

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2015-40**

**APPROVAL OF A CERTIFIED SURVEY MAP AND SITE PLAN FOR
EXPANSION OF KENWORTH TRUCKING FACILITY WITH NEW ACCESS OFF OF
PELICAN BAY CIRCLE, TOWN OF WINDSOR, DANE COUNTY**

[Dennis Petzke (d.b.a. Windsor Properties II, LLC), as Owner/Petitioner]

WHEREAS, Dennis Petzke (d.b.a. Windsor Properties II, LLC), as Owner/Petitioner (the "Petitioner") prepared and submitted a Certified Survey Map (the "CSM") for property at Pelican Bay Circle, Town of Windsor; and

WHEREAS, the Petitioner further requests approval of its Site Plan for expansion of the Kenworth Trucking Facility; 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 wishes to approve 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 of Windsor Board **Approves** the Site Plan and Certified Survey Map request for Dennis Petzke (Windsor Properties II, LLC) located on Lots 2 and 3 of CSM 12033 Pelican Bay Circle, subject to the following conditions:
1. The petitioner must obtain approval of the Certified Survey Map from the Village of DeForest and Dane County.
 2. The petitioner shall satisfy all conditions of approval by the Town of Windsor, Village of DeForest, and Dane County, and shall thereafter promptly record the CSM with the Dane County Register of Deeds.
 3. The petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Town Planner.
 4. The petitioner shall address the technical comments set forth in the Surveyor Comments section of this Staff Review to the satisfaction of the Town Planner.
 5. The petitioner shall address the technical comments set forth in the Engineer Comments section of this Staff Review to the satisfaction of the Town Engineer.

6. The petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Town of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
7. The petitioner shall submit a Stormwater Management Agreement, in a form satisfactory to the Town Board, Attorney and Engineer, for all stormwater management facilities.
8. The petitioner shall obtain approval of the Civil Plans, by the Town Engineer, for all public improvements prior to construction.
9. The petitioner shall construct the Kenworth Truck Facility as illustrated on the Architectural and Civil Plans, included with the petitioner application dated April 14, 2015, attached hereto and presented to the Town of Windsor Board at its meeting on June 18, 2015.
10. The Town of Windsor Board confirms that the petitioner shall not be required to make any payment toward Fees in Lieu of Parkland Dedication and Fees for Initial Improvement of Parkland.
11. The petitioner shall obtain a release of public water main easement from Windsor Sanitary District #1.
12. 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 Site Plan and CSM, 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.

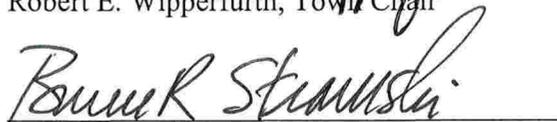
B. The Town Board's conditional approval expires twelve (12) months from the date of adoption of this Resolution. Satisfaction of the conditions set forth above is the responsibility of the Petitioner. Time is of the essence.

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

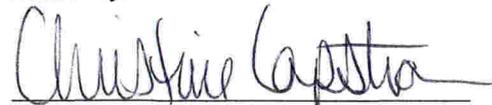

Robert E. Wipperfurth, Town Chair


Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

Attested by:

Christine Capstran, Town Clerk

Incorporated by Reference:
June 8, 2015 Staff Report



Staff Review

TO: Town of Windsor Board
CC: Robert Wipperfurth, Chairman
 Tina Butteris, Office Manager
 Amy Anderson Schweppe, Planning & Development Coordinator
 Kevin Richardson, Engineer
 Constance Anderson, Attorney
FROM: Jamie Rybarczyk, Planning Consultant
RPT DATE: June 08, 2015
MTG DATE: June 18, 2015
APRVL DATE: July 13, 2015
FOTH FILE: 15W027.01/04
RE: Kenworth Truck Facility – Site Plan Review and CSM

BACKGROUND:

