

**WINDSOR TOWN BOARD
RESOLUTION 2015-79**

**RESOLUTION RECOMMENDING CDA APPROVAL OF
FORWARD DEVELOPMENT GROUP'S THREE PURCHASE AGREEMENTS
FOR WINDSOR CROSSING (COMMERCIAL, MULTI-FAMILY
RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL)**

WHEREAS, Windsor Crossing, LLC, as Buyer ("**Buyer**" or "**LLC**") has submitted three purchase agreements (collectively, "**Agreements**") to the Community Development Authority of the Town of Windsor ("**Seller**" or "**CDA**"), copies of which have been provided to and reviewed by the Town Board of the Town of Windsor ("**Windsor**"); and

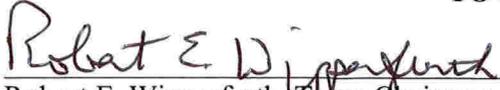
WHEREAS, the Town Board recommends that the CDA approve and execute the Agreements subject to the conditions set forth in this Resolution.

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

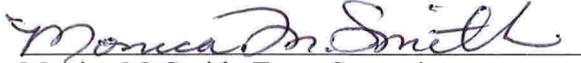
1. The Town Board recommends that the CDA approve the Agreements subject to each and all of the following conditions:
 - a. Correction of a typographical error in the Multifamily Phase Agreement in paragraph 4 so that the amount of the Deposit, currently written as (\$1,000.00) is changed to (\$10,000.00).
 - b. Confirmation that the uses in the Commercial Phase Agreement shall be as listed on the attached **Exhibit A**, which is incorporated by reference.
 - c. Confirmation that the redesign of the plat in the Single Family Phase Agreement shall be in substantial conformance with the depiction attached to the Single Phase Agreement, unless otherwise agreed by and between the Buyer and Windsor.
 - d. Confirmation of the relationship by, between and among Forward Development Group (Dave M. Jenkins, President/Owner), JSD Professional Services, Inc. (Dave M. Jenkins, President/Owner and CEO), and Buyer on the Windsor Crossing Project, including adequate assurance as to performance and acknowledgment of Windsor's ordinances and development requirements, as deemed necessary and prudent by the Town Engineer, Town Attorney and Town Chairperson.
2. The Town Board's recommendation for approval shall expire on October 30, 2015, if the above conditions are not fully satisfied and the Agreements fully executed on or before October 30, 2015.

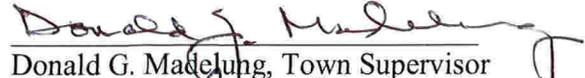
The above and foregoing Resolution was duly adopted at a special meeting of the Town Board of the Town of Windsor on the 8th day of October, 2015.

TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chairman


Bruce Stravinski, Town Supervisor


Monica M. Smith, Town Supervisor


Donald G. Madelung, Town Supervisor


Alan Buchner, Town Supervisor

Attest: 
Christine Capstran, Town Clerk

- Exhibits Incorporated by Reference:
- A: List of Uses in Commercial Phase
 - B: Commercial Phase Agreement
 - C: Multi-Family Residential Phase Agreement
 - D: Single Family Residential Phase Agreement

LIST OF USES IN COMMERCIAL PHASE

Windsor Crossing Commercial Permitted Uses

Retail Sales or Service Businesses (Non Automotive)
Outdoor Sales Events (Limit 2 events/year)
Incidental Enclosed Storage of Items or Materials
Medical, Dental or Veterinary Clinics
Private Clubs or Organizations
Theaters and Auditoriums
Schools and Educational Facilities
Recreational Facilities (Not Lighted)
Incidental Parking for Employees
Banks, Offices, and Office Buildings with not more that (2) floors to Office Space

Retail and Service uses, including Grocery Stores, Drugstores, Hardware Stores, Appliance and Furniture Stores, Barberships and Beauty Shops without limitation as to size.
Incidental Indoor Maintenance
Bakeries
Laundries
Bicucle Sales and Service
Outdoor Games (not lighted)
Utility Services
Indoor Storage
Rental Businesses - except for motor vehicles and construction equipment and machinery

Windsor Crossing Commercial Conditional Uses (CUP Required)

Residential uses
Buildings with more than 3 stories ***
Motels and hotels
Hospitals and veterinary hospitals
Nursing homes
Convalescent centers
Extended care facilities
Conference and convention centers
Governmental uses
Recreational facilities (Lighted)
Printing Plants
Indoor or outdoor movie theater
Agriculture uses
Dog and Catboarding kennels, groomng and training facilities
Expirmental labratories (less than 5,000 sq. feet)

