-0	135	0910-294-4415-0	159	0910-294-4679-0
116	0910-294-2546-0	136	0910-294-4426-0	160	0910-294-2570-0
117	0910-294-2557-0	137	0910-294-4437-0	161	0910-294-2581-0
118	0910-294-4228-0	138	0910-294-4448-0	162	0910-294-2592-0
119	0910-294-4239-0	139	0910-294-4459-0	163	0910-294-4693-0
120	0910-294-4250-0	140	0910-294-4470-0	164	0910-294-4704-0
121	0910-294-4261-0	141	0910-294-4481-0	165	0910-294-4715-0
122	0910-294-4272-0	142	0910-294-4492-0	166	0910-294-4726-0
123	0910-294-4283-0	143	0910-294-4503-0	167	0910-294-4737-0
124	0910-294-4294-0	144	0910-294-4514-0	168	0910-294-4748-0
125	0910-294-4305-0	145	0910-294-4525-0	169	0910-294-4759-0
126	0910-294-4316-0	146	0910-294-4536-0	170	0910-294-4770-0
123	0910-294-4283-0	147	0910-294-4547-0	171	0910-294-4781-0
124	0910-294-4294-0	148	0910-294-4558-0		

EXHIBIT D

Legal Descriptions and Maps

**Legal Description of Outlots
(Outlots and Restrictions Released by Town)**

See Also Attached Map Marked "Relief from Gifts and Dedications"
prepared by Vierbicher Associates, Inc. and dated 2015-01-16

All of Outlots 3, 4, 5 & 6 of Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry.

ALSO part of Outlot 1, Pleasant Hill Estates, as recorded in Volume 59-011B of Plats, on Pages 66-68, as Document Number 4213138, Dane County Registry being more fully described as follows: Beginning at the Northeast corner of said Outlot 1; thence along the boundary of said Outlot 1 for the next four (4) courses; 1-thence S04°04'00"E, 166.22 feet to a point of non-tangential curvature; 2-thence 107.57 feet along the arc of a curve to the left, through a central angle of 33°08'05", a radius of 186.00 feet, and a chord bearing S45°08'38"W, 106.07 feet; 3-thence N61°25'28"W, 133.26 feet; 4-thence S11°24'16"W, 149.74 feet; thence N00°14'45"E, 103.27 feet; thence S61°12'54"W, 99.56 feet; thence S28°47'06"E, 13.53 feet; thence S00°14'25"W, 159.51 feet; thence N89°45'35"W, 90.00 feet to the West line of said Outlot 1; thence N00°14'25"E along said West line of Outlot 1, 442.78 feet to the Northwest corner of said Outlot 1; thence N89°44'01"E along the North line of said Outlot 1, 389.99 feet to the point of beginning.

**Legal Description of Unimproved Right-of-Way
(Unimproved Right-of-Way Released by Town)**

See Also Attached Map Marked "Right-of-Way Discontinuance"
prepared by Vierbicher Associates, Inc. and dated 2015-01-16

Vacation/discontinuance of all of Steamer Pass lying within Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry.