1. Petitioner/Agent: Dennis Petzke (d.b.a. Windsor Properties II, LLC)
2. Property Owner: Dennis Petzke (d.b.a. Windsor Properties II, LLC)
3. Location/Address: Lots 2 and 3 of CSM 12033 – Pelican Bay Circle
4. Taxkey Number: 0910-314-8205-0 & 0910-314-8190-0 (new building site) & 0910-314-8240-6 & 0910-314-9550-9 (existing building site)
5. Area: 8.19 acres (new building site) & 6.30 acres (existing building site)
6. Existing Zoning: C-2 Commercial (Dane County)
7. Proposed Zoning: N/A
8. Future Land Use: Regional Commercial

OVERVIEW:

The petitioner wishes to construct a new truck sales and service facility at the end of Pelican Bay Circle on Lots 2 and 3 of CSM 12033. These lots would be combined as part of the proposed CSM. This would result in an 8.19-acre expansion to the existing operations located on the adjacent parcels to the southeast. The existing operation, as well as, the proposed expansion lots are zoned C-2 Commercial District. Stormwater management for the new facility would be handled on the lot to the east – Outlot 1 of CSM 12033, which contains a wetland, as well as, a stormwater management area previously designed to accommodate development of the parcels within the CSM.

The current gravel parking area on the north side of the existing building would be paved and connected to the new facility to the northwest. Access to the new facilities would be directly from Pelican Bay Circle, as well as, through the parking connecting the existing facilities to the southeast. In addition, the applicant is requesting a release of the public water main easement from Windsor Sanitary District No. 1 on Lots 1 and 3 of CSM 12033.

PLANNER COMMENTS:

Staff has the following comments regarding the Kenworth Certified Survey Map and Site Plan per the Town of Windsor Code of Ordinances and the Dane County Zoning Ordinance:



Staff Review

1. C-2 Commercial District zoning requires that no more than 60% of the lot(s) be covered with buildings. As shown, only 16.8% of the expanded area will be covered by the proposed building. There is, however, no open space requirement within the C-2 Commercial District, and the proposed Site Plan shows the vast majority of the 8.19 acre site covered by impervious surface (80.7%).
2. The most similar uses for determining the minimum number of parking spaces within Dane County Zoning is: auto sales requiring a minimum of 1 space per 1,000 SF of occupiable floor area or outdoor display area; warehouse, wholesaling requiring 1 space per 2,000 SF of gross floor area; and service and repair of motor vehicles requiring 3 spaces per service bay. The proposed development has roughly the following breakdown of areas for parking calculations:
 - 26 tractor service bays (service and repair): (3 x 26 = 78 parking spaces)
 - 17,000 SF of parts storage (warehousing): (17,000/2,000 = 9 parking spaces)
 - 20,000 SF of other occupiable space (sales): (20,000/1,000 = 20 parking spaces)

The total minimum number of parking spaces required is 107, although it could be argued that the majority of spaces required for the service bays should be for semi-tractor/trailer parking instead of automobiles.

The parking spaces proposed for the project are:

- 113 tractor parking spaces
 - 36 tractor/trailer parking spaces
 - 75 automobile parking spaces
3. The Town of Windsor Site Plan Review Ordinance requires landscape buffers be provided around parking perimeters adjacent to public rights-of-way, interior areas and immediate perimeters to the parking areas, and perimeters of lots adjacent to other property. The Town requires a minimum of 1 canopy tree per 10 parking spaces. Canopy trees are to be located in parking islands that are at least four feet wide or within 15 feet of the lot perimeter.

Taking area measurements from the proposed Landscape Plan, there appears to be roughly 5,600 SF of landscaped islands within the parking area, in addition to, some landscaping shown in the northwest corner of the site. The Site Plan indicates that 5.73 acres of the site will be paved for parking/drives. According to Town standards, at least 23 canopy trees (1 canopy tree / 10 spaces) must be provided. The Landscape Plan shows a total of 26 deciduous trees.

