

**TOWN OF WINDSOR  
TOWN BOARD RESOLUTION 2015-41**

**APPROVAL OF A CERTIFIED SURVEY MAP  
IN ORDER TO ADJUST LOT LINES BETWEEN LOTS AT SOUTHEAST  
INTERSECTION OF DUSKY GLEN AND PRAIRIE CREEK,  
PLAT OF WOLF HOLLOW, TOWN OF WINDSOR, DANE COUNTY**

**[Wolf Hollow Windsor, LLC, as Owner/Petitioner]**

**WHEREAS**, Wolf Hollow Windsor, LLC, as Owner/Petitioner (the "Petitioner") prepared and submitted a Certified Survey Map (the "CSM") to adjust lot lines between lots at the southeast intersection of Dusky Glen and Prairie Creek Road on the Town of Windsor; and

**WHEREAS**, the Town Planner has reviewed the request and prepared a Staff Report dated June 8, 2015 ("Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, following review of the Petitioner's application materials, the Staff Report, and the resolution recommending approval adopted by the Plan Commission, the Town Board wishes to approve the CSM, 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 Certified Survey Map request for Wolf Hollow Windsor, LLC located at Outlot 7 and Lot 81 of the Wolf Hollow Plat, subject to the following conditions:

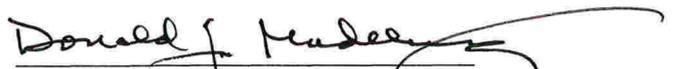
1. The petitioner shall obtain approval of the Certified Survey Map by the Village of DeForest and Dane County.
2. The petitioner shall satisfy all conditions of approval by the Town of Windsor, Village of DeForest, and Dane County, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
3. The petitioner shall obtain relief from conditions of gifts and dedications per 66.1025 of the Wisconsin Statutes for Outlot 7.
4. The Town of Windsor Board confirms that the petitioner shall not be required to make any payment towards Fees in Lieu of Parkland Dedication and Fees for Initial Improvement of Parkland.
5. The petitioners shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM and Rezone, 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 approval expires one hundred-eighty (180) days 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 18<sup>th</sup> day of June, 2015, by a vote of 5 in favor and 0 opposed.

**TOWN OF WINDSOR**

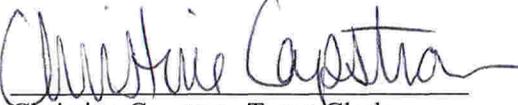
  
Robert E. Wipperfurth, Town Chair

  
Donald G. Madejung, 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 14, 2015

**FOTH FILE:** 15W027-01/05

**RE:** Wolf Hollow CSM – Lot Line Adjustment and Relief from Dedication

---

### BACKGROUND:

1. Petitioner/Agent: Don Esposito (Neumann Companies, Inc.)/Vierbicher Associates
2. Property Owner: Don Esposito (Wolf Hollow Windsor, LLC)
3. Location/Address: Outlot 7 and Lot 81 of Wolf Hollow Plat (SE corner of Prairie Creek Road and Dusky Glen)
4. Taxkey Number: 0910-294-2700-0 & 0910-294-2301-0
5. Area: 0.26 & 0.29 acres before adjustment
6. Existing Zoning: R-2 Residence District (Dane County)
7. Proposed Zoning: N/A
8. Future Land Use: Traditional Single Family Residential

### OVERVIEW:

The applicant requests a lot line adjustment between Outlot 7 and Lot 81 of the Wolf Hollow Plat (currently Lots 280 and 281 of the pending replat). Lot 280 (previously OL 7) will be increased from 0.26 to 0.30 acres and Lot 281 (previously Lot 81) will be decreased from 0.29 to 0.25 acres to better accommodate a residence on Lot 280. In order to facilitate this request the applicant is seeking return of Outlot 7 (previously planned for park land) from the Town through a request for relief from conditions of gifts and dedications per 66.1025 of the Wisconsin Statutes. It is intended that Lot 112 (0.28 acres) will instead be dedicated to the Town in order to expand Grosbeak Glen Park to the southeast.

