

**TOWN OF WINDSOR
BOARD RESOLUTION 2015-54**

**RESOLUTION APPROVING
FINAL PLAT OF BEAR TREE FARMS,
SUBMITTED BY BEAR TREE FARMS, INC.**

WHEREAS, Bear Tree Farms, Inc. and Statz Bros., Inc. (“Petitioner”) has applied for approval of the Final Plat of Bear Tree Farms (“Final Plat”) located in the Town of Windsor, Dane County, Wisconsin; and

WHEREAS, the Plan Commission recommended final plat approval subject to the terms and conditions set forth in Plan Commission Resolution 2015-08; and

WHEREAS, the Town of Windsor Town Board has considered all the requirements set forth in the resolutions referenced above, the Staff Report dated June 8, 2015 prepared by the Town Planner and Town Engineer, and the documents prepared by the Town Attorney, and wishes to take action on the Final Plat, subject to the terms and conditions set forth in this Town Board Resolution 2015-54, which was considered at a regular meeting of the Town Board held on June 18, 2015.

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

- A. The Town of Windsor Board **Conditionally Approves** the Final Plat for the property located at Lot 1 of CSM 11197 and referred to as Bear Tree Farms-Windsor or the Plat, and owned by Bear Tree Farms Inc., Statz Bros. Inc., and Steve Pederson (collectively, “petitioners”), subject to the following conditions:
1. Provided that there are no substantive changes to the Final Plat, as determined by the Town Planner, the policy decisions set forth in the Preliminary Plat Approval section of the Staff Review shall be incorporated as follows:
 - a. As applied to this Plat, the overall gross density of 2.5 D.U./acre for the Transition Residential category per the Town of Windsor Comprehensive Plan: 2025 is found by the Town Board to be a guideline for the Transition Residential category of the Town of Windsor Comprehensive Plan: 2025.
 - b. As applied to this Plat, the 15% open space calculation for the Transition Residential category per the Town of Windsor Comprehensive Plan: 2025 is found to be a guideline for the Transition Residential category of the Town of Windsor Comprehensive Plan: 2025.
 - c. The unit count set forth on the Final Plat shall be limited and set forth in a deed restriction or other binding agreement approved by the Town Attorney, to include the following units:
 - i. Single Family 364 units 3.0 DU/acre
 - a. Lots 163-181 (lots along eastern boundary of plat north of OL 4 shall each be 20,000 sf or larger)
 - b. All SF Lots shall be 12,000 sf or larger
 - ii. Multi-Family and Senior shall be on Lots 1, 3, and 270 only

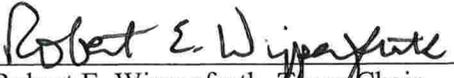
- a. The maximum number of units on these three lots shall be 232, of which 80 or more shall be senior housing and 152 or less shall be multifamily. (If senior housing increases, multifamily units will decrease. Multifamily will never be more than 152 units.)
 - b. For these purposes, senior housing means housing subject to legal age restrictions, assisted living units and nursing homes. The form of ownership could be condominiums, zero lot line duplexes, or rental units.
 - iii. The Dwelling Unit Density Information on the Plat shall be revised to more fully reflect the unit count and the restrictions set forth above.
 - d. As to compliance with Section 42-115 of the Town of Windsor Code of Ordinances: A waiver has been requested by the Petitioner and approved by the Town Board with respect to the curb and gutter requirement. The use of a rural cross section with open drainage swales, as shown in the application, is hereby approved by the Town, subject to construction, monumenting and implementation as approved by the Town Planner and Town Engineer.
 - e. As to compliance with Section 42-118 of the Town of Windsor Code of Ordinances: A waiver has been requested by the Petitioner and conditionally approved by the Town Board with respect to the sidewalk requirement. The conditions include: (i) the Town Board's approval of the location of 10-foot multi-purpose paths within public right-of-way or across private easements granted by lot owners, all in a manner that furthers connectivity of a walking, biking and trail system; (ii) execution of a separate easement agreement for any and all multi-purpose paths that cross private property, which agreement shall be subject to approval of the Town Attorney, Town Planner and Town Engineer; and, (iii) execution of a monument and maintenance agreement, which agreement shall be subject to approval of the Town Engineer, Town Planner and Town Attorney.
2. The petitioners shall address the technical comments set forth in the Planner Comments section of the Staff Review to the satisfaction of the Town Planner.
3. The petitioners shall address the technical comments set forth in the Engineering Comments section of the Staff Review to the satisfaction of the Town Engineer.
4. The petitioners shall provide letters of no objection to the Town Planning & Development Coordinator regarding the proposed development from the following entities:
 - a. DeForest Area Fire & EMS
 - b. Windsor Sanitary District No. 1
 - c. DeForest Area School District
5. The petitioners shall present to the Town Planning & Development Coordinator the following fully executed original documents, with exhibits attached, each and all of which shall be in a form that meets the requirements for recording, and is satisfactory to the Town Attorney and Town Board:
 - a. Declaration of Covenants, Restrictions, Conditions, and Easements for Lots 4-269 and 271-368 in the Plat of Bear Tree Farms
 - b. Declaration of Covenants and Restrictions for Lots 1, 3, and 270 in the Plat of Bear Tree Farms
 - c. Agreement for Public Improvements and Development Matters in the Plat of Bear Tree Farms

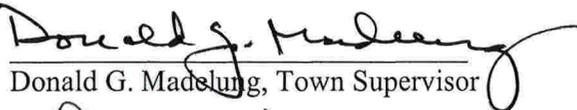
- d. Declaration of Restrictions and Maintenance Requirements for Stormwater Management Measures and Waiver of Right to Consent Special Assessment and Charges in the Plat of Bear Tree Farms
 - e. Requirements for Path Maintenance Agreement and Waiver of Right to Consent Special Assessment and Charges in the Plat of Bear Tree Farms
 - f. Declaration Restricting Sale or Transfer of Lots Prior to Compliance with Requirements in the Plat of Bear Tree Farms
6. The petitioners 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 petitioners shall obtain approval of Construction Plans and Specifications, in a form satisfactory to the Town Engineer and in accordance with the Agreement for Public Improvements and Development Matters, for all public improvements. The Pavement Design Report using the Preliminary Plat Soil Report shall be submitted to verify that the proposed pavement cross-section is sufficient.
 8. The petitioners shall submit cash payment (or in kind equivalent, if so specified in the Agreement for Public Improvements and Development Matters) to the Town of Windsor for Fees in Lieu of Parkland Dedication in the amount determined pursuant to Section 38-637(b) of the Town of Windsor Code of Ordinances prior to the Town signing the Final Plat.
 9. The petitioners shall submit cash payment (or in kind equivalent, if so specified in the Agreement for Public Improvements and Development Matters) to the Town of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to Section 38-639(e) of the Town of Windsor Code of Ordinances prior to the Town signing the Final Plat.
 10. The final design, amenities, phasing and funding mechanisms for the proposed Community Park shall be agreed upon by the Town of Windsor Board and the petitioners as part of the Agreement for Public Improvements and Development Matters.
 11. The final design, location, and phasing for the 10' multi-purpose path shall be agreed upon by the Town of Windsor Board and the petitioners as part of the Requirements for Path Maintenance Agreement and Waiver of Right to Consent Special Assessment and Charges.
 12. The Petitioners shall obtain approval for the Final Plat by Dane County, Village of DeForest, and any other approving authorities.
 13. The petitioner shall record the Final Plat within 12 months after the date of the last approval of the Plat and within 36 months after the first approval, all in accordance with Wis. Stats. Section 236.25.
 14. The Final Plat shall be consistent with the facts set forth in the Staff Review and the Town Board Resolution, as determined by the Town of Windsor Staff. If the Final Plat is not consistent therewith, then the Town of Windsor Staff may request such action as is necessary to be consistent therewith and/or may refer the Final Plat to the Town of Windsor Plan Commission and/or Town of Windsor Board, or both.

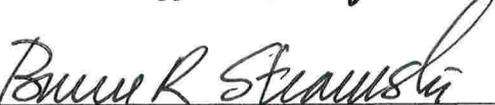
15. The petitioners shall comply with Division 8 *Fees, Administrative Charges and Financial Guarantees* of Article IV of Chapter 38 of the Town of Windsor Code of Ordinances; however, the Escrow Deposit set forth in Sec. 38-309 shall be set at \$10,000.00 for this project. The Town is revising this Sec. 38-309 to reflect the need for higher escrow deposits on projects such as Bear Tree Farms and the petitioners are hereby advised that the ordinance currently under consideration shall be applied to Bear Tree Farms.
 16. The petitioners shall promptly reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Final Plat, 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.
 17. THE TOWN OF WINDSOR SHALL NOT SIGN THE FINAL PLAT UNTIL EACH AND ALL OF THE CONDITIONS SET FORTH ABOVE HAVE BEEN MET TO THE TOWN'S SATISFACTION. The Town Board's approval, as set forth herein, expires on December 31, 2015.
- B. It is the Petitioner's obligation to satisfy its obligations as set forth above, and to provide satisfactory verification to the Town of the recording of the Final Plat prior to December 31, 2015. All requests to the Town for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required. The Town Board's approval expires on December 31, 2015.

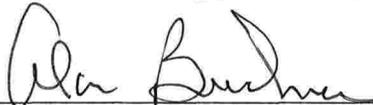
The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 18th day of June, 2015, by a vote of 5 in favor and 0 opposed.