4. Section 42-60 of the Town of Windsor Code of Ordinances requires a maximum driveway width of 30 feet, where exceptions may be granted by the Town Board. The proposed development shows a driveway width on Pelican Bay Circle of 94.17 feet. In order to accommodate the larger turn radius of the tractor trailers and the fact that the driveway is located on a cul-de-sac with little to no pedestrian traffic, an exception to the 30-foot requirement seems reasonable.
5. Currently, it is proposed that the existing building site and proposed building site be connected through a parking lot that ignores the lot line between the two. If both uses operate as one business under common ownership the fact that there are no pavement setbacks from the lot line or an easement agreement for shared access is not problematic. However, this could present an issue if either building/lot is sold separately.

SURVEYOR COMMENTS:

Staff has the following technical comments regarding the Kenworth Certified Survey Map:

1. The centerline of Pelican Bay Circle should be shown on the Certified Survey Map.
2. The main chord for curves on the right-of-way should be shown as dotted or dashed lines.



Staff Review

3. The central angle for all curves should be added to the curve data.
4. The tangent bearing should be shown for each end of the main curves.

ENGINEER COMMENTS:

Staff has the following technical comments regarding the Kenworth Site Plan per the Town of Windsor Code of Ordinances and the Dane County Zoning Ordinance:

1. Calculations for the storm water management plan have been submitted for review to Dane County and the Wisconsin Department of Natural Resources. The storm water management plan will have to be approved by both agencies.
2. The improved site will drain to the existing detention pond to the east. The pond was constructed with enough capacity to serve the Pelican Bay commercial development.
3. There is sufficient access to the site utilizing Pelican Bay.

STAFF RECOMMENDATION:

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 **Approves** the Site Plan and Certified Survey Map request for Dennis Petzke (Windsor Properties II, LLC) located on Lots 2 and 3 of CSM 12033 Pelican Bay Circle, subject to the following conditions:

1. The petitioner must obtain approval of the Certified Survey Map from the Village of DeForest and Dane County.
2. The petitioner shall satisfy all conditions of approval by the Town of Windsor, Village of DeForest, and Dane County, and shall thereafter promptly record the CSM with the Dane County Register of Deeds.
3. The petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Town Planner.
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9. The petitioner shall construct the Kenworth Truck Facility as illustrated on the Architectural and Civil Plans, included with the petitioner application dated April 14, 2015, attached hereto and presented to the Town of Windsor Board at its meeting on June 18, 2015.
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11. The petitioner shall obtain a release of public water main easement from Windsor Sanitary District #1.
12. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan and CSM, including, but not limited to, the cost of



Staff Review

professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

COMPREHENSIVE PLAN CONSISTENCY:

The Site Plan and CSM request is consistent with the Town of Windsor Comprehensive Plan: 2025.

ZONING ORDINANCE CONSISTENCY:

The Site Plan and CSM request is consistent with Chapter 10 (Zoning) of the Dane County Code of Ordinances, excluding any inconsistencies noted in comments above.

SUBDIVISION ORDINANCE CONSISTENCY:

The Site Plan and CSM request is consistent with Chapter 38, Article IV (Land Divisions) of the Town of Windsor Code of Ordinances, excluding any inconsistencies noted in comments above.

SITE PLAN REVIEW ORDINANCE:

The Site Plan and CSM request is consistent with Chapter 10, Article IX (Site Plan Review) of the Town of Windsor Code of Ordinances, excluding any inconsistencies noted in comments above.

EXHIBITS:

- A. DCiMap
- B. Application w/ Architectural & Civil Plans
- C. Release of Public Water Main Easement

CERTIFIED SURVEY MAP

A COMBINATION OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 12033,
LOCATED IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, SECTION 31, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF
WINDSOR, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Ryan J. Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Windsor Properties II LLC,
bounded and described as follows:

A Combination of Lot 2 and Lot 3 of Certified Survey Map No. 12033, recorded as
Document No. 4265769, Volume 74, Page 107, located in a part of the Northeast 1/4 and the
Northwest 1/4 of the Southeast 1/4, Section 31, Township 9 North, Range 10 East, Town of
Windsor, Dane County, Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed
and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin
Statutes and the Subdivision Ordinance of the Town of Windsor, Village of De Forest and Dane
County in surveying, combining, and mapping the same.