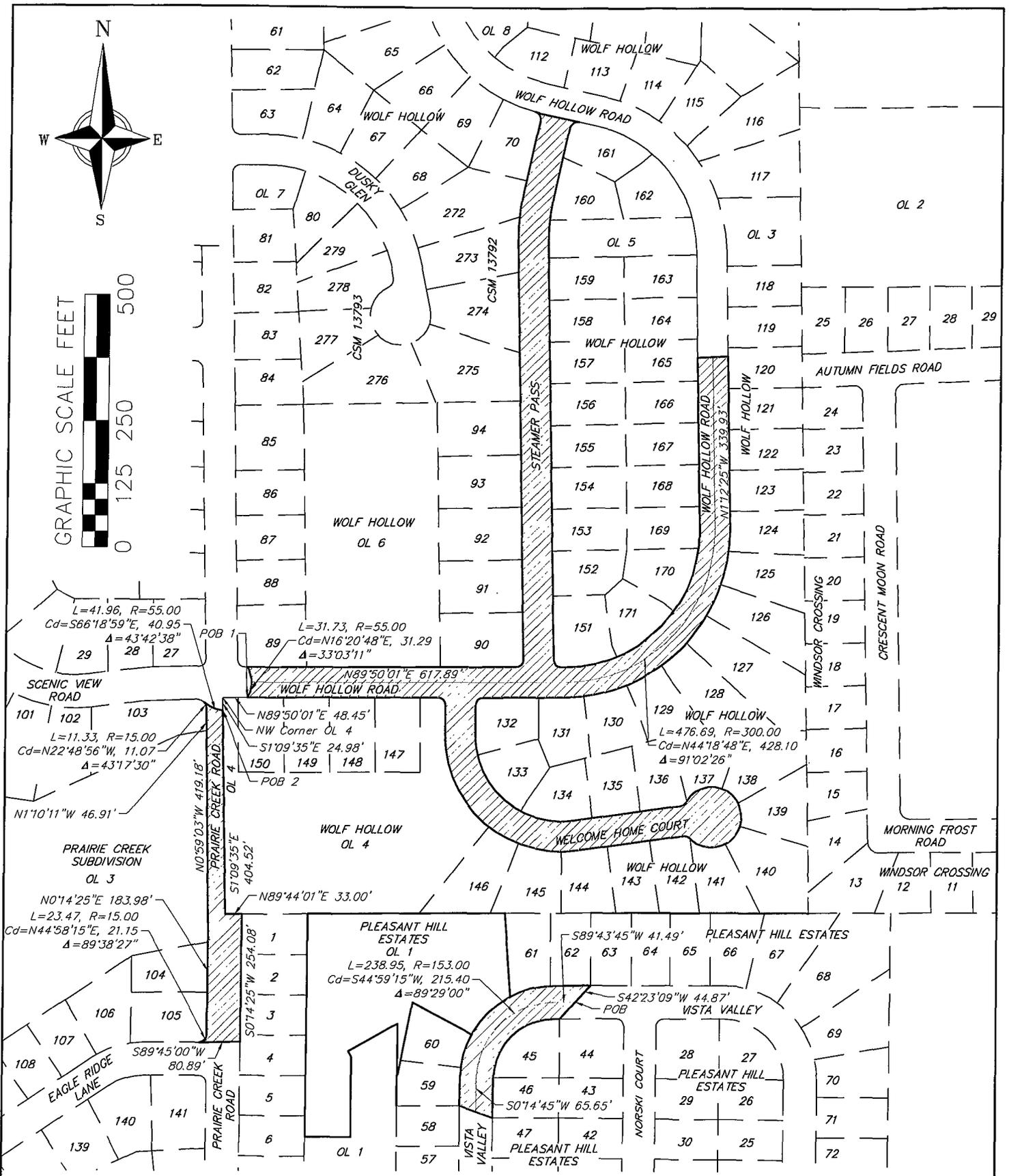
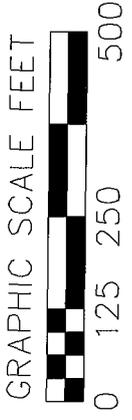
ALSO vacation/discontinuance of all of Welcome Home Court lying within Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry.

ALSO all that part of Wolf Hollow Road lying within Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry, the centerline of which being more fully described as follows: Commencing at the Northwest corner of Outlot 4 of said Wolf Hollow, said point also lying on the southerly right of way line of said Wolf Hollow Road; thence N89°50'01"E along said southerly right of way line to a point of non-tangential curvature; thence 31.73 feet along the arc of a curve to the left, through a central angle of 33°03'11", a radius of 55.00 feet, and a chord bearing N16°20'48"E, 31.29 feet to the centerline of said Wolf Hollow Road and the point of beginning of said described centerline; thence along the centerline of said Wolf Hollow Road for the next three (3) courses; 1-thence N89°50'01"E, 617.89 feet to a point of

curvature; 2-thence 476.69 feet along the arc of a curve to the left, through a central angle of $91^{\circ}02'26''$, a radius of 300.00 feet, and a chord bearing $N44^{\circ}18'48''E$, 428.10 feet; 3-thence $N01^{\circ}12'25''W$, 339.93 feet to the end of said described centerline; the side lines of said described centerline are to be prolonged or shortened so as to terminate on the west by the northwesterly extension of said 55.00 foot radius curve and on the north by a line bearing $n87^{\circ}56'47''E$.

ALSO all that part of Vista Valley lying within Pleasant Hill Estates, as recorded in Volume 59-011B of Plats, on Pages 66-68, as Document Number 4213138, Dane County Registry, the centerline of which being more fully described as follows: Commencing at the Southeast corner of Lot 62 of said Pleasant Hill Estates; thence $S42^{\circ}23'09''W$, 44.87 feet to the centerline of said Vista Valley and point of beginning of said described centerline; thence along the centerline of said Vista Valley for the next three (3) courses; 1-thence $S89^{\circ}43'45''W$, 41.49 feet to a point of curvature; 2-thence 238.95 feet along the arc of a curve to the left, through a central angle of $89^{\circ}29'00''$, a radius of 153.00 feet, and a chord bearing $S44^{\circ}59'15''W$, 215.40 feet; 3-thence $S00^{\circ}14'45''W$, 65.65 feet to the end of said described centerline. The side lines of said described centerline are to be prolonged or shortened so as to terminate on the east by a line drawn from the Southeast corner of said Lot 62 to the Northeast corner of Lot 45 of said Pleasant Hill Estates and on the South by a line drawn from the Northwest corner of Lot 47 of said Pleasant Hill Estates to the Northeast corner of Lot 58 of said Pleasant Hill Estates.