### PLANNER COMMENTS:

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

1. The Village of DeForest provided a letter dated May 4, 2015 approving the CSM.

### SURVEYOR COMMENTS:

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

1. The tangent bearing shall be shown for each end of the main curve.



## Staff Review

### 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 Certified Survey Map request for Wolf Hollow Windsor, LLC located at Outlot 7 and Lot 81 of the Wolf Hollow Plat, subject to the following conditions:

1. The petitioner shall obtain approval of the Certified Survey Map by 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 Certified Survey Map with the Dane County Register of Deeds.
3. The petitioner shall obtain relief from conditions of gifts and dedications per 66.1025 of the Wisconsin Statutes for Outlot 7.
4. The Town of Windsor Board confirms that the petitioner shall not be required to make any payment towards Fees in Lieu of Parkland Dedication and Fees for Initial Improvement of Parkland.
5. The petitioner must reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the 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.

### COMPREHENSIVE PLAN CONSISTENCY:

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

### ZONING ORDINANCE CONSISTENCY:

The CSM request is consistent with Chapter 10 (Zoning) of the Dane County Code of Ordinances.

### SUBDIVISION ORDINANCE CONSISTENCY:

The CSM request is consistent with Chapter 38, Article IV (Land Divisions) of the Town of Windsor Code of Ordinances.

### EXHIBITS:

- A. DCiMap Aerial
- B. Certified Survey Map
- C. Relief from Gifts and Dedications Map
- D. Village of DeForest Approval Letter





**Contact Information**

**Applicant:**

Name: Neumann Companies, Inc., Don Esposito  
Address: N27 W24075 Paul Court, Suite 200  
City, State, Zip: Pewaukee, WI 53072  
Phone Number(s): 262-542-9200  
Cell Phone(s): \_\_\_\_\_  
Email Address(es): desposito@tobhomes.com

**Surveyor:**

Name: Vierbicher Associates, Inc., Michael Marty  
Address: 999 Fourier Drive, Suite 201  
City, State, Zip: Madison, WI 53717  
Phone Number(s): 608-821-3955  
Cell Phone(s): 608-209-5284  
Email Address(es): mmar@vierbicher.com

**Attorney:**

Name: Axley Brynelson, LLP, Robert C. Procter  
Address: 2 E. Mifflin Street, Suite 200  
City, State, Zip: Madison, WI 53703  
Phone Number(s): 608-283-6762  
Cell Phone(s): \_\_\_\_\_  
Email Address(es): rprocter@axley.com

**Owner:**

Name: Wolf Hollow Windsor, LLC, Don Esposito  
Address: N27 W24075 Paul Court, Suite 200  
City, State, Zip: Pewaukee, WI 53072  
Phone Number(s): 262-542-9200  
Cell Phone(s): \_\_\_\_\_  
Email Address(es): desposito@tobhomes.com

**Engineer:**

Name: Vierbicher Associates, Inc., Joe Doyle  
Address: 999 Fourier Drive, Suite 201  
City, State, Zip: Madison, WI 53717  
Phone Number(s): 608-821-3945  
Cell Phone(s): 608-209-0444  
Email Address(es): jdoyle@vierbicher.com

# Town of Windsor

## Certified Survey Map Review

**Certified Survey Map Application Form**

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 Certified Survey Map no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The application shall: 1) be on forms made available from the Town and accompanied by the required fee and review escrow, 2) include 30 copies of the certified survey map drawn per the requirements of Section 4.4 of the Town Subdivision Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

*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.*

**Process for Review and Approval (per Sections 4.1, 4.5, and 4.13 of Subdivision Ordinance)**

- 1) Consultation meeting with Town Staff
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, fees and review escrow, and CSM and supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Town Board review, public hearing, and action
- 6) Subdivider shall record the CSM with the Dane County Register of Deeds within 30 days of approval by Town Board and any other approving agencies, and provide a copy of executed documents to Town Clerk

**Technical Requirements of CSM (per Section 4.12 of Town Subdivision Ordinance)**

The CSM shall show correctly on its face all the information required by Wis. Statute 236.34, and shall meet all the surveying and monumenting requirements of Wis. Statute 236.15. In addition, the applicant shall submit the following documents which shall be considered to be incorporated with and made part of the CSM:

Item	Applicant
1 Deed Restrictions	?
2 Joint Maintenance Agreements	?