Ryan J. Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1403390

CERTIFIED SURVEY MAP

A COMBINATION OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 12033, LOCATED IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE, LLC

Windsor Properties II LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Windsor Properties II LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection. We also certify that this Certified Survey Map is required by s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval:

- 1. Dane County
- 2. Town of Windsor
- 3. Village of De Forest

WITNESS the hand and seal of said owner this _____ day of _____, 2015.

IN PRESENCE OF:

Windsor Properties II LLC

Witness

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2015, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP

A COMBINATION OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 12033,
LOCATED IN A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, SECTION 31, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF
WINDSOR, DANE COUNTY, WISCONSIN

VILLAGE OF DeFOREST EXTRATERRITORIAL APPROVAL

This Certified Survey Map, located in the Town of Windsor, is hereby approved by the Village
of DeForest.

LuAnn Leggett, Village Clerk/Deputy Administrator

TOWN OF WINDSOR APPROVAL CERTIFICATE

This Certified Survey Map is hereby acknowledged and accepted by the Town Board of the
Town of Windsor, Dane County, Wisconsin.

Dated: _____, 20____. Signed _____

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee.

Dated: _____, 20____. Signed _____

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2015,

at _____ o'clock __.M., and recorded in Volume _____, of Certified Survey Maps on
pages _____.

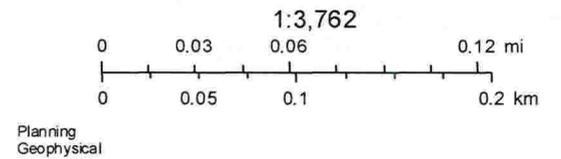
Dane County Register of Deeds

Kenworth Site Plan & CSM



May 8, 2015

- Parcel Number
- DNR Wetlands
- Tax Parcels





**Proposed Kenworth Facility Expansion
Town of Windsor - Location Map**

**PROPOSED
FACILITY
EXPANSION
(C-2 ZONED)**

**EXISTING
FACILITY
(C-2 ZONED)**



Proposed Facility



Proposed Facility from Interstate

TOWN OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Town of Windsor Plan Commission typically meets on the Third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

<input type="checkbox"/> Rezone	<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Site Plan Review
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Certified Survey Map	

Other Agencies that may need to be addressed (staff will provide direction):

<input checked="" type="checkbox"/>	Dane County Zoning
<input type="checkbox"/>	City of Sun Prairie
<input type="checkbox"/>	Village of DeForest
<input type="checkbox"/>	Token Creek Conservancy Committee or Windsor Parks Commission
<input type="checkbox"/>	Capital Area Regional Plan Commission (CARPC)
<input type="checkbox"/>	Wisconsin Department of Transportation (DOT)
<input checked="" type="checkbox"/>	Wisconsin Department of Natural Resources (DNR)

Project Location:

No address has been assigned yet. Property is located at the westerly end of Pelican Bay Circle.

Parcel Number(s)

091031482050 & 091031481900

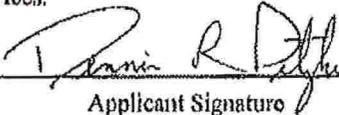
Zoning Jurisdiction:

<input type="checkbox"/>	City of Sun Prairie / Town of Windsor Extra Territorial Zoning
<input checked="" type="checkbox"/>	Dane County

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Town of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Town's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Town and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in addition to any application fees.


Applicant Signature

4/14/15
Date

Contact Information

Applicant:

Name: Windsor Properties II, LLC - Dennis Petzke
Address: P.O. Box 14200
City, State, Zip: Madison, WI 53708
Phone Number(s): 608-241-5616 x 1935
Cell Phone(s):
Email Address(es): Dennis.Petzke@CSMCompanies.com

Surveyor:

Name: Excel Engineering - Ryan Wilgreen
Address: 100 Camelot Drive
City, State, Zip: Fond du Lac, WI 54935
Phone Number(s): 920-322-1738
Cell Phone(s):
Email Address(es): ryan.w@excelengineer.com

Attorney:

Name: N/A
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Owner:

Name: Windsor Properties II, LLC - Dennis Petzke
Address: P.O. Box 14200
City, State, Zip: Madison, WI 53708
Phone Number(s): 608-241-5616 x 1935
Cell Phone(s):
Email Address(es): Dennis.Petzke@CSMCompanies.com

Engineer:

Name: Excel Engineering - Jeff Quast
Address: 100 Camelot Drive
City, State, Zip: Fond du Lac, WI 54935
Phone Number(s): 920-322-1700
Cell Phone(s):
Email Address(es): jeff.q@excelengineer.com

**Town of Windsor
Site Plan Review Application**

General Requirements

The Town of Windsor Plan Commission typically meets on the third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit an application for a Concept Plan review no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The applicant is responsible for adhering to all requirements of Town ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Town ordinances, regulations, plans, and policies.

The application shall: 1) be on forms made available from the Town and accompanied by the required fee and review escrow, 2) include 13 copies of the Site Plans and supplementary materials as described per the requirements of Section 15-6-3 of the Town Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

Applicability

Applications for building permits for any construction, expansion, or conversion of structures other than single or two family residences, agricultural structures, or agricultural accessory buildings shall require site plan approval from the Town Board, upon recommendation from the Plan Commission.

Parcel Number(s): 09/03/1482050 + 09/10/31481900

Process for Review and Approval (per Sections 15-6-3(a) of the Town Ordinance)

- 1) One consultation meeting with Town Staff (Engineer, Legal Counsel, Planner and Planning and Development Coordinator at no charge.) Optional
- 2) Submittal of application form, fees/review escrow, 13 copies of the Site Plan and supplementary materials as described above (at least 30 days prior to next plan commission meeting) including a digital pdf copy of all submitted drawings and supplementary data.
- 3) Staff review of application materials for compliance with requirements.
- 4) Plan Commission review and comment.
- 5) Town Board Review
- 6) Upon approval of the application, compliance with all applicable conditions and other Town ordinances, and execution of a development agreement if required, the Building Inspector, or designee, may issue or reject a building permit.

Checklist Legend:

✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: _____

Submittal Requirements for Site Plan Review (per Section 15-6-3(a)(1) of Town Ordinance)

The Site Plan shall be prepared in accordance with the Town Ordinance, and shall include the following minimum information:

Item		Applicant
1	Site Plans shall be prepared in recognized architectural scale. Scale, site size, building area and lot coverage, and north arrow shall be shown. Site plans shall include the area surrounding the proposed development at the same level of detail as the site plan. The site plan shall show the relationship of the proposed development of the site to surrounding streets, buildings, lots, parking, landscape, topography, and any other important features.	X
2	Document title, date prepared, applicable Owner's and Developer's names and addresses noted. Where applicable, names and addresses of all professionals involved in any preparation of design plans shall be provided.	X
3	Existing and proposed topography shown at contour level of not less than 2' indicating proposed grade on a preliminary grading plan and the location of proposed improvements.	X
4	Building and yard setback lines indicated.	X
5	Locate all outdoor lighting proposed to illuminate the site. Provide lighting type and product information.	X
6	Indicate and locate all electrical and other easements on the subject property.	X
7	Locate existing and general location of proposed municipal services and proposed connection locations, if applicable.	X
8	Locate any proposed storm water management facilities, including retention/detention areas.	X
9	Identify existing and proposed road names.	X
10	Locate existing and proposed public and private road rights of way.	X
11	Show all drives, curb cuts, and ingress/egress locations.	X
12	Identify and show the locations of all driveways on adjoining property within 200' of the subject property.	X
13	Identify parking area and show number of spaces.	X
14	Show location and type of proposed and existing landscape plantings and buffer areas for adjoining properties.	X
15	Show pedestrian sidewalks and walkway locations.	X
16	Sketch outline of any development phasing plan.	N/A

