

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2015-38**

**RESOLUTION RECOMMENDING CONDITIONAL USE PERMIT (CUP)
FOR ZARN PROPERTIES, LLC (doing business as THE GINGERBREAD HOUSE)**

[ZARN Properties, LLC (dba The Gingerbread House), 6722 Windsor Ridge Lane,
Town of Windsor, Dane County, Wisconsin]

RECITALS

WHEREAS, ZARN Properties, LLC (dba The Gingerbread House) (“Petitioner”), 6722 Windsor Ridge Lane, Town of Windsor, Dane County, Wisconsin (“Property”) is requesting approval of a conditional use permit (CUP) in order to operate a day care center; and

WHEREAS, Town staff has reviewed the Application, completed appropriate consultations with the Petitioner and recommends approval of the CUP subject to conditions; and

WHEREAS, the Town Planner has reviewed the request and prepared a Staff Report dated June 10, 2015 (“Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of the Petitioner’s application materials and Staff Report, and consideration of recommendations and the resolution adopted at the June 16, 2015 Plan Commission, the Town Board finds that the request is consistent with the Town of Windsor Comprehensive Plan 2025 and applicable zoning provisions of the Dane County Code of Ordinances and wishes to recommend approval of same, subject to those conditions specified herein.

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

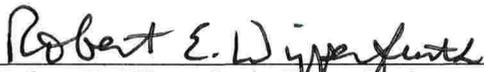
- A. The Town Board of the Town of Windsor **Conditionally Approves** the Conditional Use Request for ZARN Properties, LLC located at 6722 Windsor Ridge Lane, Windsor, WI 53598, subject to the following conditions:
1. The Conditional Use approval is limited to Tax Keys 0910-293-0502-0 and 0910-293-0514-0, approximately 0.891 acres.
 2. The Conditional Use approval is limited to ZARN Properties, LLC (d.b.a. The Ginger Bread House) to operate a daycare center.
 3. The Operational Plan shall reflect the hours of operation as: Monday - Friday, 6:30am to 6:00pm.
 4. The Operational Plan shall reflect a total of twelve (12) full-time employees or part-time equivalent.
 5. The Operational Plan shall prohibit the storage of materials outside on an enclosed building.

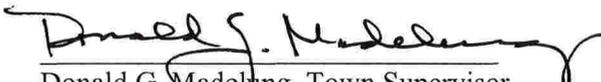
6. The Operational Plan shall require the enclosure of the existing trash (dumpster) area with evergreen trees and shrubs, walls with materials related to and compatible with the building, or a combination.
7. The Site Plan shall reflect a minimum of eighteen (18) parking stalls including one (1) handicap parking stall.
8. The Site Plan shall reflect the construction of one (1) on-premise advertising sign and one (1) wall sign as presented to the Town of Windsor Plan Commission at its meeting on June 16, 2015.
9. The Petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

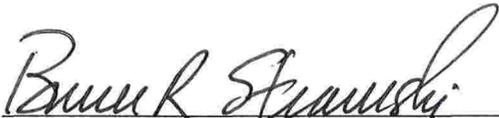
B. The Town Board's conditional approval expires six (6) months from the date of adoption of this Resolution. Satisfaction of the conditions set forth above is the responsibility of the Petitioner. Time is of the essence.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 18th day of June, 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

Incorporated by Reference:
June 10, 2015 Staff Report



TO: Town of Windsor Plan Commission
Town of Windsor Board

CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schweppe, Planning & Development Coordinator
Kevin Richardson, Engineer
Connie Anderson, Attorney

FROM: Jamie Rybarczyk, Planning Consultant

RPT DATE: June 10, 2015

MTG DATE: June 16, 2015 (Town of Windsor Plan Commission)
June 18, 2015 (Town of Windsor Board)

APRVL DATE: N/A

FOTH FILE: 15W027.01/08

RE: ZARN Properties, LLC (d.b.a. The Ginger Bread House) – Conditional Use

BACKGROUND:

1. Petitioner/Agent: ZARN Properties, LLC (d.b.a. The Ginger Bread House)
2. Property Owner: Windsor Ridge Lane, LLC (until May 29, 2015)
3. Location/Address: 6722 Windsor Ridge Lane, Windsor, WI 53598
4. Taxkey Number: 0910-293-0502-0 and 0910-293-0514-0
5. Area: 0.891 acres
6. Existing Zoning: R-1, Residence District
7. Proposed Zoning: N/A
8. Future Land Use: Mixed Residential

OVERVIEW:

The petitioner requests to operate a daycare center (The Ginger Bread House) located at 6722 Windsor Ridge Lane. The daycare center was previously owned/operated Denise Thompson (d.b.a. Windsor Ridge Lane, LLC). Denise & Matthew Kuehl (d.b.a. ZARN Properties, LLC) anticipated closing on the subject property on May 29, 2015. The existing building and parking lot are located on Tax Key 0910-293-0502-0 and the existing playground is located on Tax Key 0910-293-0514-0. The subject property has 18 total parking stalls including 1 handicap parking stall.

The subject property is zoned R-1, Residence District. Per Dane County Zoning, daycare centers are permissible subject to the approval of a Conditional Use. The petitioner’s application (Exhibit A) addresses the requirements of the Dane County Code of Ordinances for a Conditional Use per Sec. 10.255.

The petitioner has provided the Town of Windsor with the Windsor Ridge Plat, aerial photography, and site photos for the Site Plan requirement.

The petitioner has provided the Town of Windsor with the following Operational Plan:

- Hours of operation: **Monday - Friday, 6:30am to 6:00pm.**
- Number of employees: **Twelve (12) full-time employees.**



Staff Review

- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties: **None.**
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building: **No materials stored outside, playground activities happen outside during hours of operation.**
- Compliance with County Stormwater and Erosion Control Standards under Chapter 11 or Chapter 14, Dane County Code: **N/A, this is an existing site with existing use.**
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison & Dane County Public Health Agency and/or Dane County Land and Water Resources Department: **N/A, this is an existing site with existing use.**
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic: **All traffic will be standard vehicle traffic of parents or guardians dropping off or picking up children.**
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken: **N/A.**
- Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties: **The only outdoor lighting is above the building entrances and exists.**
- Signage: **Please see Exhibit B for renderings of the proposed on-premise advertising sign and wall sign.**

The petitioner has provided the Town of Windsor responses to the six standards of a Conditional Use. No application for a conditional use shall be granted by the Town Board or Zoning Committee unless such body shall find that all of the standards are present.