3	All certificates required by Wis. Stat. 236.34	X
4	Final Street Plan	N/A
5	Final Stormwater Management Plan	N/A
6	Final Erosion and Sedimentation Control Plan	N/A
7	Soil and Subsurface Investigation Report	N/A
5	Traffic Control Plan	N/A
8	Water and Sewer Plans	N/A
9	Opinion of Probable Cost	N/A
10	Additional Plans or Information	N/A
11	Owner's and Mortgagee's certificates for Street Dedication	N/A

<b>Checklist Legend:</b>	
✓	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: \_\_\_\_\_

# CERTIFIED SURVEY MAP No.

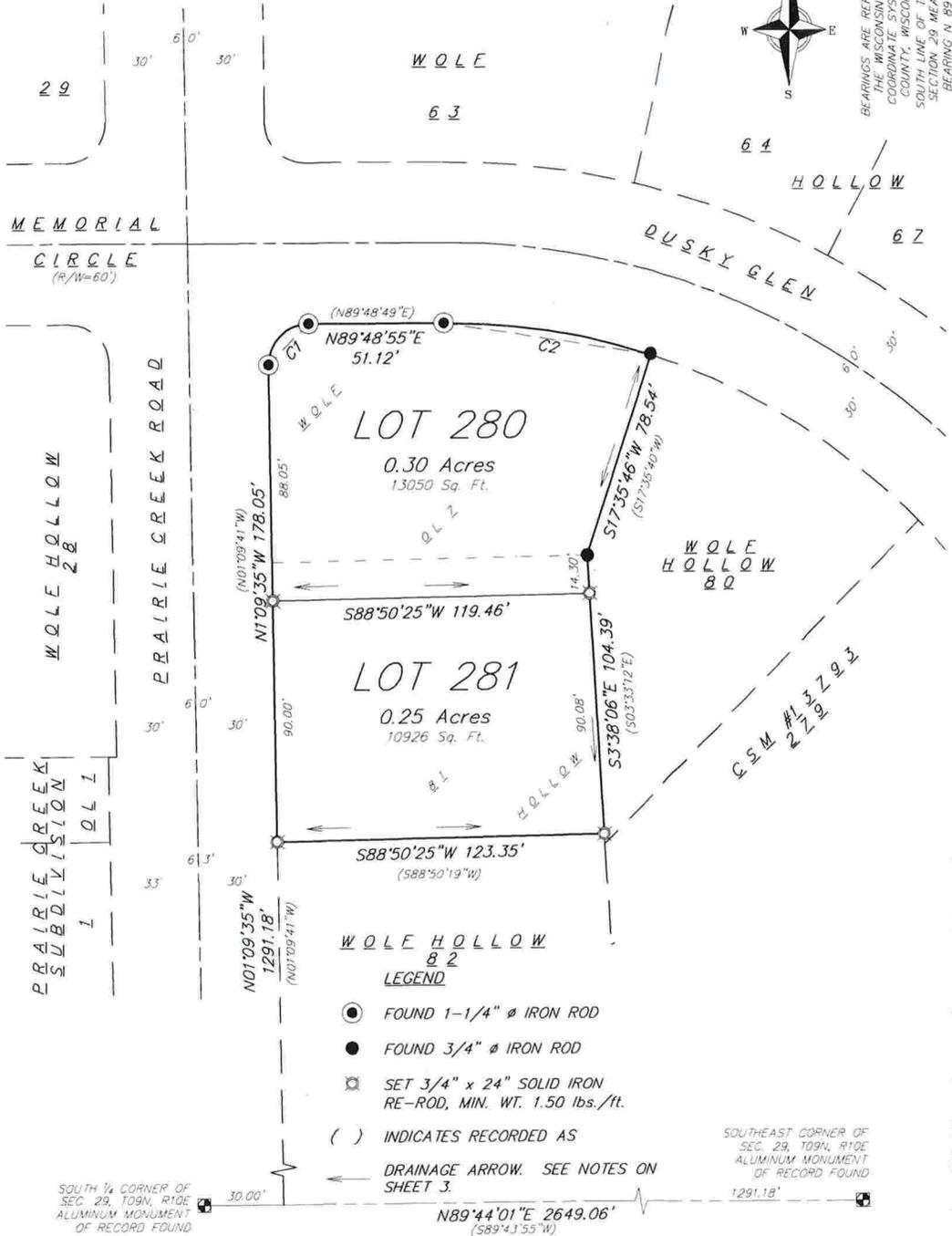
ALL OF LOT 81 AND OUTLOT 7, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