17	Provide written project summary including operational information, construction schedule, and estimate of project value.	X
18	Provide building elevations, drawn to scale, showing building materials to be used.	X
19	List external building materials and note building front design standards identified in this ordinance.	X
20	Where applicable, 100 year occurrence interval floodplain and floodway to be identified.	N/A
21	Where applicable, wetlands as delineated in the WDNR Wetland Inventory and a 75' setback line from each wetland shall be shown.	N/A
22	When proposed buildings are located within 100' of an existing building, the elevation of the existing building shall be included in the site plan at the same scale and level of detail.	N/A

Date Complete Application Submitted

4-17-15

Site Plan Review Standards

Site Plans and supplementary materials shall be reviewed relative to the review and design standards described by 15-6-3(c) and 15-6-4 of the Town Ordinance, and for consistency with approved Town plans and policies.



100 Camelot Drive
 Fond du Lac, WI 54935
 920.926.9800 office
 920.926.9801 fax
 www.excelengineer.com

LETTER OF TRANSMITTAL

Town of Windsor Planning & Development
 4084 Mueller Road
 DeForest, WI 53532

JOB NUMBER : 1403390 APRIL 23, 2015
 ATTN: AMY ANDERSON SCHWEPPE
 REGARDING: KENWORTH

WE ARE SENDING YOU THE ATTACHED

VIA: <input type="checkbox"/> Mail <input type="checkbox"/> Website <input type="checkbox"/> Email <input type="checkbox"/> UPS <input checked="" type="checkbox"/> Next Day UPS a.m. <input type="checkbox"/> Next Day UPS p.m. <input type="checkbox"/> DELIVERED <input type="checkbox"/> PICKED UP	FORMAT <input type="checkbox"/> 8 1/2 x 11 Plans <input type="checkbox"/> 11 x 17 Plans <input type="checkbox"/> Half size Plans <input checked="" type="checkbox"/> Full size Plans <input type="checkbox"/> CD	ELECTRONIC FILES <input type="checkbox"/> .dwg Autocad 2002 <input type="checkbox"/> .dwg Autocad 2004 <input type="checkbox"/> .plt files <input type="checkbox"/> .pdf files <input type="checkbox"/> .tiff files <input type="checkbox"/> Other
---	--	---

COPIES	DATE	NUMBER	DESCRIPTION
1	4/16/15		Check for \$100
3		Full Size	Architectural & Civil Plans
12		Half Size	Architectural & Civil Plans
1			Project Narrative
1			Applications & Checklist
1			Stormwater Management Report
15			Copies of CSM for Review
15			Building Architectural Perspective

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> FOR BIDS DUE ON | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | |

REMARKS: Amy - Please accept this application for the Site Plan and CSM approvals for the Kenworth Facility. Let me know if you need any additional information. Thank you.

SIGNED: _____
 J. Scott Roltgen, Project Designer

COPY TO :
 Jim Krizenesky, Jeff Quast - Excel
 Dennis Petzke - CSM Companies

WE ARE SENDING YOU:

<input type="checkbox"/> Same as above	<input type="checkbox"/> LOT Only	<input type="checkbox"/> Other
VIA: <input type="checkbox"/> Fax <input type="checkbox"/> MAIL <input type="checkbox"/> Email <input type="checkbox"/> UPS <input type="checkbox"/> Next Day UPS a.m. <input type="checkbox"/> Next Day UPS p.m. <input type="checkbox"/> DELIVERED <input type="checkbox"/> PICKED UP		
FORMAT <input type="checkbox"/> 8 1/2 x 11 Plans <input type="checkbox"/> 11 x 17 Plans <input type="checkbox"/> Half size Plans <input type="checkbox"/> Full size Plans <input type="checkbox"/> CD		
ELECTRONIC FILES <input type="checkbox"/> .dwg AutoCAD 2002 <input type="checkbox"/> .dwg AutoCAD 2004 <input type="checkbox"/> .plt files <input type="checkbox"/> .pdf files <input type="checkbox"/> .tiff files <input type="checkbox"/> Other		

If enclosures are not as noted, please notify us at once.