The petitioner has provided the Town of Windsor with sign renderings. The petitioner wishes to install one (1) on-premise advertising sign and one (1) wall sign. The specifications for the on-premise advertising sign include:

- The sign is non-illuminated and double faced
- The sign is white polymetal with digital print
- The sign is mounted to 4"x4" posts
- The sign copy is 3'x6' or 18 SF
- The sign height is 5'4"

The specifications for the wall sign include:

- The sign is non-illuminated and single faced
- The sign is white polymetal with digital print
- The sign is mounted to the overhead wall with a 1" stand off
- The sign copy is 20-3/8"x60" or 8.5 SF

Per Subchapter II, Chapter 10 of the Dane County Code of Ordinances, the requirements for an on-premise advertising sign on the subject property include:

- The sign shall be limited to a maximum size of 32 SF
- The sign shall be erected to a height not to exceed 12'
- The sign shall be not located be located less than 30' from the road rights-of-way

The requirements for a wall sign on the subject property include:

- The sign shall be limited to a maximum size of 100 SF
- The sign shall be erected to a height not to exceed 20'

PLANNER COMMENTS:

Staff provides the Town of Windsor Plan Commission with the following planning comments regarding the Ginger Bread House Conditional Use:

1. Per Sec. 10.18 *Off-Street Parking and Loading* of the Dane County Code, daycare centers are required to have one (1) parking space per six (6) children. In speaking with the petitioner, the maximum number of children the facility can hold is 78; therefore, requiring a minimum of 13 parking stalls. The subject property has 18 parking stalls.
2. Per Sec. 10-526 *Automobile Parking Area Screening Standards* of the Town of Windsor Code of Ordinances, mechanical equipment, loading docks, storage, service and trash areas shall be screened for the purpose of providing a desirable aesthetic view and reducing loading area noise. Evergreen trees and shrubs, walls with materials related to and compatible with the building, or some combination, shall be used for screening. Currently the trash area is not screened on the subject property and this area is highly visible from Windsor Ridge Lane and adjoining residential properties. It is Staff's opinion the trash area should be screened for the purpose of providing a desirable aesthetic view.
3. In reviewing the proposed on-premise advertising sign and wall sign for The Ginger Bread House, I provide the Town of Windsor with the following findings:
 - The 20-3/8"x60" or 8.5 SF wall is sign not permitted by right or by Conditional Use in the R-1, Residence District
 - The 3'x6' of 18 SF on-premise sign does not comply with the 30' setback from the road rights-of-way

In speaking with the Dane County Staff regarding the proposed signage, more specific, the non-compliance issues mentioned above, the petitioner may be able to request from the Dane County Zoning Committee a waiver/modification, special exception, or variance for the proposed signage based on a recommendation from the Town of Windsor. It is Staff's opinion, based on the unique circumstance of the subject property and existing use that the proposed on-premise advertising sign and wall sign are accepted as presented and will have a negative impact on the surrounding area or circulation of traffic at the intersection of Windsor Road and Windsor Ridge Lane.

STAFF RECOMMENDATION (Town of Windsor Plan Commission):

Depending on confirmation by the Town of Windsor Plan Commission of the above described comments, the Town of Windsor Plan Commission may take the following action:

The Town of Windsor Plan Commission recommends to the Town of Windsor Board **Conditional Approval** for the Conditional Use Request for ZARN Properties, LLC located at 6722 Windsor Ridge Lane, Windsor, WI 53598, subject to the following conditions:

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4. The Operational Plan shall reflect a total of twelve (12) full-time employees or part-time equivalent.



5. The Operational Plan shall prohibit the storage of materials outside on an enclosed building.
6. The Operational Plan shall require the enclosure of the existing trash (dumpster) area with evergreen trees and shrubs, walls with materials related to and compatible with the building, or a combination.
7. The Site Plan shall reflect a minimum of eighteen (18) parking stalls including one (1) handicap parking stall.
8. The Site Plan shall reflect the construction of one (1) on-premise advertising sign and one (1) wall sign as presented to the Town of Windsor Plan Commission at its meeting on June 16, 2015.

STAFF RECOMMENDATION (Town of Windsor Board):

Depending on confirmation by the Town of Windsor Board of the above described comments, the Town of Windsor Board may take the following action:

The Town of Windsor Board **Conditionally Approves** the Conditional Use Request for ZARN Properties, LLC located at 6722 Windsor Ridge Lane, Windsor, WI 53598, subject to the following conditions:

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8. The Site Plan shall reflect the construction of one (1) on-premise advertising sign and one (1) wall sign as presented to the Town of Windsor Board at its meeting on June 18, 2015.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located in the Mixed Residential land use category. This land use category is comprised of a variety of sewered residential types including single-family, two-family, townhomes, apartments, and senior housing. This district also includes parks, schools, and churches. It is Staff's opinion that the daycare center fits within the identified institutional uses allowed within the Mixed Residential land use category.

ZONING ORDINANCE CONSISTENCY:

The proposed use, subject to the above discussion and conditions of approval, is consistent with the Dane County Code of Ordinances.

EXHIBITS:

- A. Petitioner Application
- B. Sign Renderings

Town of Windsor Conditional Use Permit Review

Dane County Conditional Use Permit Review

Dane County Technical Requirements for a Conditional Use Permit. Standards for review shall follow Section 10.255 (2) (h) of the Dane County Code of Ordinances

Item		Applicant
1	Legal Description – of the land for which the permit is requested. Include the size of the CUP area in acres or square feet.	
2	Tax parcel Number(s) – of the lot(s) or parcel(s) for the CUP.	
3	Site Plan – drawn to scale large enough to show detail; including all existing and proposed buildings and outdoor uses labeled with dimensions and setbacks and showing provisions for water and sewer; location and width of all driveway entrances onto public or private roadways and all interior roads or driveways and indicating traffic patterns; parking lot layout; zoning district boundaries in the immediate area; and more complicated CUP's shall show additional detail such as contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, possible future expansion areas, etc.	
4	<p>Written Statement – including existing uses of the property, existing uses on all neighboring properties, proposed uses of the CUP area indicating why the CUP is appropriate, and a time schedule for development.</p> <p style="margin-left: 40px;">a. Existing Zoning <u>See Attached</u></p> <p style="margin-left: 40px;">b. Proposed Zoning (if a rezone is required) _____</p> <p style="margin-left: 40px;">c. Type of activity proposed _____</p> <p style="margin-left: 40px;">_____</p> <p style="margin-left: 40px;">d. Hours of Operation _____</p> <p style="margin-left: 40px;">e. Number of Employees _____</p> <p style="margin-left: 40px;">f. Anticipated Customers _____</p> <p style="margin-left: 40px;">g. Outside Storage (describe) _____</p> <p style="margin-left: 40px;">h. Outdoor Activities (describe) _____</p> <p style="margin-left: 40px;">i. Outdoor Lighting (describe) _____</p> <p style="margin-left: 40px;">j. Outside Loudspeakers? _____</p> <p style="margin-left: 40px;">k. Proposed Signs (describe) _____</p> <p style="margin-left: 40px;">l. Trash Removal (describe) _____</p>	
5	<p>Provide answers to the following 6 questions completely. The proposed land use must meet all 6 conditions in order to be approved.</p> <p>#1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.</p> <p>#2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.</p> <p>#3 The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</p> <p>#4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.</p> <p>#5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p> <p>#6 That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>	

Contact Information

Applicant:

Name: SEE ATTACHED

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Surveyor:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Attorney:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Owner:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

Engineer:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number(s): _____

Cell Phone(s): _____

Email Address(es): _____

ATTACHMENT TO TOWN OF WINDSOR CONDITIONAL USE APPLICATION

Applicant: ZARN Properties, LLC

Owner: At the time of this application, legal title to the real estate in question is held by Windsor Ridge Lane, LLC. A closing on the sale of the real estate is scheduled for May 29, 2015, at which time title in the real estate shall be transferred to ZARN Properties, LLC (**Address:** 5224 Farwell Street, McFarland, Wisconsin 53558).