NOTE: SEE SHEET 2 FOR EASEMENTS, BUILDING SETBACK LINES AND CURVE DATA. SEE SHEET 3 FOR NOTES.

GRAPHIC SCALE FEET



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE SE 1/4 OF SECTION 29 MEASURED AS BEARING N 89°44'01" E



**vierbicher**  
planners | engineers | advisors



FN: 130162  
DATE: 04/14/2015  
REV  
Drafted By: MMR  
Checked By: MZE

**SURVEYED FOR:**  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

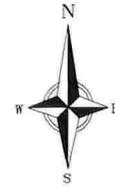
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 5**

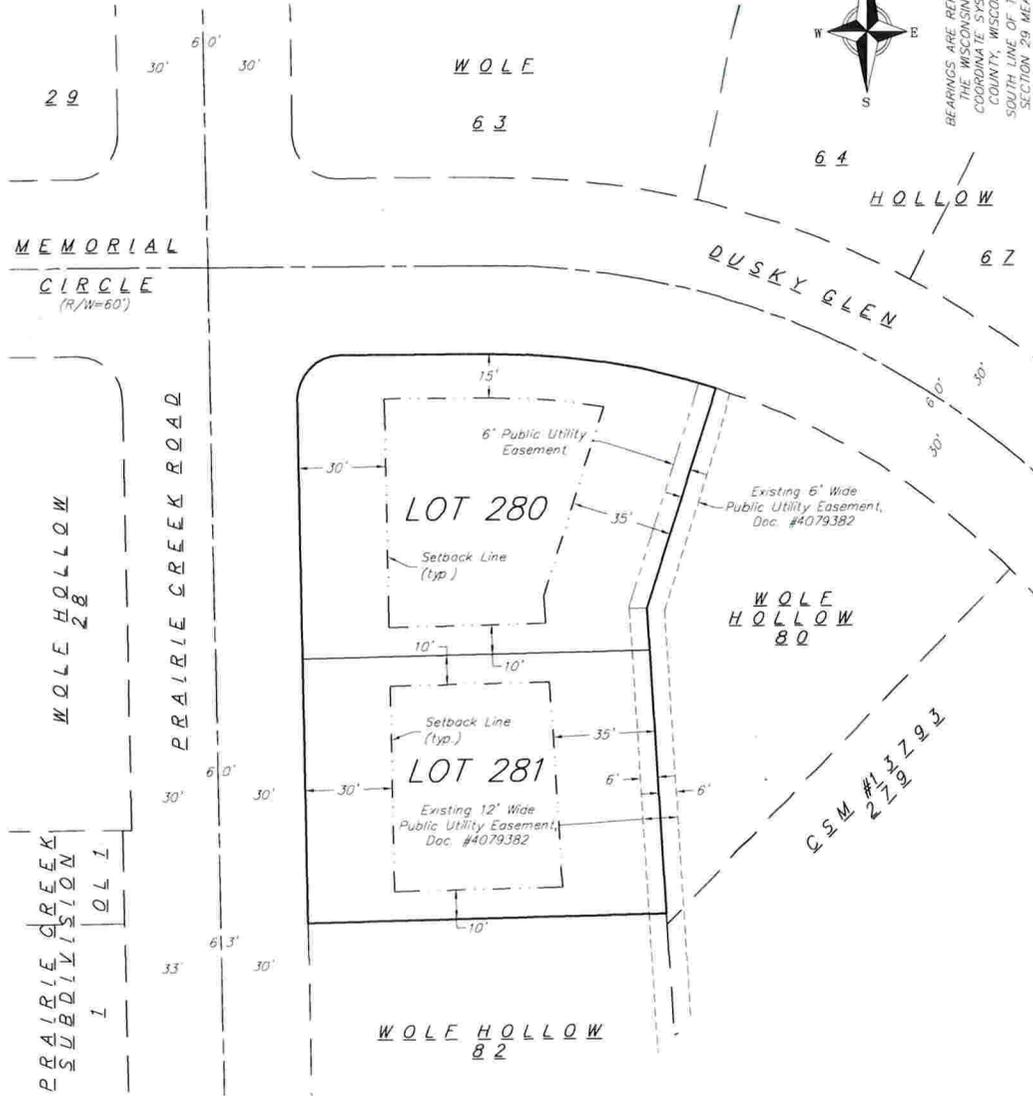
REDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Foulmer Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