TOWN OF WINDSOR

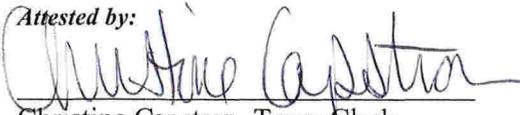

Robert E. Wipperfurth, Town Chair


Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

Attested by:

Christine Capstran, Town Clerk

ACKNOWLEDGEMENT AND CONSENT

BEAR TREE FARMS, INC., as Petitioner, hereby acknowledges the conditions set forth above and, upon approval by the Town Board, agrees to and shall be bound thereto. This acknowledgement and consent may be executed as a counterpart to the above Resolution to have the same effect as if executed in a single document. Fax and/or electronic signatures shall be as binding as original signatures.

IN WITNESS WHEREOF, Bear Tree Farms, Inc., by Steve Pederson, its authorized representative, has signed this Acknowledgement and Consent in Dane County, Wisconsin this 18th day of June, 2015.

BEAR TREE FARMS, INC.

By: 
Steve Pederson, Authorized Representative



TO: 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 DATES: June 08, 2015
MTG DATES: June 18, 2015
APRVL DATE: June 19, 2015
FOTH FILE: 15W027.01/09
RE: Bear Tree Farms (Windsor) – Final Plat

BACKGROUND:

1. Petitioner/Agent: Bear Tree Farms, Inc., Statz Bros. Inc., Steve Pederson
2. Property Owner: Bear Tree Farms, Inc., Statz Bros. Inc., Steve Pederson
3. Location/Address: Lot 1 of CSM 11197
4. Taxkey Number: 0910-283-8002-0, 0910-283-9503-0, 0910-332-8003-0, 0910-284-8601-0, 0910-284-8554-0, 0910-284-9002-0, 0910-331-8502-0, and 0910-331-9002-0
5. Area: 227.01 acres
6. Existing Zoning: A-1 EX Agricultural District, A-2 Agricultural District, and A-3 Agricultural District
7. Proposed Zoning: R-2 Residential District, R-4 Residential District, B-1 Local Business District, CO-1, Conservancy District, and RE-1 Recreational District
8. Future Land Use: Transition Residential, Neighborhood Mixed Use, and Environmental Preservation and Parks

OVERVIEW:

The petitioners are requesting approval of a Final Plat for the Bear Tree Farms development. The latest version of the Final Plat is dated June 3, 2015.

The petitioners are proposing a 227-acre mixed-use development that includes 364 single-family lots, 232 multi-family/senior units (approximately 152 multi-family units and 80 senior units), 1.4 acres of commercial, 0.6 acres for municipal utilities, 28 acres of park (comprising of three tot lots and a community park), and 21 acres for stormwater management. The petitioner anticipates nine (9) phases for build-out of the Bear Tree Farms development.

The Bear Tree Farms development is intended to offer a variety of housing types within close proximity to shopping, employment, and recreation. The single-family lots range in size from about 12,000 SF (a little over ¼ acre) to 23,000+ SF (over ½ acre). The largest lots are located adjacent to the Terrace Park Subdivision. The multi-family units and senior housing units are located along Windsor Road and Warner Farm Drive (Lots 1, 3, and 270). The commercial use is located along to Pederson Crossing Boulevard (Lot 2). The tot lots, community park, and open space (i.e. stormwater management and wooded areas) are distributed throughout the development connected ten (10) foot multi-use path.

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The petitioners' have submitted with the documents and plans as part of the Final Plat application:

- Storm Water Management Plan
- Preliminary Engineering Plans
- Utility Design Report
- DeForest South Water System Evaluation Memo
- Environmental Assessment Report
- Tree Preservation Plan
- Affidavit of Ownership Status
- Declaration of Covenants, Restrictions, Conditions, and Easements for Lots 4-269 and 271-368 in the Plat of Bear Tree Farms
- Declaration of Covenants and Restrictions for Lots 1, 3, and 270 in the Plat of Bear Tree Farms
- Agreement for Public Improvements and Development Matters in the Plat of Bear Tree Farms
- Declaration of Restrictions and Maintenance Requirements for Stormwater Management Measures and Waiver of Right to Consent Special Assessment and Charges in the Plat of Bear Tree Farms
- Requirements for Path Maintenance Agreement and Waiver of Right to Consent Special Assessment and Charges in the Plat of Bear Tree Farms
- Declaration Restricting Sale or Transfer of Lots Prior to Compliance with Requirements in the Plat of Bear Tree Farms

PRELIMINARY PLAT APPROVAL:

The Town of Windsor Board made the following policy decisions based on review of the Preliminary Plat provided that there are no substantive changes to the Final Plat:

Town of Windsor Comprehensive Plan: 2025

1. As applied to this Plat, the overall gross density of 2.5 D.U./acre for the Transition Residential category per the Town of Windsor Comprehensive Plan: 2025 is found by the Town Board to be a guideline for the Transition Residential category of the Town of Windsor Comprehensive Plan: 2025.
2. As applied to this Plat, the 15% open space calculation for the Transition Residential category per the Town of Windsor Comprehensive Plan: 2025 is found to be a guideline for the Transition Residential category of the Town of Windsor Comprehensive Plan: 2025.
3. The unit count set forth on the Final Plat shall be limited and set forth in a deed restriction or other binding agreement approved by the Town Attorney, to include the following units:
 - a. Single Family 364 units 3.0 DU/acre
 - i. Lots 163-181 (lots along eastern boundary of Plat north of Outlot 5 shall each be 20,000 sf or larger
 - ii. All single family lots shall be 12,000 sf or larger
 - b. Multi-Family and senior units shall be on Lots 1, 3, and 270 only
 - i. The maximum number of units on these three lots shall be 232, of which 80 or more shall be senior housing and 152 or less shall be multifamily. (If senior housing increases, multifamily units will decrease. Multifamily will never be more than 152 units.)

- ii. For these purposes, senior housing means housing subject to legal age restrictions, assisted living units and nursing homes. The form of ownership could be condominiums, zero lot line duplexes, or rental units.
- c. The dwelling unit density information on the Plat shall be revised to more fully reflect the unit count and the restrictions set forth above.

Town of Windsor Code of Ordinances

4. As to compliance with Section 42-115 of the Town of Windsor Code of Ordinances: A waiver has been requested by the petitioner and approved by the Town Board with respect to the curb and gutter requirement. The use of a rural cross section with open drainage swales, as shown in the application, is hereby approved by the Town, subject to construction, monumenting and implementation as approved by the Town Planner and Town Engineer.
5. As to compliance with Section 42-118 of the Town of Windsor Code of Ordinances: A waiver has been requested by the petitioner and conditionally approved by the Town Board with respect to the sidewalk requirement. The conditions include: (i) the Town Board's approval of the location of 10-foot multi-purpose paths within public right-of-way or across private easements granted by lot owners, all in a manner that furthers connectivity of a walking, biking and trail system; (ii) execution of a separate easement agreement for any and all multi-purpose paths that cross private property, which agreement shall be subject to approval of the Town Attorney, Town Planner and Town Engineer; and, (iii) execution of a monument and maintenance agreement, which agreement shall be subject to approval of the Town Engineer, Town Planner and Town Attorney.

PLANNER COMMENTS:

Staff has the following planning comments regarding the submitted documents, plans, and Final Plat for the Bear Tree Farms development:

1. Prior to the recording the Final Plat, the recorded Restrictions Affecting Lands Commonly Known as "Bear Tree Windsor" and "Bear Tree Farms", dated November 3, 2011, shall be unrecorded.
2. Prior to recording the Final Plat, the petitioner shall choose an alternative name for Windsor Forest Road.
Planner Note: Windsor Forest Road has been renamed to Grouse Woods Road on all the Plat Sheets except the Cover Sheet.
3. Prior to recording the Final Plat, the petitioner shall address the deficiencies regarding connectivity of the multi-use path as follows:
 - a. The path shall extend from Lot 4 to Windsor Road on the west side of Warner Farm Drive. *Planner Note: Complete*
 - b. The path shall extend from Lot 11 to Pederson Crossing Boulevard on the north side of Border Pass.
Planner Note: Complete
 - c. The path shall extend from Lot 146 to the Plat of Fox Hills on either the east or west side of Hickory Glade Drive.
4. A notation shall be placed on the Final Plat stating that prior to the commencement of Phase 8; the existing agricultural outbuildings shall be removed for the property.
5. A notation shall be placed on the Final Plat stating the following regarding connectivity:
 - a. As part of Phase 4, Hickory Glade Drive shall be extended to the Plat of Fox Hills.
 - b. As part of Phase 5, Royal View Drive shall be extended to Windsor Road.

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- c. As part of Phase 6, Warner Farm Drive shall be extended to Windsor Road.
6. A notation shall be placed on the Final Plat stating the following regarding property notification:
 - a. Lots 4-13; 263-269; 271-275; 295-298; and 305-316 will be located adjacent to multi-family and/or senior housing development.
 - b. Lots 59-86 and 92-102 will be located adjacent to a community park with lighted baseball/softball fields.
 - c. Lots 183; 253-254; 257; and 258-262 will be located adjacent to an elevated water tower.
 - d. Lots 4-11; 13-26; 27-47; 71-88; 98-101; 132-136; 146-181; 198; 217; 218; 238; 255-260; 268-270; and 317-325 will have a 10' wide private easement in the front yard for the multi-purpose path.