Town: Windsor

Township & Range: T09NR10E

Section: 29

Property Address: 6722 Windsor Ridge Lane, Windsor, WI 53598

Address, Agent & Phone:

OWNER until May 29, 2015

Windsor Ridge Lane, LLC: 6722 Windsor Ridge Lane, Windsor, WI 53598

Denise Thompson

Phone: (608) 846-0890

Windsorwishingwell@yahoo.com

APPLICANT

ZARN Properties, LLC: 5224 Farwell Street, McFarland, WI 53558

Denise Kuehl & Matthew Kuehl, Members

(608) 838-5105

gingerbreadpreschool@gmail.com

ATTORNEY for Applicant ZARN Properties, LLC

Joshua J. Kindkeppel of Eustice, Laffey, Sebranek & Auby, S.C.

100 Wilburn Road, Suite 202

P.O. Box 590

Sun Prairie, WI 53590-0590

Phone: (608) 255-8000

j.kindkeppel@els-law.com

ITEM 1: Legal Description

Lots 1 and 2, Windsor Ridge, Town of Windsor, Dane County, Wisconsin.

Size of CUP area is 39,654 sf.

ITEM 2: Tax parcel numbers for the CUP

0910-293-0502-0 and 0910-293-0514-0

ITEM 3: Site Plan – Please see attached as Exhibit A.

ITEM 4: Written Statement

4.a. Existing Zoning District: R-1 Residential District

4.b. Not applicable

4.c. Type of Activity proposed: Daycare Center

4.d. Hours of Operation: 6:30 a.m. to 6:00 p.m.

4.e. Number of Employees: Twelve (12)

4.f. Anticipated customers: Parents and guardians of minor children

4.g. Outside Storage: None planned at this time

4.h. Outdoor Activities: Playground

4.i. Outdoor Lighting: Lighting at building entrances/exits

4.j. Outside Loudspeakers: None planned at this time

4.k. Proposed Signs: On building and off building in accordance with applicable sign ordinances

4.l. Trash Removal: Dumpster on premises and trash to be removed weekly

ITEM 5: Six Standards of Conditional Use Permit

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

I believe this to be true. The future use of the property as a daycare center is consistent with the past and present use of this property as a daycare center. The property has been used as such since approximately 2004. The purpose of the proposed use is to provide a safe place for children to be while their parents are at work. Such an endeavor furthers the safety, comfort, and general welfare of the community's children.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

I believe this to be true. The "Declaration of Protective Covenants for Lots 1 Through 25, Inclusive Windsor Ridge" which was recorded with the Dane County Register of Deeds on March 25, 2003 as Document # 3676931 (the "Declaration") explicitly states in Section 4.1 "Lots One (1) and Two (2) may be used for a preschool, daycare business or other use that is compatible with the Development, as determined in the sole discretion of the Committee." See applicable pages from said Declaration on attached Exhibit B. The individuals purchasing properties in this development were put on notice that Lots 1 and 2 could be used as a daycare center. Since a daycare center has been operated on this property since 2004, it is very unlikely that the proposed use will impair or diminish the uses, values and enjoyment other properties are experiencing in the neighborhood.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

I believe this to be true. As set forth in the response to Paragraph No. 2 above, the proposed use of the property of a daycare center was contemplated in the Declaration, which suggests that the use was an activity that would not impede the normal and orderly development and improvement of the surrounding properties.

4. The adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

I believe this to be true. The benefit of the property being used as a daycare center since 2004 is that the property already has adequate utilities, access to roads, drainage and other necessary site improvements.

5. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.

I believe this to be true. Adequate measures have previously been taken to provide ingress and egress in an orderly fashion to minimize traffic congestion in the public streets.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Yes, I believe that the use of this property as a daycare center shall conform to all applicable regulations of the district in which it is located.

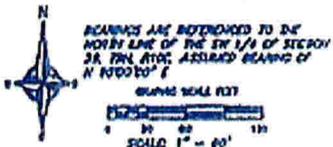
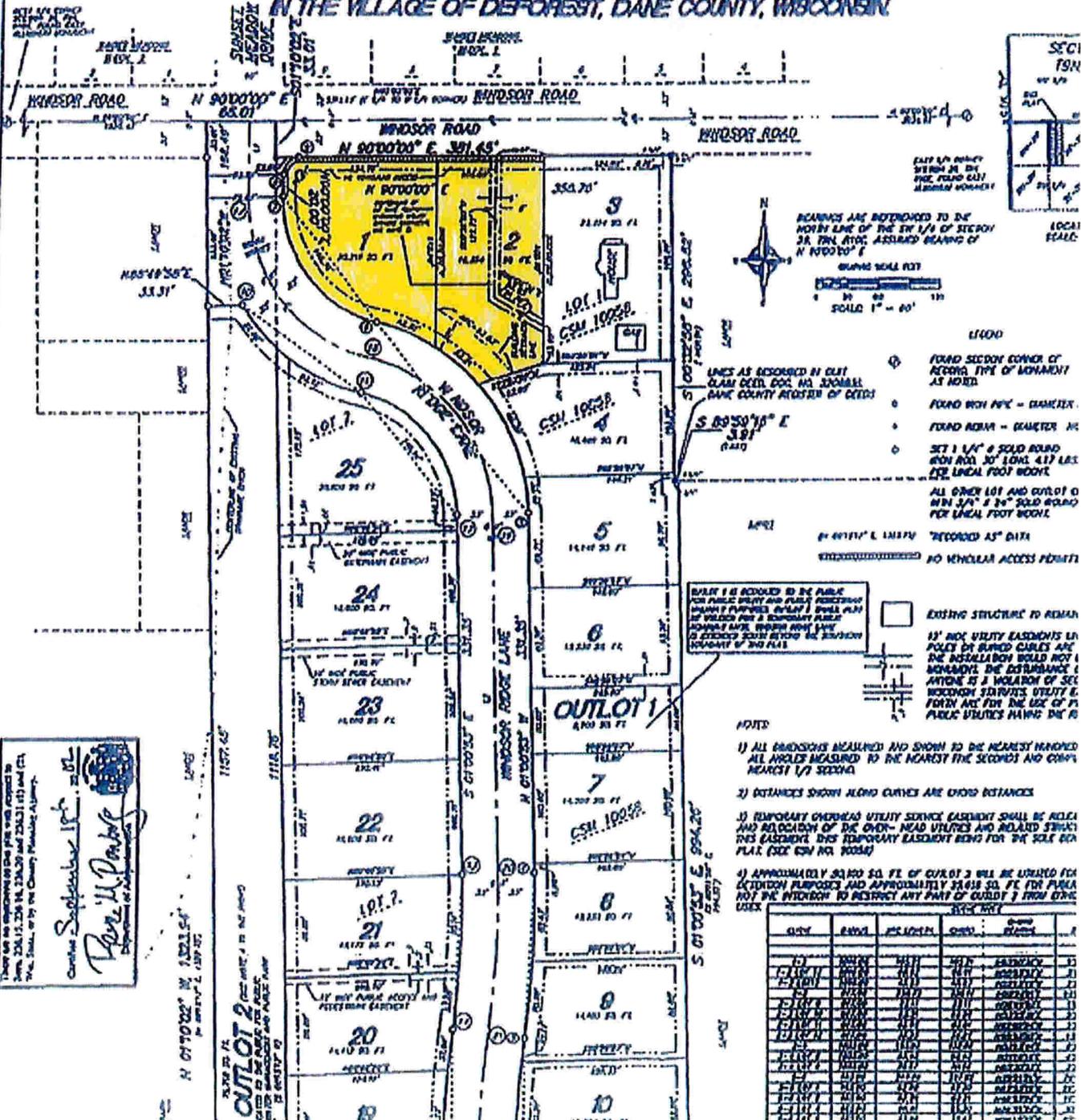
EXHIBIT A