Banks, offices, and office buildings with (3) or more that floors of office space
Outdoor sales events other than those previously permitted
Crematoriums
Single family residence for a caretaker or owner of the business
Single family residences, duplexes, multi-family residences
Taverns
Drive-in Establishments
Funeral Homes
Crematoriums
Mobile-home parks
Automobile laundries and car wash facilities
Outdoor lighted games
Sales and repair of lawn and garden equipment

*** DeForest Area Fire Department has a ladder to 3rd Floor

EXHIBIT B

COMMERCIAL/RETAIL PHASE AGREEMENT

ANTICIPATED PHASING PLAN

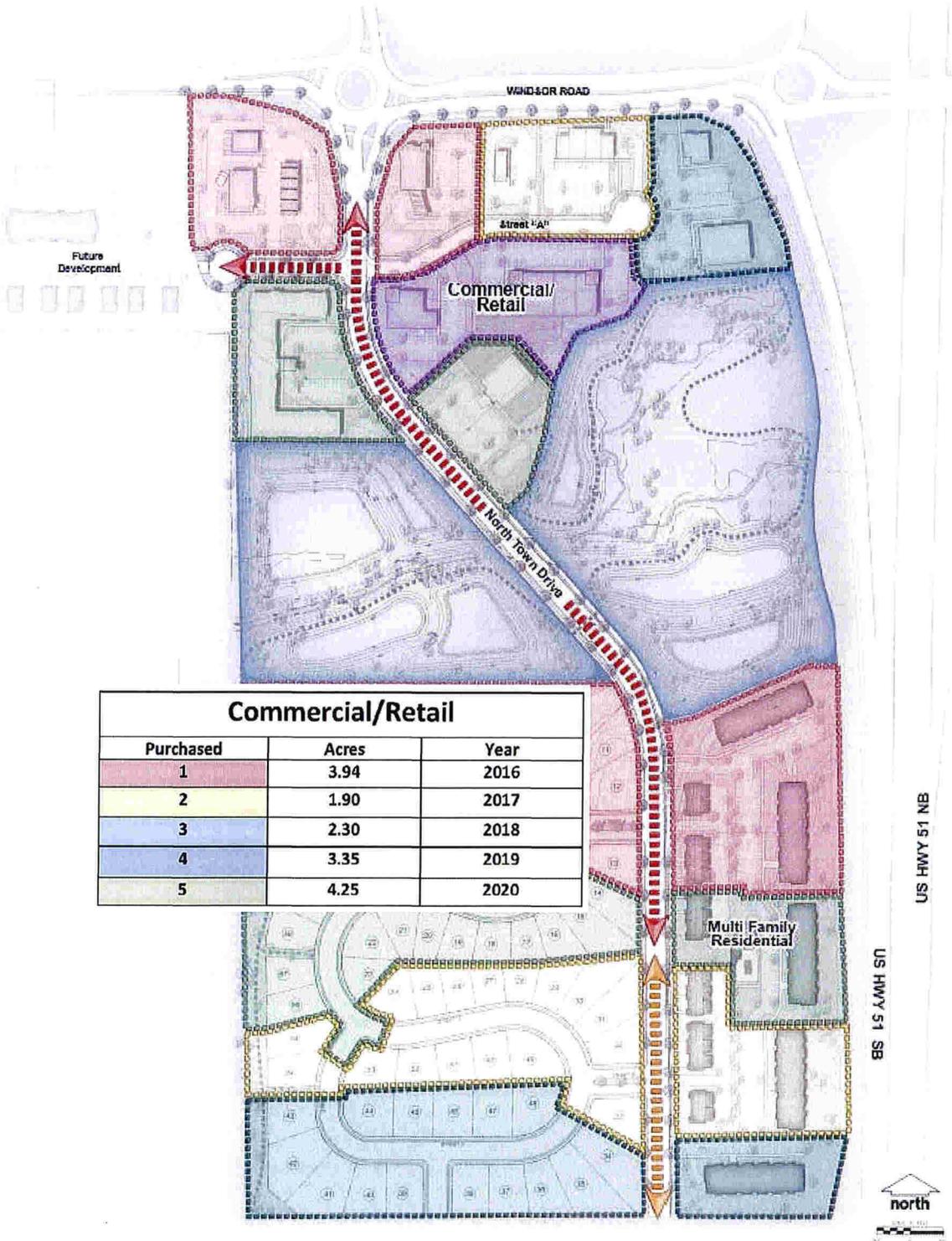


EXHIBIT C

MULTI-FAMILY RESIDENTIAL PHASE AGREE.