ENGINEER COMMENTS:

Staff has the following engineering comments regarding the submitted documents, plans, and Final Plat for the Bear Tree Farms development:

1. Utility Agreements for water and sewer service for the Bear Tree development will have to be approved by Windsor Sanitary District No. 1 and the Town of Windsor Board.
2. Water and Sanitary Sewer Service Plans will have to be approved by Windsor Sanitary District No. 1.
3. Preliminary Engineering Plans show multi-use paths on private easements in the Preliminary Plat. Easement and Maintenance Agreements have to be approved by Town of Windsor.
4. The Stormwater Management Plan illustrates storm water conveyance along common lot lines. Conveyance of stormwater should be located within the public rights-of-way or easements which are marked with monuments approved by the Town Engineer. A final Stormwater Management Plan needs to be approved by the Town of Windsor. The Stormwater Management Plan cannot be finalized until there is a final approved roadway configuration. For example, there are culverts shown as 12 inches in diameter; however, the Town of Windsor requires a minimum culvert size of 18 inches.
5. Approval from Dane County Land Conservation has to be obtained for the Stormwater Management Plan.
6. Approval from Dane County Land Conservation has to be obtained for the Erosion Control Plan.
7. A Pavement Design Report using the Preliminary Plat Soil Report s has been submitted to verify that the proposed pavement cross-section is sufficient, however the design is marginal an allowance for under cutting sub base should be made in the construction documents.

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 **Conditionally Approves** the Final Plat for the property located at Lot 1 of CSM 11197 and referred to as Bear Tree Farms-Windsor or the Plat, and owned by Bear Tree Farms Inc., Statz Bros. Inc., and Steve Pederson (collectively, "petitioners"), subject to the following conditions:

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 - a. As applied to this Plat, the overall gross density of 2.5 D.U./acre for the Transition Residential category per the Town of Windsor Comprehensive Plan: 2025 is found by the Town Board to be a guideline for the Transition Residential category of the Town of Windsor Comprehensive Plan: 2025.

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17. THE TOWN OF WINDSOR SHALL NOT SIGN THE FINAL PLAT UNTIL EACH AND ALL OF THE CONDITIONS SET FORTH ABOVE HAVE BEEN MET TO THE TOWN'S SATISFACTION. It is the Petitioners' obligation to satisfy these conditions.

COMPREHENSIVE PLAN CONSISTENCY:

Subject to the above mentioned comments the Final Plat for the Bear Tree Farms development is consistent with the Town of Windsor Comprehensive Plan: 2025.

PLANNING & DEVELOPMENT ORDINANCE CONSISTENCY:

Subject to the above mentioned comments the Final Plat for the Bear Tree Farms development is consistent with the Planning & Development Ordinance of Town of Windsor Code of Ordinances.

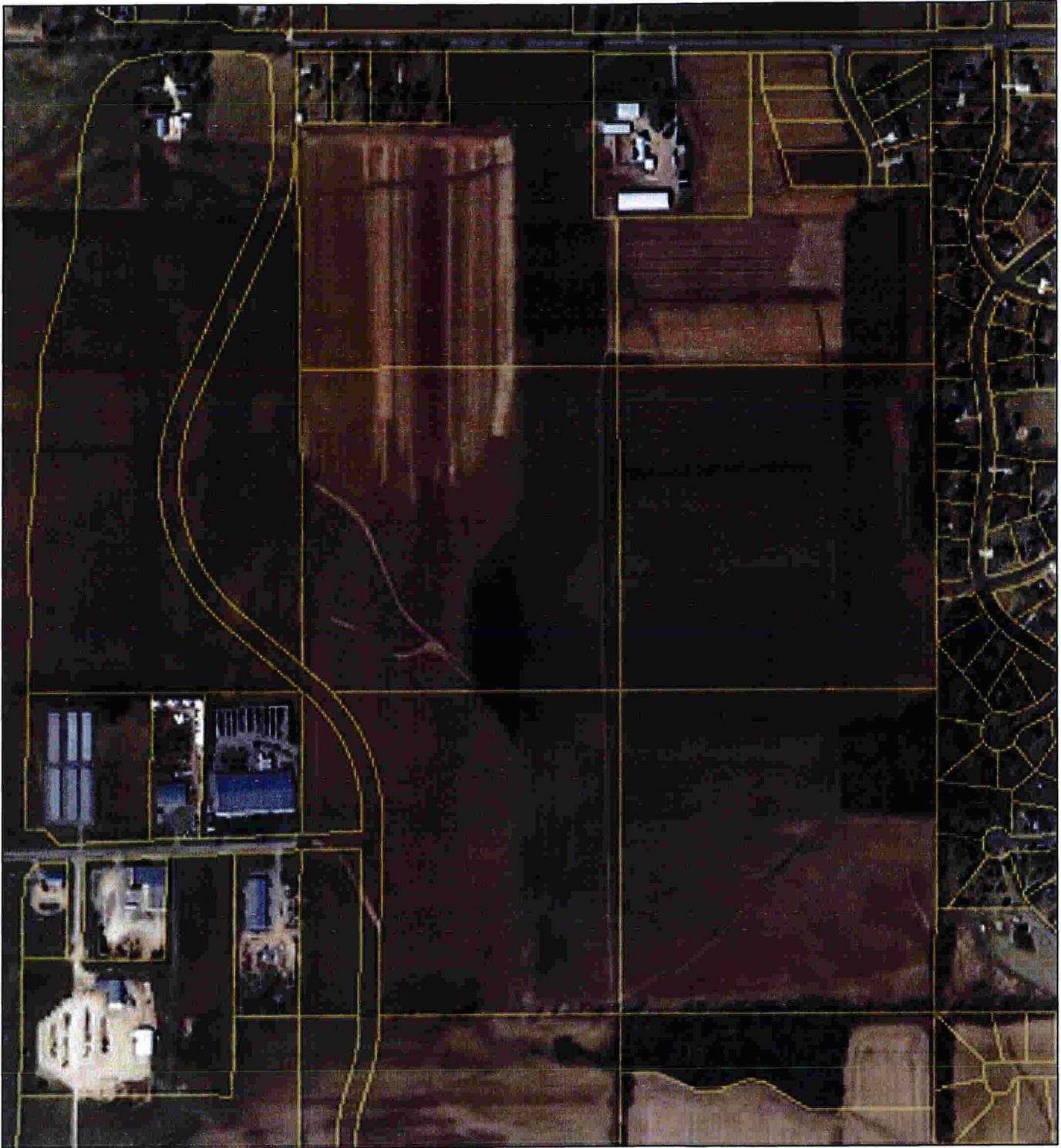
ZONING ORDINANCE CONSISTENCY:

The rezone request for the Bear Tree Farms development will become effective following recording of the Final Plat.

EXHIBITS:

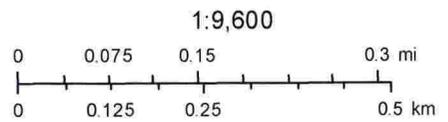
- A. DCiMap
- B. Final Plat
- C. Bear Tree Park Concept