Site Plan – drawn to scale large enough to show detail; including all existing and proposed buildings and outdoor uses labeled with dimensions and setbacks and showing provisions for water and sewer; location and width of all driveway entrances onto public or private roadways and all interior roads or driveways and indicating traffic patterns; parking lot layout; zoning district boundaries in the immediate area; and more complicated CUPs shall show additional detail such as contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, possible future expansion areas, etc.

See attached pages

WINDSOR RIDGE # 3676929

LOTS 1 AND 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 10058, AND OTHER LANDS IN THE NE 1/4 OF THE SW 1/4 OF SECTION 28, T8N, R12E, IN THE VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN



- LEGEND
- FOUND SECTION CORNER OR RECORD TYPE OF MONUMENT AS NOTED
 - FOUND IRON NIP - DIAMETER
 - FOUND IRON - DIAMETER
 - SET 1 1/4" SMOOTH IRON ROD 30' LONG 4 1/2" DIA. FOR LINEAL FOOT MONUMENT
 - ALL OTHER LOT AND OUTLOT DIMENSIONS 1/4" & 3/8" SMOOTH IRON ROD FOR LINEAL FOOT MONUMENT
 - "RECORDED AS" DATA
 - NO MONUMENT ACCESS PERMITTED

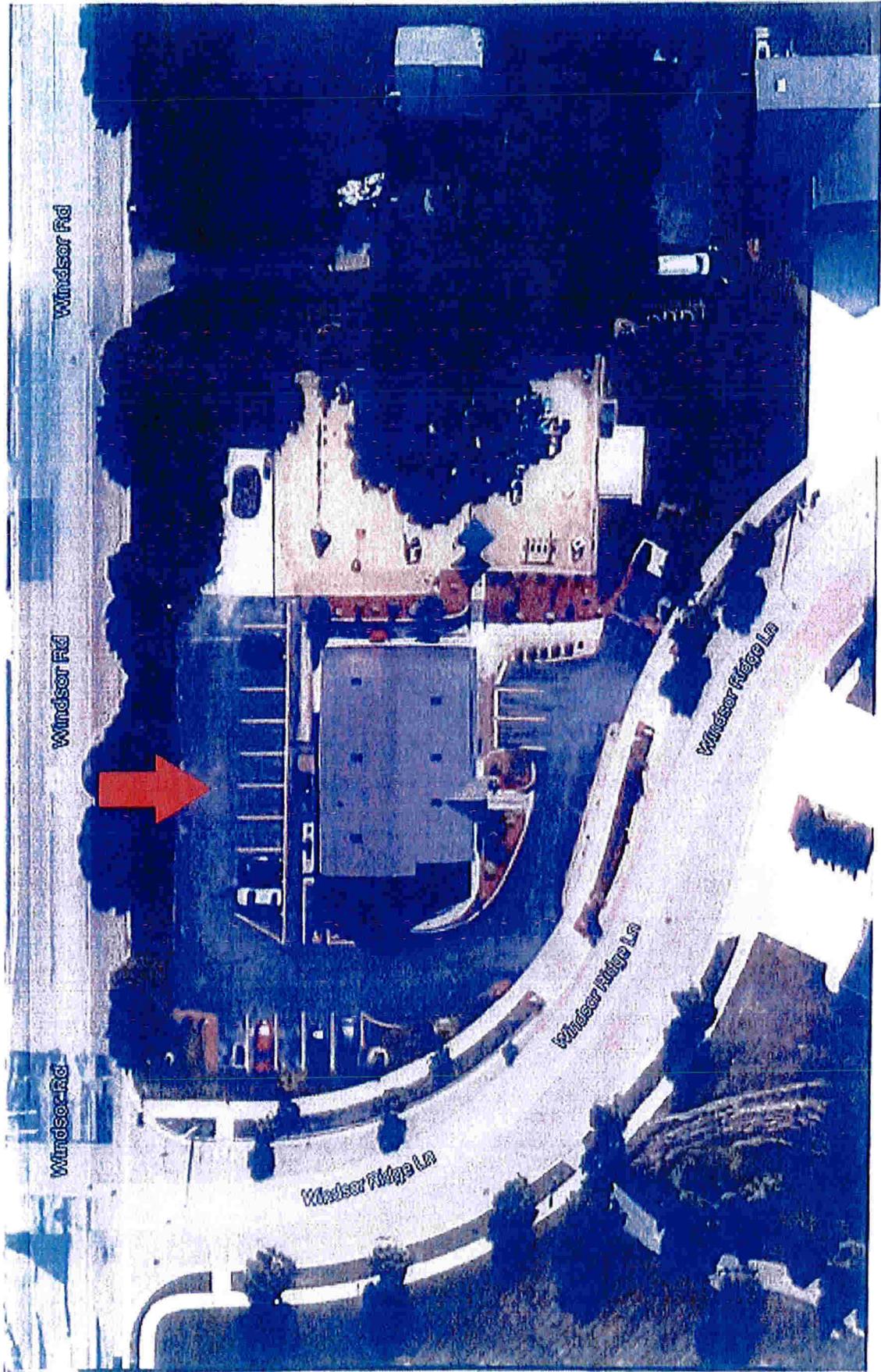
- NOTES
- 1) ALL DIMENSIONS MEASURED AND SHOWN TO BE NEAREST MARKED ALL ANGLES MEASURED TO BE NEAREST THE SECOND AND CORNER NEAREST 1/2 SECOND
 - 2) DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
 - 3) TEMPORARY OVERHEAD UTILITY SERVICE EASEMENT SHALL BE RULED AND ALLOCATION OF THE OVER-HEAD UTILITIES AND RELATED STRINGS THIS EASEMENT THIS TEMPORARY EASEMENT BEING FOR THE SOLE BENEFIT OF THE COUNTY (SEE DCM NO. 10058)
 - 4) APPROXIMATELY 8000 SQ. FT. OF CURB 3 WILL BE UTILIZED FOR DETENTION PURPOSES AND APPROXIMATELY 25400 SQ. FT. FOR PARKING NOT BE WITHIN TO DISTURB ANY PART OF CURB 3 FROM EXISTING USES