# CERTIFIED SURVEY MAP No.

ALL OF LOT 81 AND OUTLOT 7, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 29 MEASURED AS BEARING N. 89°44'01" E



CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.82'	15.00'	90°58'30"	N44°19'40"E (N44°19'34"E)	21.39'
C2	79.21'	255.25'	17°46'50"	S81°17'39"E (S81°17'46"E)	78.89'

**BUILDING SETBACKS:**  
 FRONT = 30'  
 SIDE = 10'  
 STREET SIDE = 15'  
 REAR = 35'

14 Apr 2015 - 2:16p M:\Neumann Companies, Inc.\130162 Wolf Hollow\CADD\130162\_CSM\_3.dwg by: mmr

**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0332 Fax: (608) 824-0330

FN: 130162  
 DATE: 04/14/2015  
 REV  
 Drafted By: MMAR  
 Checked By: MZIE

**SURVEYED FOR:**  
 Wolf Hollow Windsor, LLC  
 N27 W24075 Paul Ct.  
 Suite 200  
 Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**2 OF 5**

## CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 81 AND OUTLOT 7, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, the subdivision regulations of the Village of DeForest, the subdivision regulations of the Town of Windsor, and the subdivision regulations of Dane County, and under the direction of Wolf Hollow Windsor, LLC, a Wisconsin Limited Liability Company, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lot 81 and Outlot 7, Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry, located in the NW 1/4 - SE 1/4 and the SW 1/4 - SE 1/4 of Section 29, Township 09 North, Range 10 East, Town of Windsor, Dane County, Wisconsin. Said description contains 23,976 square feet or 0.55 acres more or less.

Vierbicher Associates, Inc.  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Michael S. Marty, P.L.S. No. 2452

**NOTES:**

1. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
2. All utility facilities within this Certified Survey Map are to be installed underground.
3. All lots within this Certified Survey Map are to be served by public sanitary sewer and water.
4. Public Utility Easements: No poles or buried cables are to be placed such that the installation would disturb any survey monument. The disturbance of a survey monument by anyone is a violation of Sec. 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
5. Arrows indicate the direction of surface drainage swale at individual property lines. Drainage swale shall be graded with the construction of each principal structure and be maintained by the Lot owner. Said swale can only be modified with the written approval of the Town Engineer.
6. Subject to Memorandum of Development Agreement and Declaration of Restricting Sale or Transfer of Certain Lots in the Plat of Wolf Hollow, recorded as Document Number 5100748.
7. Subject to Development Agreement for Phase 3 of the Wolf Hollow Subdivision, recorded as Document Number 5103233.