Bear Tree Farms

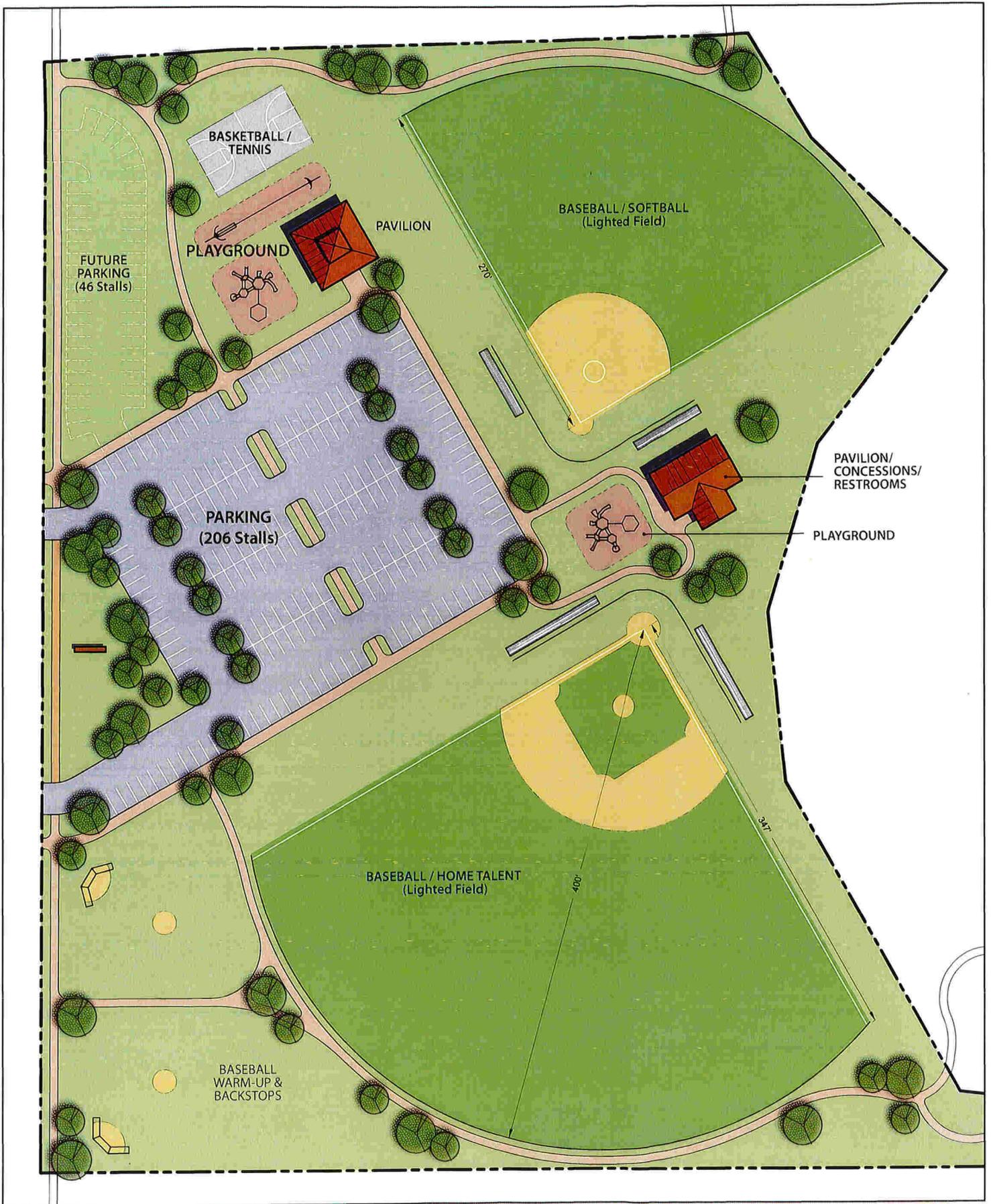


July 2, 2014

 Tax Parcels



Planning
Geophysical
Water Resources
Recreation
ParcelText

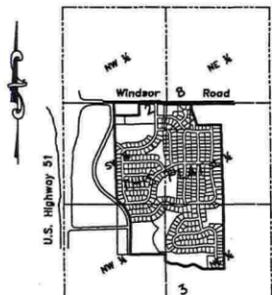
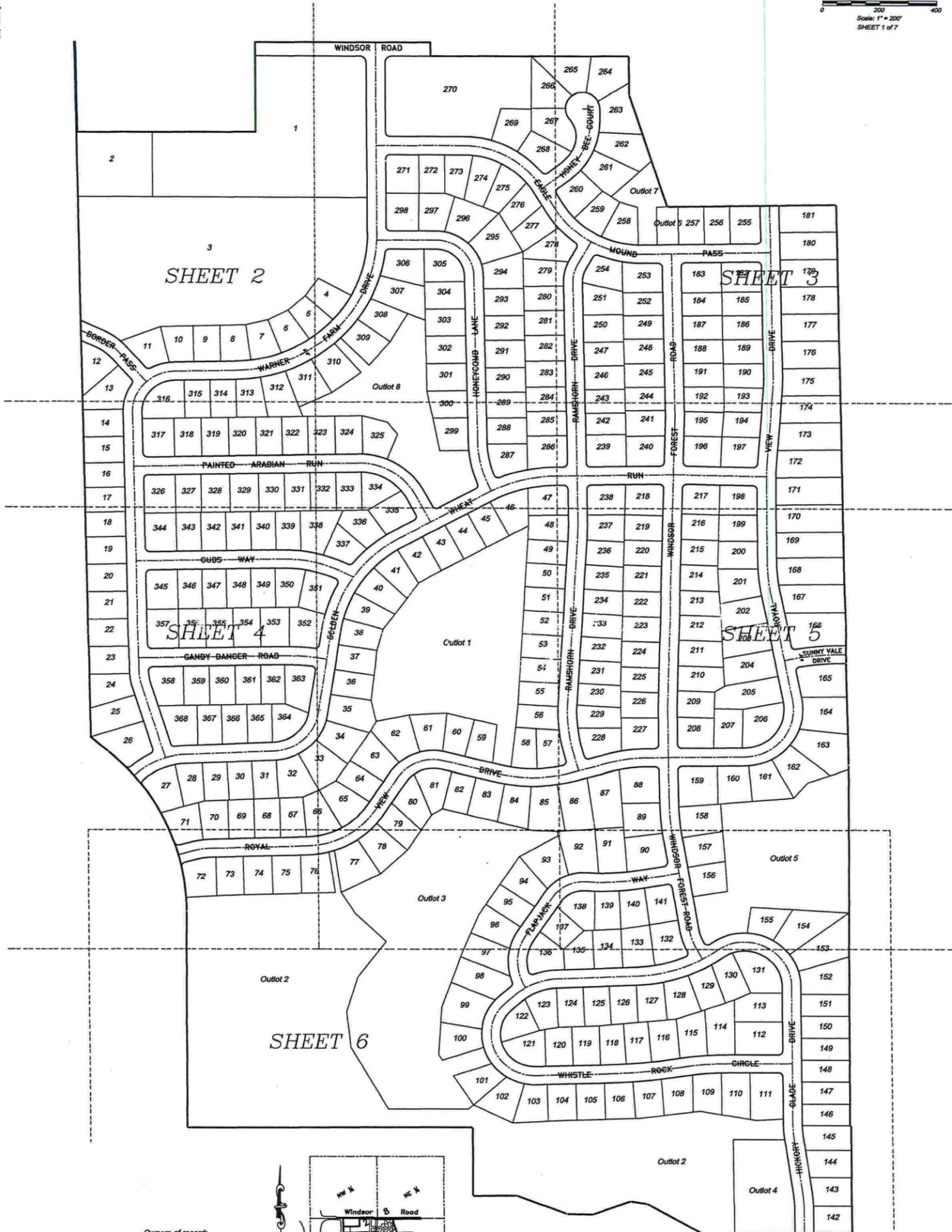


RECEIVED
 JUN - 3 2015
 TOWN OF WINDSOR

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

Scale: 1" = 200'
 SHEET 1 of 7



Dated: **JUNE 3, 2015**
 Surveyor:
BIRRENKOTT SURVEYING
 BIRRENKOTT SURVEYING INC.
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WIS. 53590
 608-837-7463

Owners of record:
 Stutz Brothers Inc.
 5707 County Highway W
 Marshall, WI 53559
 Bear Tree Farms, Inc.
 4052 State Highway 19
 DeForest, WI 53532
 Steven Pederson
 4052 State Highway 19
 DeForest, WI 53532

Developer / Subdivider:
 Bear Tree Farms, Inc.
 4052 State Highway 19
 DeForest, WI 53532
 608-846-2800

Engineer:
 Varbacher Associates Inc.
 989 Fourler Drive
 Madison, WI 53717
 608-826-0532

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____
 Department of Administration

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

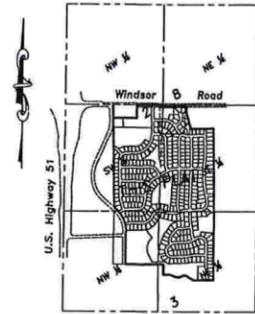
Scale: 1" = 100'

June 3, 2015

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



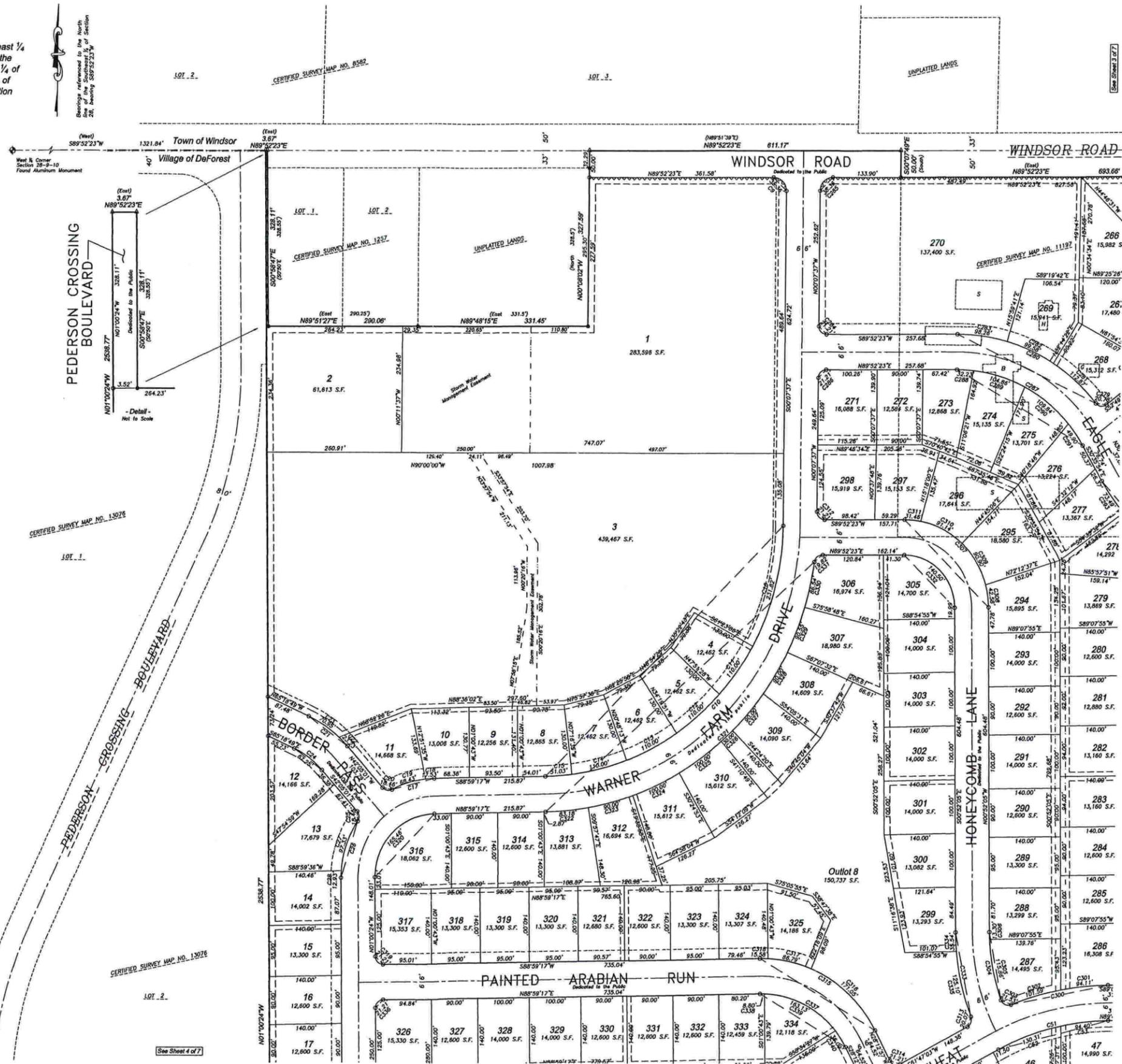
LOCATION SKETCH
SECTIONS 28 & 33, T9N, R10E
TOWN OF WINDSOR
NOT TO SCALE

Notes:

- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Digpro Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- Outlet 1 dedicated to the public for storm water management. Outlets 2, 5, 6 and 8 dedicated to the public for park and trail purposes. Outlets 3 and 4 dedicated to the public for storm water management and trail purposes. Outlet 7 dedicated to the public for municipal purposes. Outlets 1, 2, 3, 4, 5, 6, 8 and 9 to be environmental corridors.
- All streets within this plot of BEAR TREE FARMS are dedicated to the public.
- 20-foot storm water management easement also public utility crossing easement. Utility connections between outlying 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

Legend:

- = Found 1-1/4" O.D. Iron Pipe
 - = Found 3/4" Rebar
 - = Found 1-1/4" Rebar
 - = Found 1" Pinch Top Pipe
 - = Found 2" Iron Pipe
 - ▲ = Found PK Nail
 - △ = Set Peg Nail
 - = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4,303 Lbs/Ft
- All other Lot and Outlet corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
- = 20' Storm water Drainage Easement (See Note 7)
 - = 20' Pedestrian/Bike Path Easement
 - = Public Utility Easement (Except as noted)
 - = Conservation Easement
 - = Corporate Boundary
 - = No Vehicular Access
 - = Existing Structure
 - H = House
 - G = Garage
 - B = Barn
 - S = Shed



See Sheet 4 of 7

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

Scale: 1" = 100'
SHEET 3 of 7

June 3, 2015
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

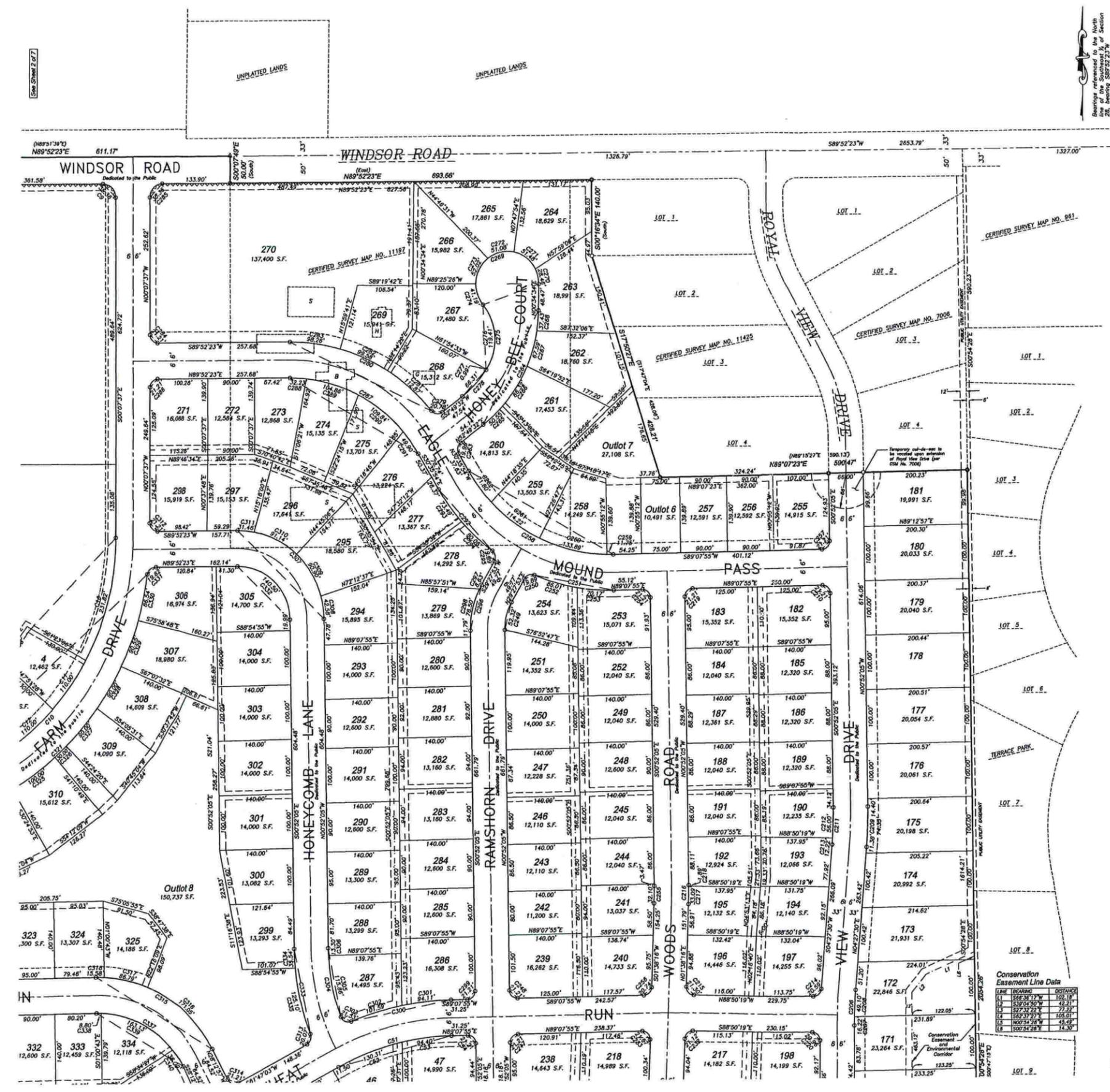


LOCATION SKETCH
SECTIONS 28 & 33, T9N, R10E
TOWN OF WINDSOR
NOT TO SCALE

- Notes:
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
 - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Holes shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
 - The lands within this subdivision shall be served by underground utilities.
 - UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
 - Outlet 1 dedicated to the public for storm water management. Outlets 2, 5, 6 and 8 dedicated to the public for park and trail purposes. Outlets 3 and 4 dedicated to the public for storm water management and trail purposes. Outlet 7 dedicated to the public for municipal purposes. Outlets 1, 2, 3, 4, 5, 6, and 8 to be environmental corridors.
 - All streets within this plat of BEAR TREE FARMS are dedicated to the public.
 - 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

- Legend:
- = Found 1-1/4" O.D. Iron Pipe
 - = Found 3/4" Rebar
 - = Found 1-1/4" Rebar
 - = Found 1" Pinch Top Pipe
 - = Found 2" Iron Pipe
 - ▲ = Found PK Nail
 - △ = Sat Mag Nail
 - = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft
 - All other Lot and Outlet corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
 - = 20' Storm water Drainage Easement (See Note 7)
 - = 20' Pedestrian/Bike Path Easement
 - = Public Utility Easement (Except as noted)
 - = Conservation Easement
 - = Corporate Boundary
 - = No Vehicular Access
 - = Existing Structure
 - H = House
 - G = Garage
 - B = Barn
 - S = Shed

See Sheet 5 of 7

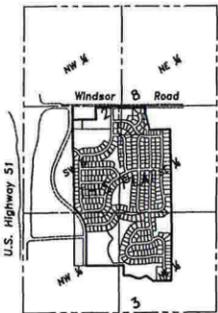


Conservation Easement Line Data

LINE BEARING	DISTANCE
U1 S89°50'19"W	102.18'
U2 S89°50'19"W	42.21'
U3 S77°33'32"E	77.22'
U4 S47°17'31"E	105.01'
U5 N00°54'28"W	45.49'
U6 S00°54'28"W	14.30'

- Legend:**
- = Found 1-1/4" O.D. Iron Pipe
 - = Found 3/4" Rebar
 - = Found 1-1/4" Rebar
 - = Found 1" Pinch Top Pipe
 - = Found 2" Iron Pipe
 - ▲ = Found PK Nail
 - △ = Set Mag Nail
 - = 1-1/4" O.D. x 30" Iron Rebar
Set, Weight = 4.303 Lbs/Ft
 - All other Lot and Outlet corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
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 - = Public Utility Easement (Except as noted)
 - = Conservation Easement
 - = Corporate Boundary
 - = No Vehicular Access
- Existing Structure
 - H = House
 - G = Garage
 - B = Barn
 - S = Shed

- Notes:**
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
 - Before any digging, boring, construction, etc. is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
 - The lands within this subdivision shall be served by underground utilities.
 - UTILITY EASEMENTS:** No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
 - Outlet 1 dedicated to the public for storm water management. Outlets 2, 3, 4, 5, 6 and 8 dedicated to the public for storm water management and trail purposes. Outlet 7 dedicated to the public for municipal purposes. Outlets 1, 2, 3, 4, 5, 6, and 8 to be environmental corridors.
 - All streets within this plot of BEAR TREE FARMS are dedicated to the public.
 - 20-foot storm water management easement also public utility crossing easement. Utility connections between existing 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

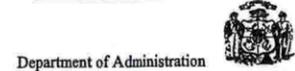


LOCATION SKETCH
SECTIONS 28 & 33, T9N, R10E
TOWN OF WINDSOR
NOT TO SCALE

JUNE 3, 2015

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.