LINE	BEARING	LENGTH	START	END	REMARKS
1	N 89°00'00" E	68.01	...	...	...
2	N 90°00'00" E	301.45	...	...	...
3	N 89°00'00" E	301.45	...	...	...
4	S 89°00'00" E	301.45	...	...	...
5	N 89°00'00" E	68.01	...	...	...
6	N 89°00'00" E	68.01	...	...	...
7	N 89°00'00" E	68.01	...	...	...
8	N 89°00'00" E	68.01	...	...	...
9	N 89°00'00" E	68.01	...	...	...
10	N 89°00'00" E	68.01	...	...	...

There are no improvements on this site with respect to lots 20, 21, 22, 23, 24, 25 and 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

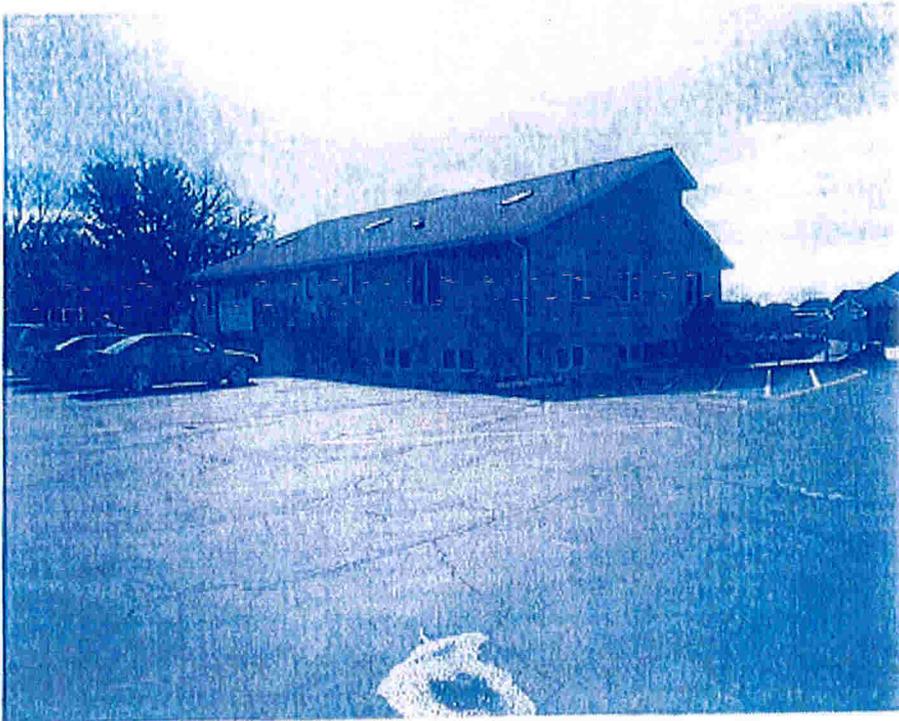
Surveyed by: *David H. Pinsky*
 DANE COUNTY SURVEYOR