Architects

Engineers

Surveyors

**RELEASE OF PUBLIC WATER
MAIN EASEMENT**

Windsor Sanitary District No. 1, a town sanitary district, hereby releases all rights, title and interest which it may have in a public water main easement located within Lot 3 and Outlot 1 of Certified Survey Map No. 12033, recorded in Volume 74 of Certified Survey Maps on pages 107-109 as Document No. 4265769, Town of Windsor, Dane County, Wisconsin. Said easement to be released is depicted on an attached Exhibit "A" and described as follows: The east 10 feet, the south 20 feet and west 20 feet of Lot 3; and the west 10 feet of Outlot 1.

Return To:

Attorney Gregory C. Collins
Axley Brynelson, LLP
Post Office Box 1767
Madison, WI 53701-1767

0910-314-8205-0

Tax Parcel Number (PIN)

Dated this _____ day of May, 2015.

WINDSOR SANITARY DISTRICT NO. 1

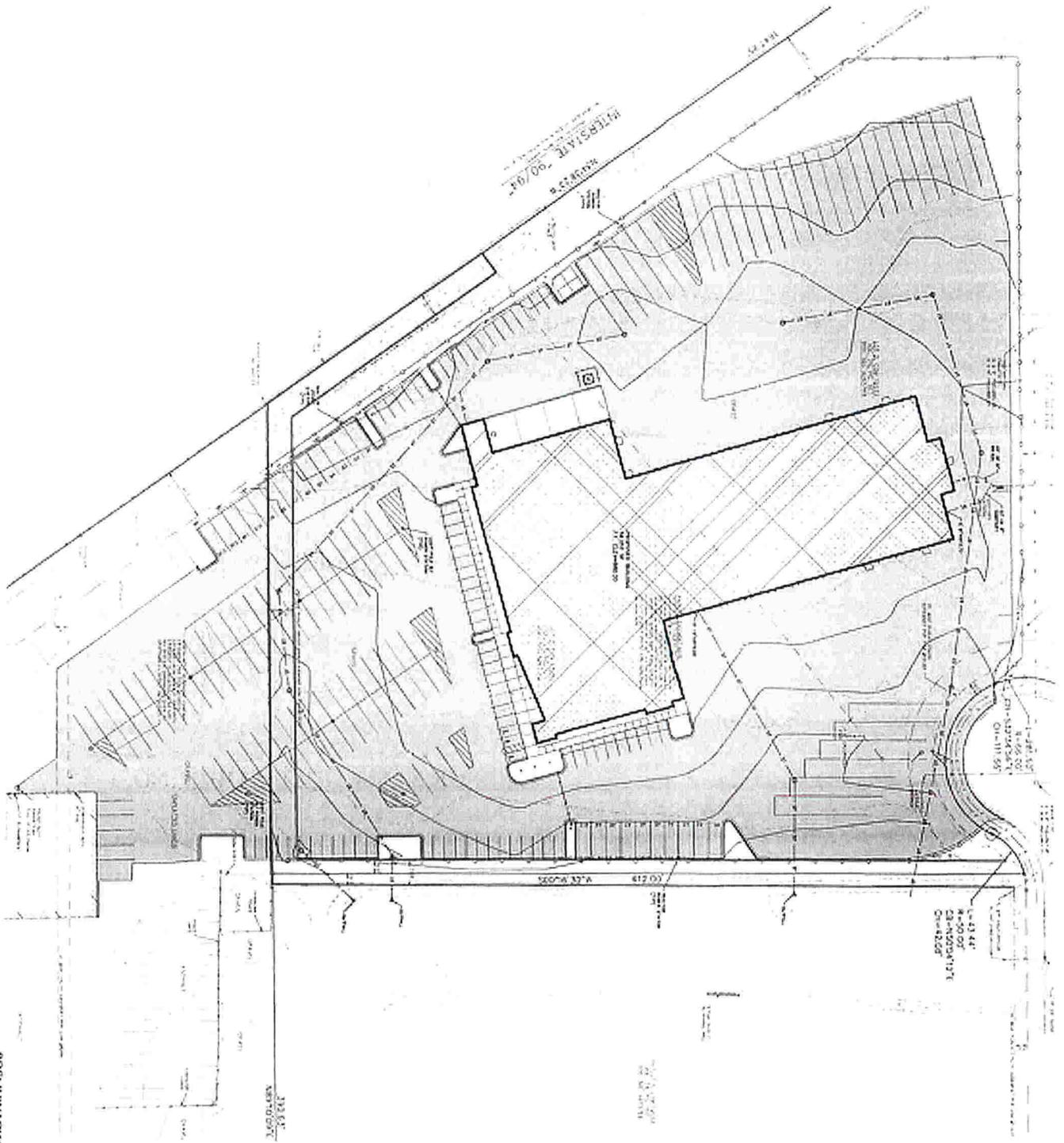
By: _____
Brian Coulter, President

STATE OF WISCONSIN)
 ss.
COUNTY OF DANE)

Personally came before me this _____ day of May, 2015, the above-named Brian Coulter, to me known to be the person who executed the foregoing on behalf of the Windsor Sanitary District No. 1 and acknowledged the same.

Printed Name: _____
Notary Public, State of Wisconsin
My Commission Expires: _____

EXHIBIT A



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

QUILLIPS P.C. ARCHITECTS
 NORTH

DATE: 10/11/07
 SHEET: 1 OF 1
C1.4

PROJECT:
 PROPOSED BUILDINGS FOR