CERTIFIED SURVEY MAP NO. 7730

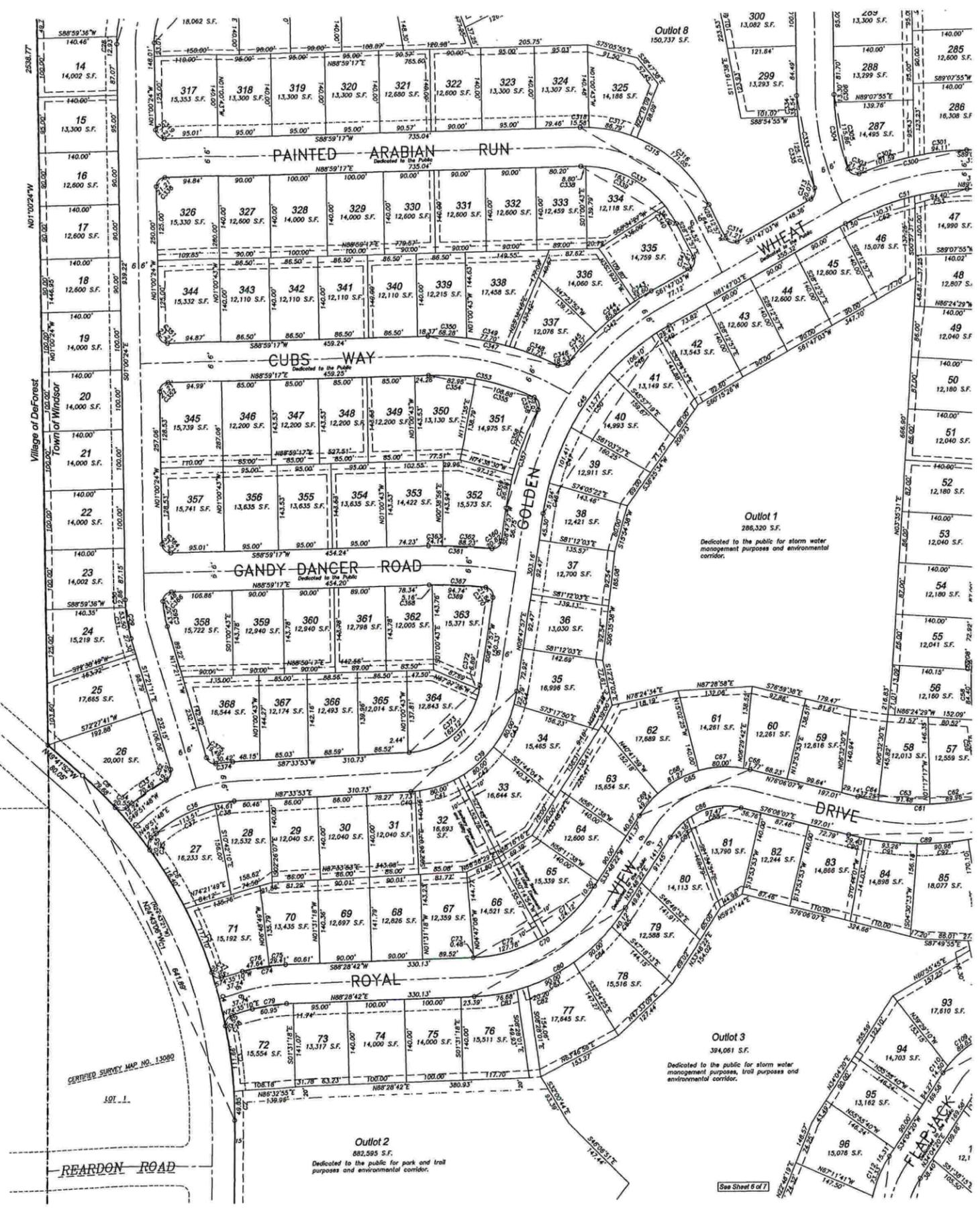
CERTIFIED SURVEY MAP NO. 9638

CERTIFIED SURVEY MAP NO. 13080

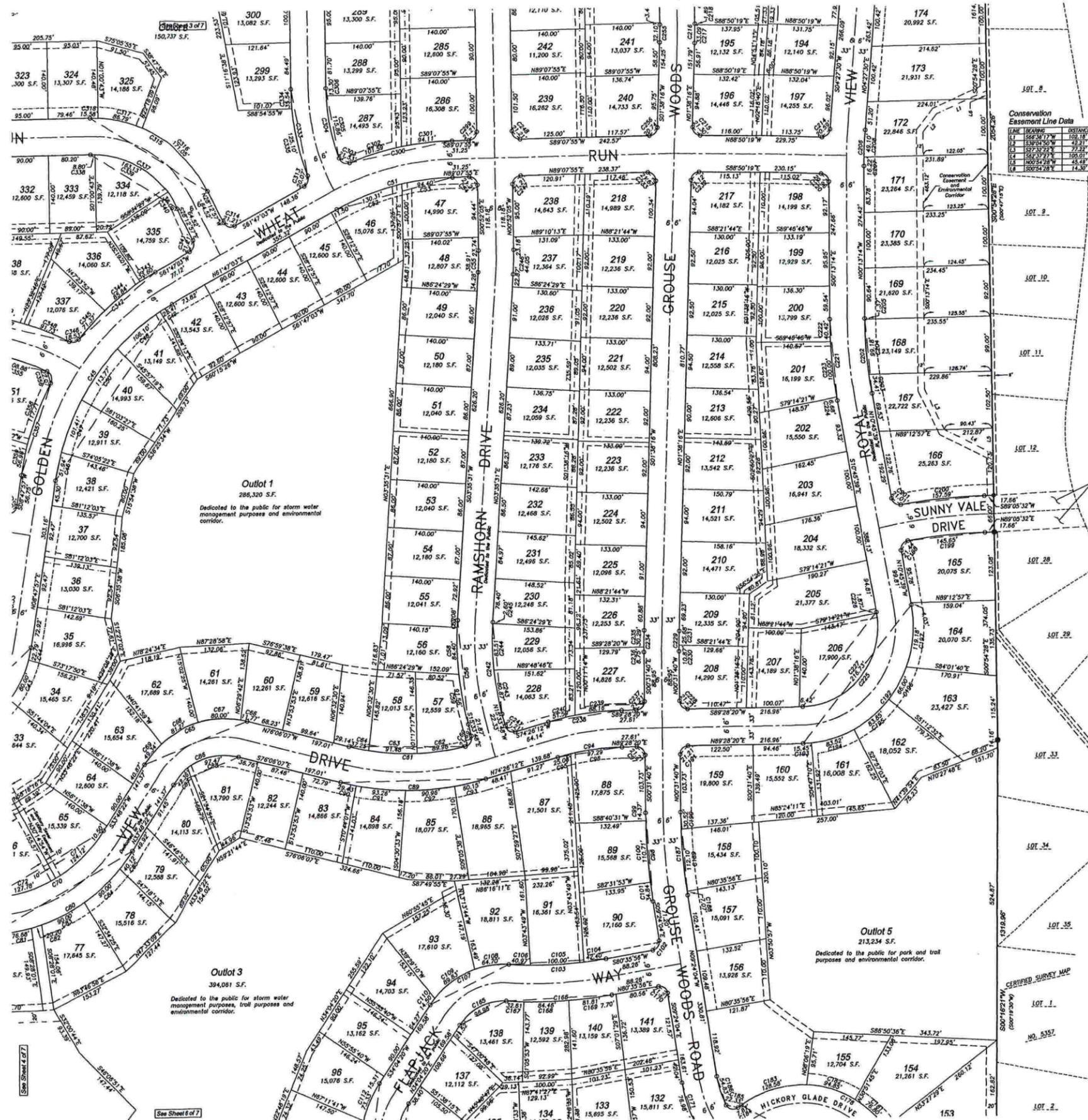
See Sheet 2 of 7
CERTIFIED SURVEY MAP NO. 13076

LOT 2

LOT 1



See Sheet 6 of 7



Legend:

- = Found 1-1/4" O.D. Iron Pipe
- = Found 3/4" Rebar
- = Found 1-1/4" Rebar
- = Found 1" Pinch Top Pipe
- = Found 2" Iron Pipe
- ▲ = Found PK Nail
- △ = Set Mag Nail
- = 1-1/4" O.D. x 30" Iron Rebar
- = 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.

--- = 20' Storm water Drainage Easement (See Note 7)

--- = 20' Pedestrian/Bike Path Easement

--- = Public Utility Easement (Except as noted)

--- = Conservation Easement

--- = Corporate Boundary

--- = No Vehicular Access

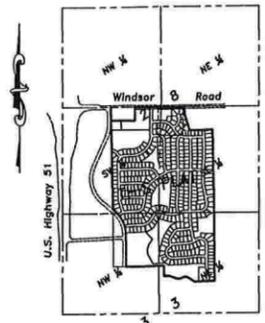
Existing Structure: H = House, G = Garage, D = Dam, S = Shed

Conservation Easement Line Data

LINE	BEARING	DISTANCE
1	S89°58'17"W	105.19'
2	S89°58'50"W	42.31'
3	S27°32'22"E	77.22'
4	S89°57'27"E	105.01'
5	S89°54'28"W	43.48'
6	S89°54'28"W	14.30'

- Notes:**
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 - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and utility purposes for all involved.
 - The lands within this subdivision shall be served by underground utilities.
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 - 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

Revised Survey Note
 Drive, Doc. No. 3311463.
 Subject to Bicycle and
 Pedestrian Easements,
 Doc. No. 3311463 and
 Doc. No. 3311464.