ANTICIPATED PHASING PLAN

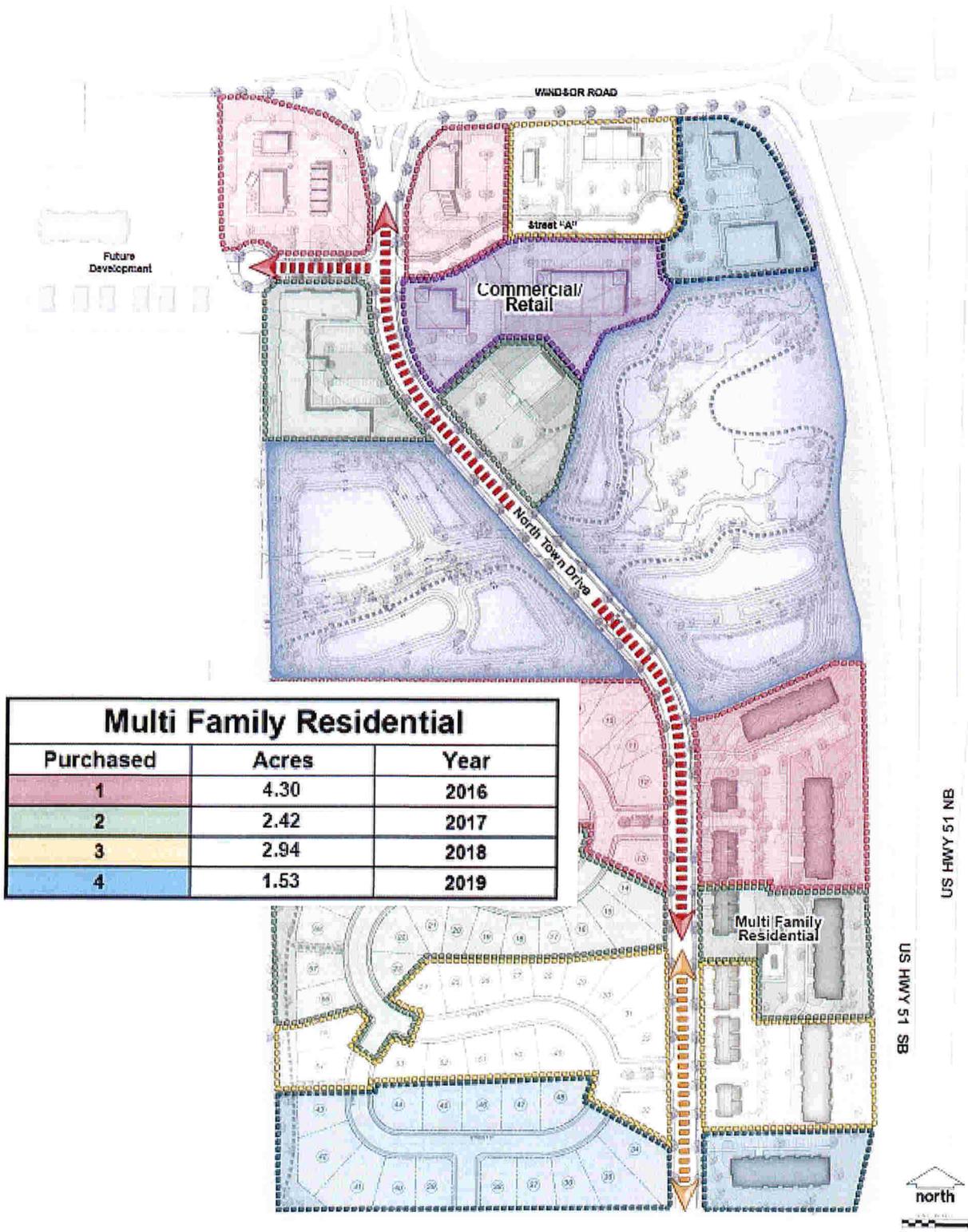


EXHIBIT D

SINGLE FAMILY RESIDENTIAL PHASE AGREE.

ANTICIPATED PHASING PLAN