Aerial Map

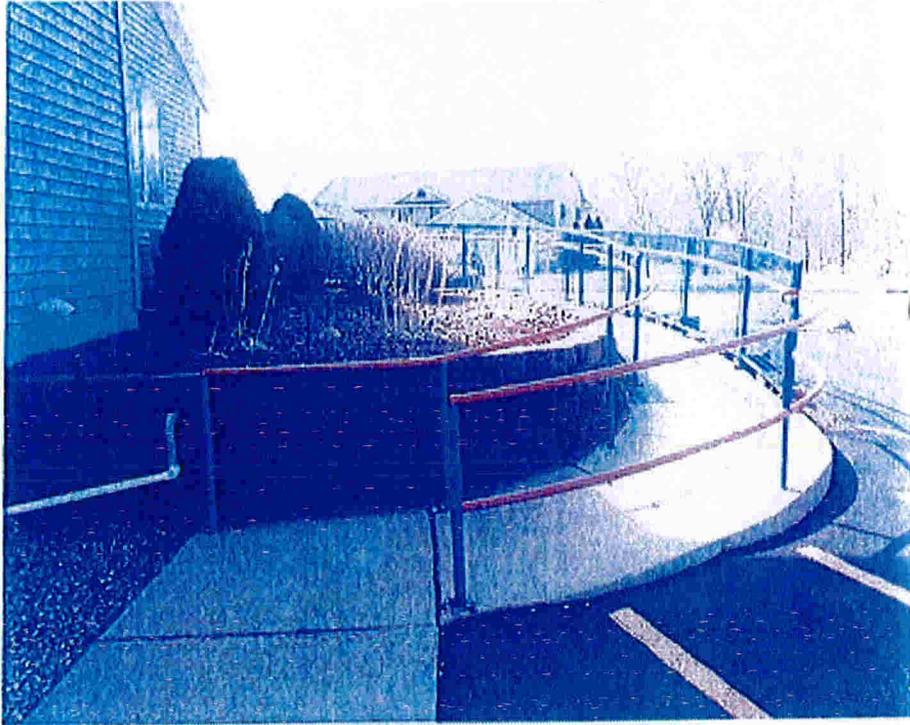




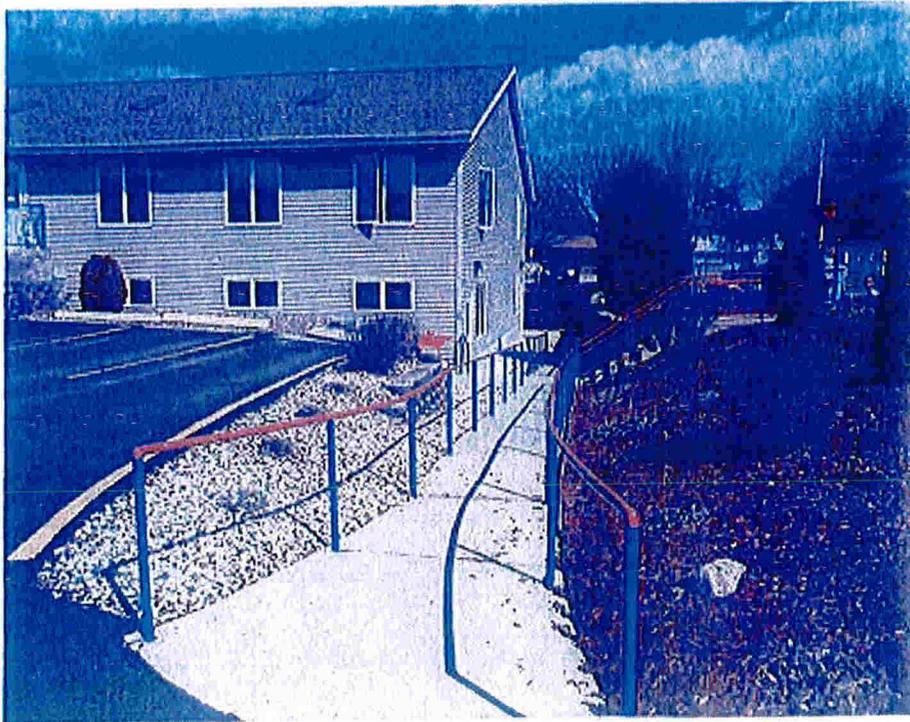
SOUTH ELEVATION



NORTH & WEST ELEVATIONS



ADA RAMP TO FIRST FLOOR



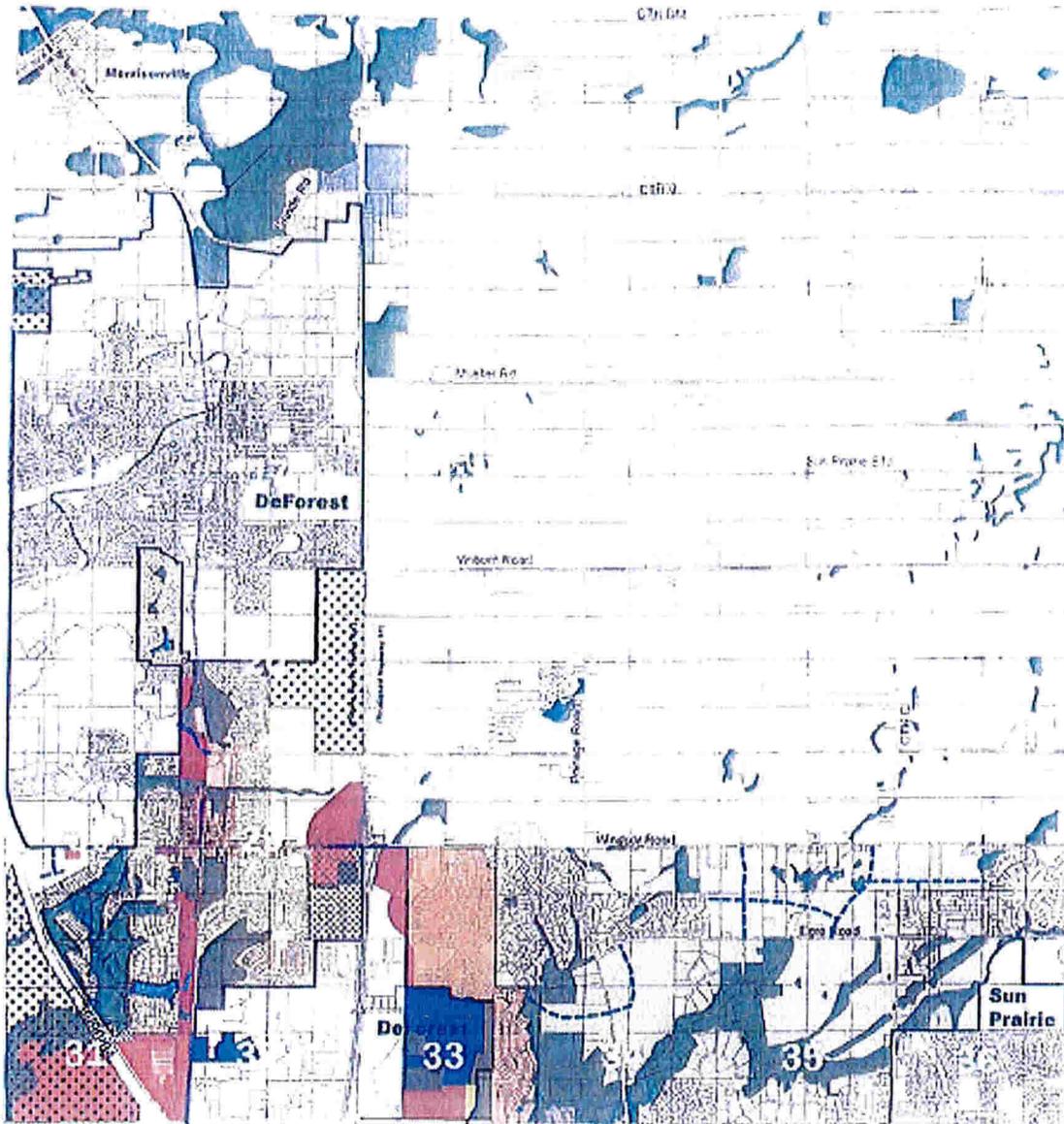
ADA RAMP TO LOWER LEVEL



PLAYGROUND



PLAYGROUND



Town of Windsor Future Land Use Plan

Amended August 24, 2011

1/2 Mile



	Traditional Single Family Residential		Transition Residential		Regional Commercial		Area to attach to Village of DeForest upon development*
	General Conservation Residential		Mixed Residential		Roadside Mixed Use		Future development subject to cooperative plans*
	Token Creek Conservation Residential		Neighborhood Mixed Use		Corporate Park		Future Roads per Official Map
	Morrisonville Growth Area		Environmental Preservation & Parks		Agricultural		Sun Prairie ETJ

* subject to conditions of the Different Windsor 66.0301 Cooperative Plan, adopted May 22, 2010 with approval by officially approved 66.0307 Cooperative Plan adopted by Iowa and Village Boards on June 23, 2010.

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, zoning, or subdivision.

Town of Windsor

Existing Land Use

Existing Land Use

- Agriculture
- Forest
- Wetlands
- Water
- Residential
- Commercial
- Industrial
- Public Use
- Open Space
- Transportation
- Utilities