LOCATION SKETCH
 SECTIONS 28 & 33, T9N, R10E,
 TOWN OF WINDSOR,
 DAN COUNTY, WISCONSIN

JUNE 3, 2015

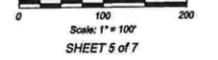
There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

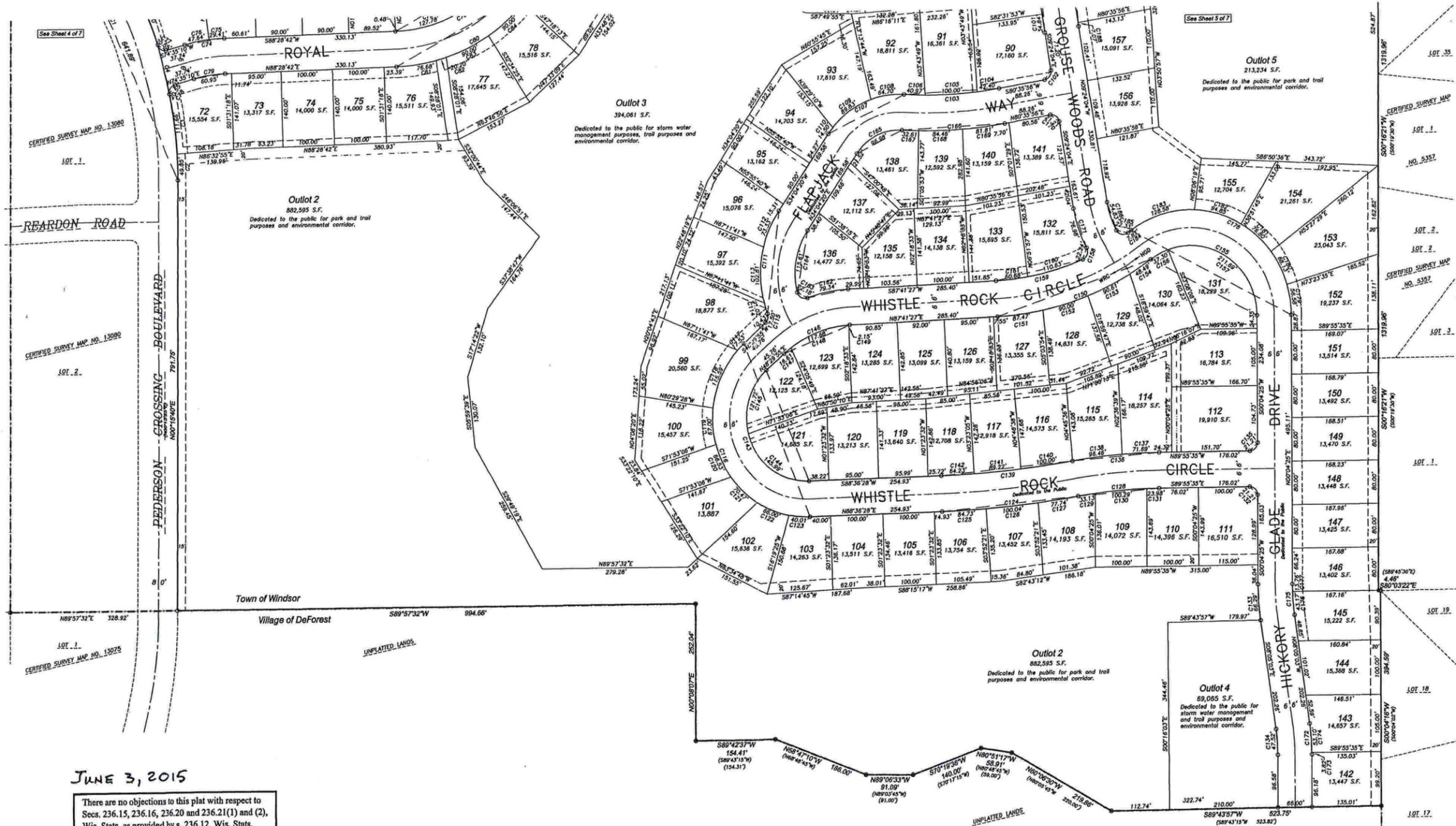
Certified _____, 20____

Department of Administration

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.





JUNE 3, 2015

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

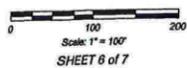
Certified _____, 20__

Department of Administration



BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

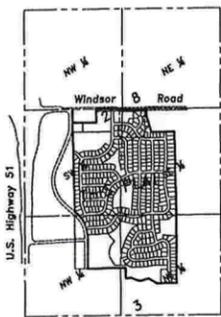


Legend:

- = Found 1-1/4" O.D. Iron Pipe
- = Found 3/4" Rebar
- = Found 1-1/4" Rebar
- = Found 1" Pinch Top Pipe
- = Found 2" Iron Pipe
- ▲ = Found PK Nail
- △ = Set Nag Nail
- = 1-1/4" O.D. x 30" Iron Rebar
Set, Weight = 4.303 Lbs/Ft
- All other Lot and Outlot corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./in. ft.
- = 20' Storm water Drainage Easement (See Note 7)
- = 20' Pedestrian/Bike Path Easement
- = Public Utility Easement (Except as noted)
- = Conservation Easement
- = Corporate Boundary
- = No Vehicular Access
- = Existing Structure
H = House
G = Garage
B = Barn
S = Shed

Notes:

- 1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- 2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8311 for the safety and liability purposes for all involved.
- 3) The lands within this subdivision shall be served by underground utilities.
- 4) UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- 5) Outlot 1 dedicated to the public for storm water management. Outlots 2, 5, 8 and 9 dedicated to the public for park and trail purposes. Outlots 3 and 4 dedicated to the public for storm water management and trail purposes. Outlot 7 dedicated to the public for municipal purposes. Outlots 1, 2, 3, 4, 5, 6, and 8 to be environmental corridors.
- 6) All streets within this plot of BEAR TREE FARMS are dedicated to the public.
- 7) 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.



LOCATION SKETCH
SECTIONS 28 & 33, 19N, R10E
TOWN OF WINDSOR
NOT TO SCALE

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

0 100 200
SHEET 7 OF 7

Surveyor's Certificate

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Windsor and the Village of DeForest, and under the direction of the owners listed hereon, I have surveyed, divided and mapped BEAR TREE FARMS and that each plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the East 1/2 Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Section 28 to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006 and the point of beginning; thence continuing S00°54'28"E (recorded as S00°47'15"E), 2054.26 feet along the West line of Terrace Park; thence continuing along said West line, the West line of CSM No. 5357 and the West line of Park Addition to Terrace Park, S00°18'21"W (recorded as S00°19'30"W), 1319.96 feet to the Southeast corner of Lot 1 of said Park Addition to Terrace Park; thence S80°03'22"E (recorded as N89°45'30"E), 4.46 feet along the South line of said Lot 1 to the West line of Revere Trails; thence S00°04'16"W (recorded as S00°04'02"W), 394.59 feet along said West line; thence S89°43'57"W, 523.75 feet (recorded as S89°43'15"W, 523.82 feet); thence N80°06'30"W, 219.86 feet (recorded as N80°05'45"W, 220.00 feet); thence N80°51'17"W, 58.91 feet (recorded as N80°48'45"W, 59.00 feet); thence S70°19'36"W (recorded as S70°17'15"W), 140.00 feet; thence N89°08'33"W, 91.09 feet (recorded as N89°03'45"W, 91.00 feet); thence N84°07'10"W (N84°08'45"W), 186.00 feet; thence S89°42'37"W, 154.41 feet (recorded as S89°43'15"W, 154.31 feet) to the West line of said Southwest 1/4 of the Northeast 1/4; thence N00°08'07"E, 252.04 feet along said West line to the Southeast corner of said Northeast 1/4 of the Northeast 1/4; thence S89°57'32"W, 994.66 feet along the South line of said Northeast 1/4 of the Northeast 1/4 to the East right of way line of Pederson Crossing Boulevard; thence N00°15'07"E (recorded as N00°15'25"E), 791.75 feet along said East right of way line to a point of curvature; thence continuing along said East right of way line along a curve to the left with a radius of 760.00 feet and a long chord bearing and distance of N24°43'06"W, 841.89 feet to the point of tangency; thence continuing along said East right of way line N49°41'52"W (recorded as N49°42'07"W), 60.05 feet to the East line of Certified Survey Map No. 13076; thence N01°00'24"W (recorded as N01°00'39"W), 2538.77 feet along said East line to the North line of said Southwest 1/4; thence N89°52'23"E (recorded as N89°51'39"E), 3.67 feet along said North line to the West line of Certified Survey Map No. 1257; thence S00°58'47"E, 328.11 feet (recorded as S0°50'E, 328.55 feet) along said West line; thence N89°51'27"E, 290.06 feet (recorded as East, 290.25 feet); thence N89°48'15"E, 331.45 feet (recorded as East, 331.5 feet); thence N00°08'02"W, 327.59 feet (recorded as North, 328.5 feet) to the North line of said Southwest 1/4; thence N89°52'23"E (recorded as N89°51'39"E), 611.17 feet along said North line to the West line of said Certified Survey Map No. 11197; thence S00°07'49"E (recorded as South), 50.00 feet to the South right of way line of Windsor Road; thence N89°52'23"E (recorded as East), 693.66 feet to the West line of CSM No. 11425; thence S00°16'34"E (recorded as South), 140.00 feet along said West line; thence continuing along said West line S17°50'27"E, 428.21 feet (recorded as S17°47'04"E, 428.06 feet); thence N89°07'23"E, 590.47 feet (recorded as N89°15'27"E, 590.13 feet) along the South line of said CSM No. 11425 and CSM No. 7006 to the Southeast corner of said CSM No. 7006 and the point of beginning; Containing 9,889,534 square feet, or 227.04 acres.

Daniel V. Birrenkott, PLS S-1531 Dated _____

Dane County Register of Deeds Certificate:

Received for recording this _____ day of _____

2013, at _____ O'clock, _____ M. and recorded in Volume _____

of Plats on Pages _____ on Document No. _____

Date: _____

Kristi Chlebowski, Register of Deeds County of Dane

L:\2013\130451-Bear Tree\Bear Tree Windsor\130451-FF

130451-FF

BIRRENKOTT SURVEYING INC.