ALSO all that part of Prairie Creek road lying westerly of said Outlot 4, Wolf Hollow, westerly of Lots 1-3 and part of Lot 4 of said Pleasant Hill Estates, and easterly of Lots 103, 104, 105 and Outlot 3 of Prairie Creek Subdivision, as recorded in Volume 59-008A of Plats, on Pages 43-47, as Document Number 4195096, Dane County Registry, being more fully described as follows: Commencing at the Northwest corner of said Outlot 4; thence $S01^{\circ}09'35''E$ along the West line of said Outlot 4, 24.98 feet to the point of beginning; thence continuing $S01^{\circ}09'35''E$ along the West line of said Outlot 4, 404.52 feet to the Southwest corner of said Outlot 4; thence $N89^{\circ}44'01''E$ along the South line of said Outlot 4, 33.00 feet to the West line of said Lot 1; thence $S00^{\circ}14'25''W$ along the West line of said Lot 1 and its southerly extension thereof, 254.08 feet to a point of intersection with the easterly extension of the southerly line of said Lot 105, Prairie Creek Subdivision; thence $S89^{\circ}45'00''W$ along said southerly line and its easterly extension thereof, 80.89 feet to a point of non-tangential curvature; thence along the boundary of said Lot 105 for the next two (2) courses; 1-thence 23.47 feet along the arc of a curve to the left, through a central angle of $89^{\circ}38'27''$, a radius of 15.00 feet and a chord bearing $N44^{\circ}58'15''E$, 21.15 feet; 2-thence $N00^{\circ}14'25''E$, 183.98 feet to the Southeast corner of said Outlot 3, Prairie Creek Subdivision; thence $N00^{\circ}59'03''W$ along the East line of said Outlot 3, 419.18 feet to the Northeast corner thereof and the Southeast corner of said Lot 103; thence along the boundary of said Lot 103 for the next two (2) courses; 1-thence $N01^{\circ}10'11''W$, 46.91 feet to a point of curvature; 2-thence 11.33 feet along the arc of a curve to the left, through a central angle of $43^{\circ}17'30''$, a radius of 15.00 feet, and a chord bearing $N22^{\circ}48'56''W$, 11.07 feet to a point of non-tangential reverse curvature; thence 41.96 feet along the arc of a curve to the left through a central angle of $43^{\circ}42'38''$, a radius of 55.00 feet, and a chord bearing $S66^{\circ}18'59''E$, 40.95 feet to the point of beginning.



$L=41.96, R=55.00$
 $Cd=S66^{\circ}18'59''E, 40.95$
 $\Delta=43^{\circ}42'38''$

$L=31.73, R=55.00$
 $Cd=N16^{\circ}20'48''E, 31.29$
 $\Delta=33^{\circ}03'11''$

$L=11.33, R=15.00$
 $Cd=N22^{\circ}48'56''W, 11.07$
 $\Delta=43^{\circ}17'30''$

$N89^{\circ}50'01''E, 617.89'$
 $N89^{\circ}50'01''E, 48.45'$
 $NW Corner OL 4$
 $S1^{\circ}09'35''E, 24.98'$

$L=476.69, R=300.00$
 $Cd=N44^{\circ}18'48''E, 428.10$
 $\Delta=91^{\circ}02'26''$

$L=23.47, R=15.00$
 $Cd=N44^{\circ}58'15''E, 21.15$
 $\Delta=89^{\circ}38'27''$

PLEASANT HILL ESTATES OL 1
 $L=238.95, R=153.00$
 $Cd=S44^{\circ}59'15''W, 215.40$
 $\Delta=89^{\circ}29'00''$

$S89^{\circ}45'00''W, 80.89'$

$S42^{\circ}23'09''W, 44.87'$

16 Jan 2015 - 2:54p M:\Neumann Companies, Inc\130162_Wolf Hollow\CADD\Phase 4\130162-Vacation Discontinuance Exhibit.dwg by: mmar

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

**RIGHT-OF-WAY
DISCONTINUANCE
EXHIBIT MAP**

SCALE	1"=30'
CHECKED	MZIE
DRAFTER	MMAR
DATE	2015-01-16
JOB NO.	130162

SHEET	1 OF 1
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