 KENWORTH COM. COMPANY INC.
 PELICAN BAY CIRCLE
 WINDSOR, WISCONSIN

OWNER:
 KENWORTH COM. COMPANY INC.
 P.O. BOX 11222
 MADISON, WI 53711

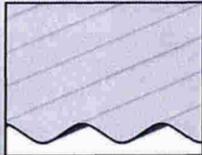


Firestone

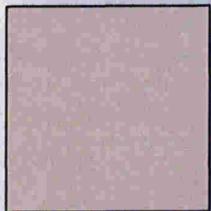
METAL PRODUCTS



Firestone's exposed fastener UC-601 corrugated panel with extra smooth galvanized finish.



Nichiha's fiber cement panel system oriented in a stacked bond pattern.

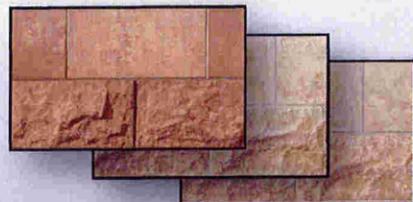


Tuscan 18"x6' panels

Arriscraft

Building Stone · Brick · Limestone

ARRIS.clip Renaissance®

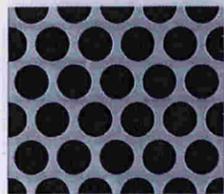


McNICHOLS

Industrial & Architectural Hole Product Solutions since 1952

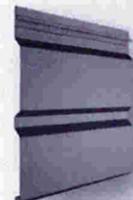


1" Holes on 1-1/4" centers staggered.



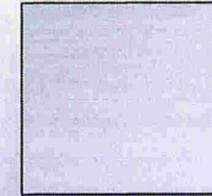
Firestone

METAL PRODUCTS

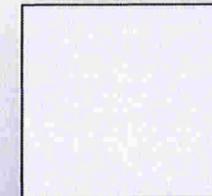
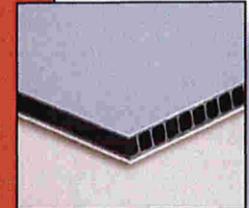


Firestone's Delta Series CFP-16C concealed fastener panel in Matte Black with mitered corners.

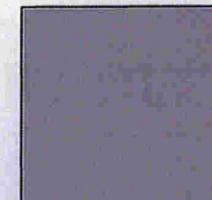
OMEGA PANEL PRODUCTS LAMINATORS INC.



Clear Matte Brushed



Ascot White



Slate Grey

Omega-Lite®

Omega-Lite panels offer a highly decorative, strong, and durable surface finish for exterior wall surfaces. Composed of a polypropylene, corrugated core between two finished aluminum sheets, these panels are non-absorbent, water-resistant, and easy to maintain.