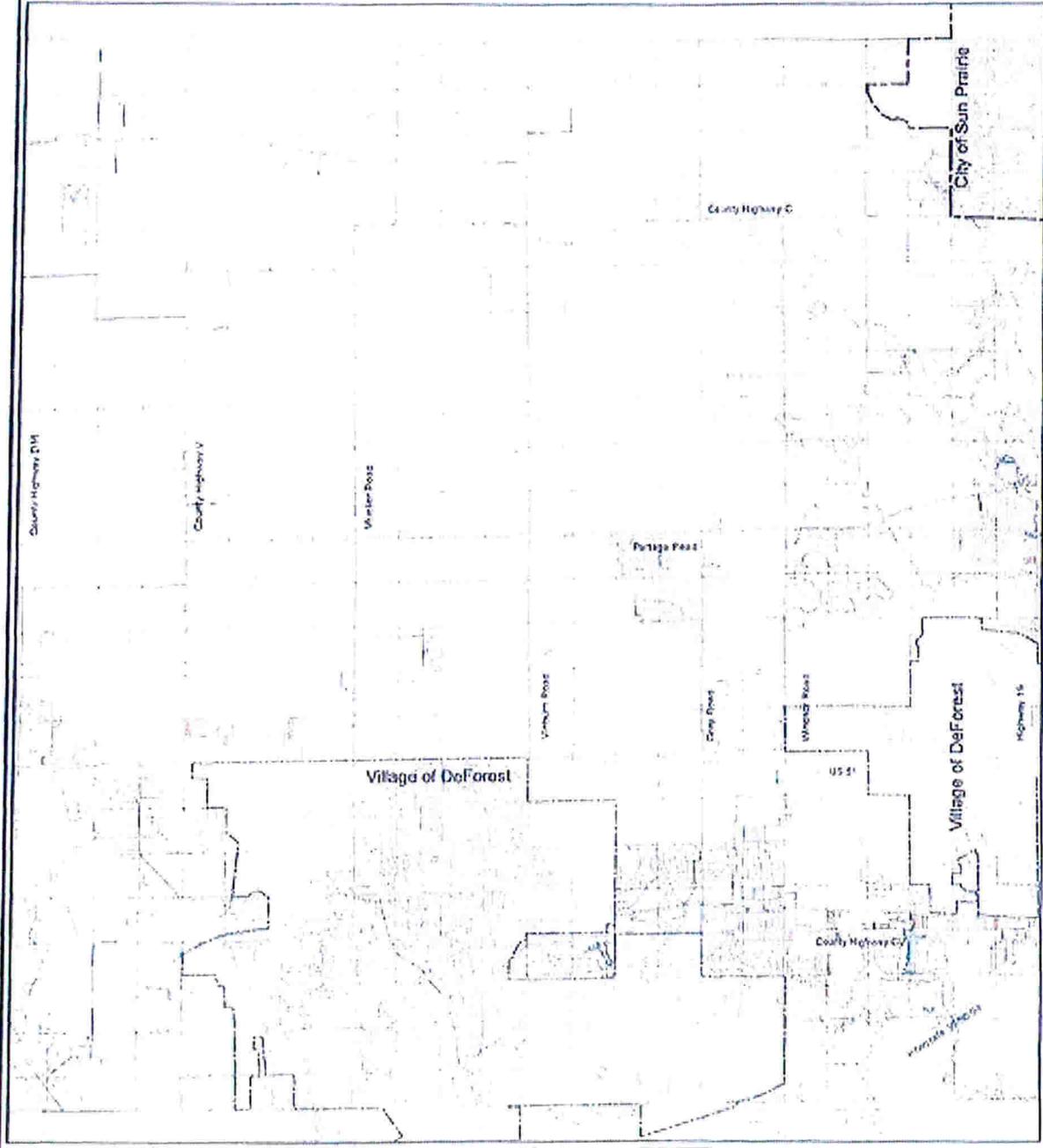


EXHIBIT B

Applicable pages from "Declaration of Protective Covenants for Lots 1 Through 25, Inclusive Windsor Ridge" which was recorded with the Dane County Register of Deeds on March 25, 2003 as Document # 3676931.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3676931

03/25/2003 03:20:07PM

Trans. Fee:
Exempt #:

Rec. Fee: 39.00
Pages: 15

Document No.

DECLARATION OF PROTECTIVE COVENANTS
FOR LOTS 1 THROUGH 25, INCLUSIVE
WINDSOR RIDGE

001958

Return to:
Jesse S. Ishikawa
Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

See Exhibit A
Parcel Number

DECLARATION OF PROTECTIVE COVENANTS
FOR
LOTS ONE (1) THROUGH TWENTY-FIVE (25),
INCLUSIVE, WINDSOR RIDGE

THIS DECLARATION, made this 28 day of Oct., 2002, by
WINDSOR RIDGE DEVELOPMENT, INC. ("Developer").

RECITALS:

A. Developer now owns certain lands in the Village of DeForest, Dane County, Wisconsin which are legally described on Exhibit A attached hereto and made a part hereof (the "Development"); and

B. Developer desires to subject the Development to the conditions, restrictions, covenants and reservations set forth below, which shall encumber the Development and each Lot thereof, and shall bind the successors in interest, any owner thereof, and the owner of any interest therein.

dish with a diameter in excess of one (1) meter shall be placed or maintained upon any portion of a Lot without the written approval of the Committee which may, in its absolute discretion, require the same to be screened from view.

3.14 Above-Ground Pools. No above-ground swimming pools shall be allowed.

3.15 Street Trees. All street trees shall be installed by Developer and maintained by the Owners of the Lots on which they are located.

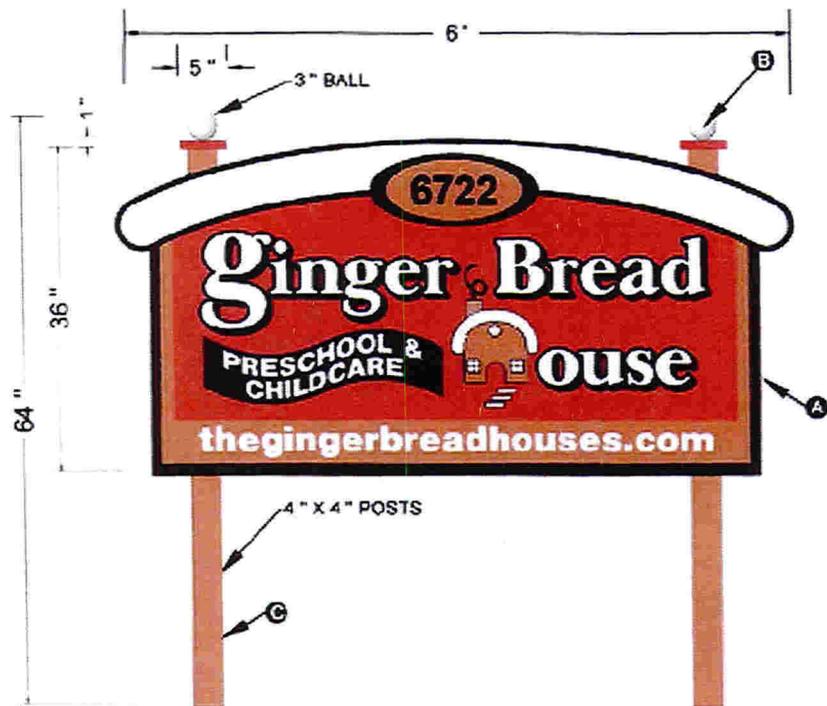
3.16 Variances. The Committee is authorized to grant variances from any provision of this Declaration where such variances will assist in carrying out the intent and spirit of this Declaration, will not result in a violation of applicable building codes and zoning ordinances and where strict application of the provision would result in a particular hardship to the person seeking the variance.

3.17 Inspections. The Committee and its designated representatives shall have the right to inspect the construction of any improvements to any Lot, without notice and during regular business hours, to ensure that all construction is performed in accordance with the plans and specifications previously approved by the Committee.