1677 N. BRISTOL STREET SUN PRAIRIE, WIS. 53590 808-837-7463

PREPARED FOR: BEAR TREE FARMS, INC. 370 CAMPBELL HILL COURT DEFOREST, WI 53532 846-2800

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration

370 CAMPBELL HILL COURT DEFOREST, WI 53532 846-2800

SHEET 7 OF 7

Curve Data

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	760.00	882.68	49°57'32"	N244°33'06"W	641.89
C2	760.00	49.05	341°54'	N01°35'17"W	49.05
C3	760.00	111.77	82°53'	N07°38'00"W	111.66
C4	760.00	94.20	708°07'	N15°24'50"W	94.14
C5	760.00	117.22	85°01'32"	N33°22'58"W	113.10
C6	760.00	116.52	84°03'38"	N32°11'37"W	114.00
C7	760.00	94.20	708°07'	N40°08'12"W	94.14
C8	760.00	79.72	600°36'	N45°13'33"W	79.68
C9	25.00	39.27	90°00'00"	N45°07'37"W	35.36
C10	467.00	726.35	89°06'53"	N44°29'50"E	655.32
C11	467.00	110.26	13°31'38"	N35°22'43"E	110.00
C12	467.00	110.26	13°31'38"	N48°54'20"E	110.00
C13	467.00	110.26	13°31'38"	N82°25'58"E	110.00
C14	467.00	110.26	13°31'38"	N84°08'12"E	110.00
C15	467.00	51.06	6°15'52"	N85°51'21"E	51.03
C16	467.00	234.26	28°44'30"	N87°10'47"E	231.82
C17	183.00	86.37	27°02'31"	S02°33'15"E	85.57
C18	183.00	12.53	5°29'21"	S68°14'36"W	12.86
C19	183.00	68.84	21°33'10"	S72°43'21"W	68.43
C20	15.00	18.89	75°58'13"	S80°04'08"E	18.46
C21	233.00	94.47	23°13'48"	N53°41'55"W	93.82
C22	233.00	23.24	5°42'56"	N44°56'29"W	23.23
C23	233.00	71.22	17°30'52"	N58°33'37"W	70.05
C24	167.00	67.71	23°17'48"	N53°41'55"W	67.25
C25	15.00	18.89	75°58'13"	N04°05'54"W	18.46
C26	183.00	111.45	34°33'36"	S16°26'24"E	109.73
C27	183.00	98.51	30°50'34"	S18°27'55"W	97.33
C28	183.00	12.94	4°03'02"	S01°01'07"W	12.93
C29	233.00	66.47	16°20'47"	S09°10'47"E	66.25
C30	233.00	12.86	3°08'43"	S02°33'15"E	12.86
C31	233.00	53.69	13°11'05"	S10°45'39"E	53.50
C32	15.00	21.21	81°02'03"	N23°09'51"E	19.49
C33	293.00	70.68	13°49'05"	S56°46'20"W	70.49
C34	15.00	22.63	86°26'57"	S86°54'44"E	20.55
C35	15.00	22.63	86°26'57"	S06°38'19"W	20.55
C36	227.00	149.37	37°42'05"	S68°25'50"W	146.69
C37	227.00	114.71	36°25'30"	S64°26'33"W	113.51
C38	227.00	34.64	9°44'35"	S83°11'35"W	34.61
C39	198.00	272.19	78°45'58"	N48°10'55"E	251.26
C40	198.00	7.73	2°14'08"	N86°28'49"E	7.73
C41	198.00	80.55	23°18'37"	N73°40'28"E	80.00
C42	198.00	80.55	23°18'37"	N50°21'49"E	80.00
C43	198.00	80.55	23°18'37"	N27°01'12"E	80.00
C44	198.00	22.80	6°35'52"	N12°05'55"E	22.79
C45	432.00	399.50	52°59'06"	S31°17'30"W	385.41
C46	432.00	51.97	6°53'33"	S12°14'44"W	51.94
C47	432.00	101.65	13°28'54"	S22°25'57"W	101.41
C48	432.00	106.37	14°06'27"	S31°17'30"W	106.10
C49	432.00	28.41	3°22'12"	S07°00'57"W	28.41
C50	432.00	114.10	15°08'00"	S36°44'24"W	113.77
C51	472.00	225.29	27°20'52"	S75°27'29"W	223.16
C52	472.00	130.73	15°52'09"	S69°43'08"W	130.31
C53	472.00	94.56	11°28'43"	S83°23'34"W	94.40
C54	15.00	23.56	90°00'00"	N45°52'05"W	21.21
C55	500.00	38.92	6°29'36"	N01°21'43"E	38.91
C56	566.00	189.23	19°09'19"	S05°59'08"E	188.35
C57	566.00	13.08	1°19'28"	S02°55'47"W	13.08
C58	566.00	84.48	8°33'07"	S02°00'30"E	84.40
C59	566.00	91.66	9°18'44"	S10°55'26"E	91.56
C60	15.00	24.24	92°35'40"	N30°44'02"E	21.69
C61	467.00	218.98	28°53'00"	S89°32'07"E	216.98
C62	467.00	90.10	11°03'17"	N82°33'51"E	89.98
C63	467.00	91.62	11°14'28"	S86°17'36"E	91.48
C64	467.00	37.26	4°34'15"	S78°23'15"E	37.25
C65	183.00	223.67	70°05'31"	S88°51'07"W	210.17
C66	183.00	11.78	3°41'14"	N77°56'44"W	11.77
C67	183.00	80.65	25°15'29"	S87°35'07"W	80.00
C68	183.00	81.95	25°39'54"	S62°07'48"E	81.27
C69	183.00	49.49	15°29'40"	S41°33'12"W	49.34
C70	267.00	254.77	54°40'20"	N81°08'32"E	245.22
C71	267.00	128.26	26°52'49"	N47°14'46"E	124.12
C72	267.00	129.03	27°41'22"	N74°31'52"E	127.76
C73	267.00	0.48	0°06'09"	N86°56'38"E	0.48
C74	318.00	71.10	13°53'32"	S81°31'56"W	70.92
C75	318.00	29.42	5°18'24"	S85°49'40"W	29.41
C76	318.00	47.68	8°33'28"	S78°52'54"W	47.64
C77	15.00	22.63	86°26'57"	S62°11'22"E	20.55
C78	15.00	22.63	86°26'57"	S31°21'42"E	20.55
C79	252.00	81.10	13°53'52"	S81°31'56"W	80.95
C80	333.00	312.75	54°40'20"	N81°08'32"E	305.83
C81	333.00	76.89	13°13'28"	N81°50'00"E	76.68
C82	333.00	20.20	3°28'52"	N73°31'01"E	20.20
C83	333.00	90.28	15°31'58"	N64°00'46"E	90.00
C84	333.00	90.28	15°31'58"	N48°26'48"E	90.00
C85	333.00	40.15	6°54'27"	N37°15'35"E	40.12
C86	117.00	143.13	70°05'31"	S85°19'17"W	134.37
C87	117.00	42.80	20°51'34"	S44°14'09"W	42.36
C88	117.00	100.53	49°13'52"	S79°18'53"E	97.47
C89	533.00	274.07	29°27'41"	N89°10'03"E	271.06
C90	533.00	29.44	3°09'52"	S77°41'03"E	29.43
C91	533.00	93.38	10°29'15"	S84°17'07"E	93.26
C92	533.00	91.07	9°47'23"	N85°48'04"E	90.98
C93	533.00	80.18	6°28'10"	N77°40'17"E	80.15
C94	467.00	122.55	15°02'07"	S81°57'16"W	122.20
C95	467.00	25.08	3°04'39"	S75°58'32"W	25.08
C96	467.00	97.46	11°57'28"	S83°29'35"W	97.29
C97	15.00	23.56	90°00'00"	N45°31'40"W	21.21
C98	1033.00	159.98	8°52'23"	S04°57'52"E	159.82
C99	1033.00	14.37	0°47'48"	S00°55'35"E	14.37
C100	1033.00	110.77	6°08'37"	S04°23'48"E	110.71
C101	1033.00	34.84	1°58'57"	S08°26'05"E	34.84
C102	15.00	23.56	90°00'00"	N35°35'56"E	21.21
C103	781.00	183.45	13°27'29"	N87°19'41"E	183.02
C104	781.00	42.40	3°06'38"	N82°09'15"E	42.40
C105	781.00	100.07	7°20'28"	N87°22'49"E	100.00
C106	781.00	40.98	3°00'22"	S87°26'46"E	40.97
C107	163.00	170.65	59°59'05"	S64°03'52"W	162.96
C108	163.00	65.14	22°53'44"	S82°36'33"W	64.70
C109	163.00	91.01	31°59'28"	S55°09'57"W	89.83
C110	163.00	14.50	5°05'52"	S36°37'16"W	14.50
C111	208.00	198.63	84°32'48"	S45°45'12"W	171.53
C112	208.00	23.71	2°01'18"	S23°55'11"W	23.33
C113	208.00	103.88	28°36'58"	S00°32'26"E	102.81
C114	208.00	21.03	5°47'34"	S17°44'41"E	21.02
C115	15.00	18.68	71°22'11"	N15°02'37"E	17.50
C116	183.00	446.80	139°53'27"	S21°26'48"E	343.81
C117	183.00	17.54	3°29'29"	S45°45'12"W	17.53
C118	183.00	111.61	36°48'17"	S24°35'49"W	111.59
C119	183.00	72.03	22°33'08"	S05°05'23"E	71.56
C120	183.00	66.36	20°46'40"	S26°45'15"E	66.00
C121	183.00	66.81	20°55'06"	S47°36'08"E	66.44
C122	183.00	66.36	20°46'40"	S68°27'01"E	66.00
C123	183.00	40.09	12°33'11"	S85°06'56"E	40.01
C124	1913.00	282.54	7°51'42"	N84°40'35"E	282.33
C125	1913.00	84.74	2°32'17"	N87°20'20"E	84.73

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C126	1913.00	100.05	2°59'47"	N84°34'18"E	100.04
C127	1913.00	77.25	2°19'43"	N81°54'12"E</	