14 Apr 2015 - 2:17p M:\Neumann Companies, Inc\130162\_Wolf Hollow\CADD\130162\_CSM 3.dwg by: mmca

**vierbicher**  
planners | engineers | advisors



REDSBURG • MADISON • PRAIRIE DU CHIEN  
999 Faurer Drive Suite 201 • Madison Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 130162  
DATE: 04/14/2015  
REV \_\_\_\_\_  
Drafted By: MMAR  
Checked By: MZIE

**SURVEYED FOR:**  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**3 OF 5**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 81 AND OUTLOT 7, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Wolf Hollow Windsor, LLC, a Wisconsin Limited Liability Company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Wolf Hollow Windsor, LLC

By: \_\_\_\_\_  
Donald A. Esposito Jr., Agent

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Donald A. Esposito Jr., to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

## CONSENT OF MORTGAGEE

Midland States Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Midland States Bank, has caused these presents to be signed by Mandy Henning its Commercial Portfolio Manager at Effingham, Illinois, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Midland States Bank

By: \_\_\_\_\_  
Mandy Henning, Commercial Portfolio Manager

State of Illinois        )  
                                  )ss.  
County of Effingham )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Mandy Henning of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Commercial Portfolio Manager of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of Illinois

My Commission expires: \_\_\_\_\_

14 Apr 2015 - 2:17p M:\Neumann\Companies\inc\130162\_Wolf Hollow\CADD\130162\_CSM\_3.dwg by: mmr

**vierbicher**  
planners | engineers | advisors



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

FN: 130162  
DATE: 04/14/2015  
REV \_\_\_\_\_  
Drafted By: MMAR  
Checked By: MZIE

SURVEYED FOR:  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
4 OF 5

# CERTIFIED SURVEY MAP No.

ALL OF LOT 81 AND OUTLOT 7, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

**TOWN OF WINDSOR APPROVAL**

Approved for recording by the Windsor Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Clerk, Town of Windsor

**VILLAGE OF DEFOREST APPROVAL**

Approved for recording by the Village of DeForest this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village Clerk, Village of DeForest

**DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

Approved for recording per Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Authorized Representative

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Dane County Register of Deeds

14 Apr 2015 - 2:17p M:\Neumann Companies, Inc\130162\_Wolf Hollow\CADD\130162\_CSM 3.dwg by: mmr

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fautner Drive Suite 201 Madison, Wisconsin 53717  
Phone: (608) 824-0532 Fax: (608) 824-0533