ARTICLE IV USE RESTRICTIONS

4.1 Use. Lots One (1) and Two (2) may be used for a preschool, day-care business or other use that is compatible with the Development, as determined in the sole discretion of the Committee. Lots Three (3) and Eleven (11) through Twenty (20), inclusive, shall have no more than one Dwelling per Lot, which Dwelling shall be used for single-family residential purposes. Lots Four (4) through Ten (10) and Lot Twenty-One (21) inclusive, may be used as duplexes (i.e., two residential Dwellings, each of which is used for single-family residential purposes). Lots Twenty-Two (22) through Twenty-Five (25), inclusive, shall be used for buildings housing up to four Dwellings, each of which is used for single-family residential purposes. A Dwelling shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage or adoption) plus no more than two unrelated persons. No structures shall be erected, altered, placed or permitted to remain on any Lot or part thereof other than one detached building, not to exceed two stories in height, and a private garage (or, in the case of

DESCRIPTIVE TITLE GROUND SIGN.



SPECIFICATION NOTES

NON-ILLUMINATED
GROUND SIGN DOUBLY
FACED.

- A QUANTITY (1 SIGN).
SIZE: PER ARTWORK.
MATERIAL: WHITE
POLYMETAL WITH A
DIGITAL PRINT.
MOUNTING: MOUNT TO
4" X 4" POSTS. 1
SIGN FACE PER SIDE.
- B 3" X 3" ALUMINUM
BALLS. PAINTED WHITE
- C 4" X 4" ALUMINUM
POSTS PAINTED BROWN

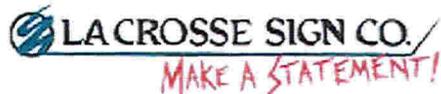


NEW SIGN.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN SALES FILE COLOR KEY



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Velby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: MICHAEL V JOLIN
Sign Type: VARIOUS SIGNS.
Date Created: 5/14/2015
Last Modified: 5/14/2015
Scale:

Job Name: **GinHouWallSign**
Job: 8722 WINDSOR RIDGE
Address: WINDSOR WI
Salesperson: BILL RUPP
Job Number: #84435

Revision Number:
Job File Location:

- 1 RED
- 2 BROWN
- 3 BLACK
- 4 WHITE
- 5 GREY

ALL DIMENSIONS ARE ONLY A GUIDE. SEE ARTWORK FOR FINAL DIMENSIONS.

DESCRIPTIVE TITLE WALL SIGN.



SPECIFICATION NOTES

NON-ILLUMINATED WALL SIGN, SINGLE FACED.

- A QUANTITY (1 SIGN).
 SIZE: PER ARTWORK.
 MATERIAL: WHITE POLYMETAL WITH A DIGITAL PRINT.
 MOUNTING: MOUNT TO OVERHEAD WALL PORTION WITH A 1" STAND OFF.



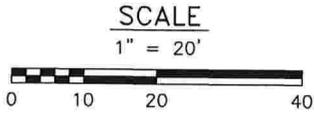
Approved by: _____ Date: _____ Landlord: _____ Date: _____

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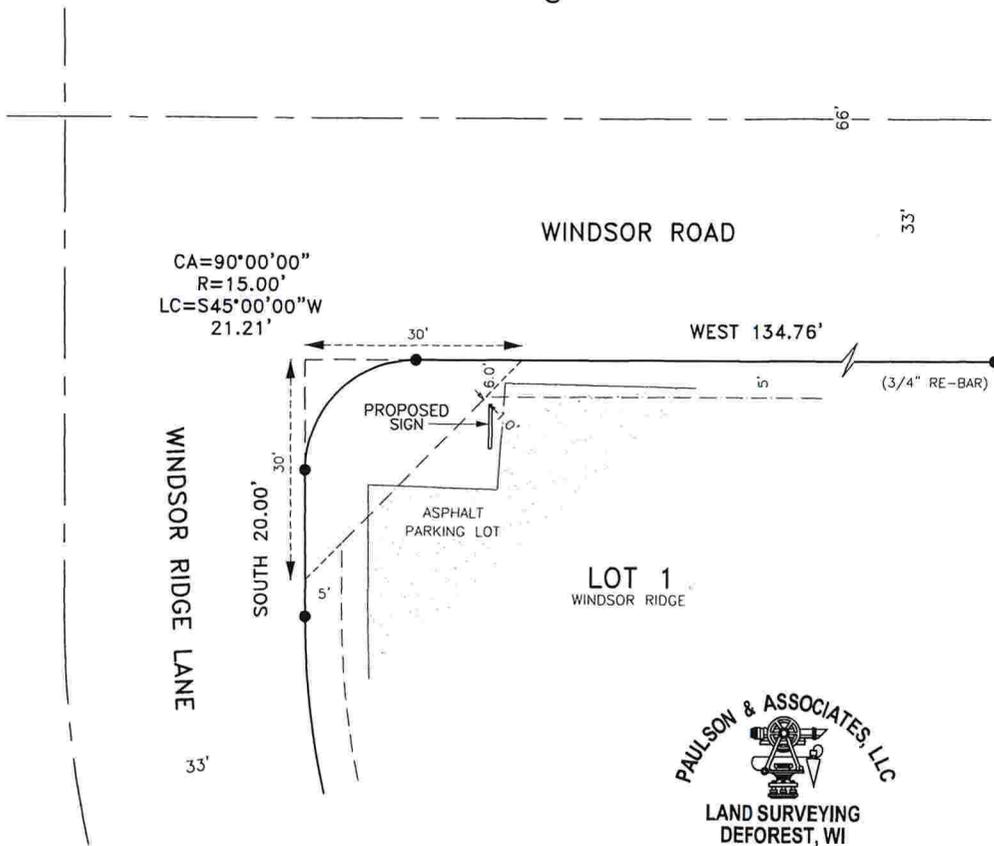
DESIGN	SALES	FILE	COLOR KEY
LA CROSSE SIGN CO. <i>MAKE A STATEMENT!</i> 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189	Drawing by: MICHAEL V JOLIN Sign Type: VARIOUS SIGNS. Date Created: 5/14/2015 Last Modified: 5/14/2015 Scale:	Job Name: GinHouWallSign Job Address: Salesperson: BILL RUPP Job Number:	Revision Number: REVISION #1.0 Job File Location: 1 ■ RED 2 ■ BROWN 3 ■ BLACK 4 ■ WHITE 5 ■ GREY

SITE PLAN

PART OF LOT 1, WINDSOR RIDGE, LOCATED IN THE NE 1/4 OF THE SW 1/4,
SECTION 29, T9N, R10E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS
THE NORTH LINE OF LOT 1 IS
RECORDED TO BEAR S45°23'54"W.



LEGEND

- SETBACK LINE
- 1-1/4" IRON RE-BAR
(FOUND) (UNLESS NOTED)

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

CLIENT
GINGER BREAD HOUSE PRESCHOOL, INC
Denise Kuehl
5224 Farwell Street
McFarland, WI 53558

(PLOTTED 5-26-15)