PN: 130162  
DATE: 04/14/2015  
REV:  
Drafted By: MMAR  
Checked By: MZIE

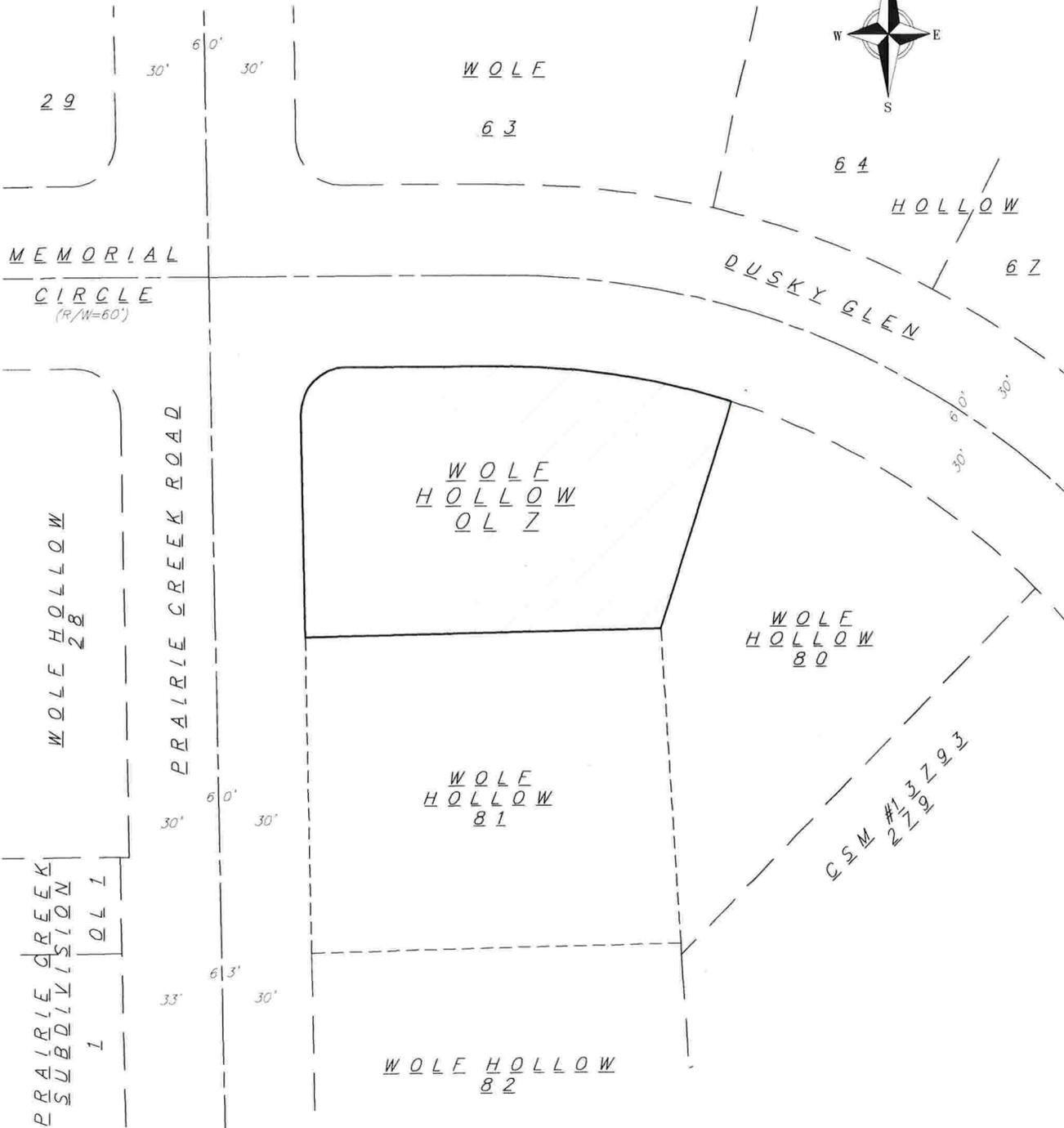
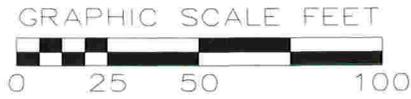
**SURVEYED FOR:**  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
5 OF 5**

## **DESCRIPTION**

All of Outlot 7 of Wolf Hollow, as recorded in Volume 58-079B of Plats, on Pages 401-405, as Document Number 4079382, Dane County Registry.



14 Apr 2015 - 2:52p M:\Neumann Companies, Inc\130162\_Wolf Hollow\CADD\130162\_CSM 3.dwg by: mmr

**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

RELIEF FROM GIFTS  
AND DEDICATIONS  
EXHIBIT MAP

SCALE 1"=50'	SHEET
CHECKED MZIE	1 OF 1
DRAFTER MMAR	
DATE 2015-01-16	
JOB NO. 130162	



## Village of DeForest

306 DeForest Street  
DeForest, WI 53532  
Phone (608) 846-6751  
www.vi.deforest.wi.us

May 4, 2015

Don Esposito  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Court, Suite 200  
Pewaukee, WI 53072  
Sent via email to [desposito@tobhomes.com](mailto:desposito@tobhomes.com)

Michael Marty  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
Sent via email to [mmar@vierbicher.com](mailto:mmar@vierbicher.com)

**RE: Approval of a 2-lot Certified Survey Map for Redivision of Outlot 1 and Lot 81, Wolf Hollow plat, Southeast Corner of Dusky Glen and Prairie Creek Road, Town of Windsor**

Dear Mr. Esposito and Mr. Marty:

I am pleased to inform you that, on behalf of the Village of DeForest, I have approved the aforementioned CSM, dated 4/15/2015, subject to the conditions that the CSM shall be recorded, and a recorded copy filed with the Village, within 180 days of this approval, or such CSM approval shall be null and void.

Please contact me if you have any questions. Thanks again for your attention to the Village's review!

Sincerely,

A handwritten signature in black ink, appearing to read "M. Roffers".

Mark Roffers  
Planning & Zoning Consultant

CC: Village Administrator  
Village Clerk  
Village Director of Public Works  
Village Planning and Zoning Commission  
Town of Windsor Planning and Development