

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-19**

**APPROVAL OF CERTIFIED SURVEY MAP TO
RECONFIGURE LOTS IN SOUTHWEST CORNER
OF WINDSOR ROAD AND NORTH TOWNE ROAD**

WHEREAS, Forward Development Group (“Petitioner” or “FDG”) on behalf of the Village of Windsor Community Development Authority (“Owner” or “CDA”) has requested approval of a Certified Survey Map (“CSM”) for land located generally to the south of Windsor Road and west of North Towne Road plus Outlot 2 of the Plat of Wolf Hollow, all being part of the development known as Windsor Crossing, and all as described with particularity on the CSM (“Subject Land”); and

WHEREAS, FDG obtained conceptual approval from the CDA, Plan Commission and Village Board of a development plan for the Subject Land and is requesting approval of the CSM as an initial step toward actualizing said development; and

WHEREAS, the Village Planner has reviewed the request and prepared a staff report dated February 16, 2016 for the Plan Commission (the “Plan Commission Staff Report”) and updated on February 23, 2016 for the Village Board (the “Village Board Staff Report”) recommending approval, subject to certain conditions specified therein; and

WHEREAS, following review of information presented at the Plan Commission and the Staff Report, the Plan Commission recommended approval of same to the Village Board as set forth in Plan Commission Resolution 2016-07, subject to those conditions specified in the Plan Commission Staff Report, which is incorporated herein by reference.

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

The Village Board of the Village of Windsor **Approves** of the Certified Survey Map request for Forward Development Group located at the Southwest Corner of Windsor Road and North Towne Road, subject to the following conditions:

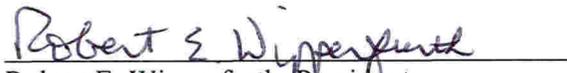
1. It is the Petitioner’s independent obligation to meet the legal requirements for preparation and recording of this CSM. The Village’s obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Certified Survey Map from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-19.
4. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor (“CDA”), not the Petitioner, and the Petitioner is acting on the CDA’s behalf in preparing and presenting this CSM for approval. Therefore, a final condition of approval that

shall be required prior to the Village's execution of the CSM, is that the Petitioner and CDA shall establish a phasing plan for purchase and buildout of the Subject Land, and amend the purchase agreement by and between the Petitioner and CDA accordingly.

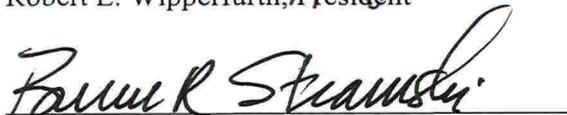
5. Petitioner's submission of the CSM to the Village for signature shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-19. The Village's execution of the CSM is in reliance upon and consideration of Petitioner's agreement to this condition of approval. Petitioner's obligations pursuant to this CSM shall survive the Village's execution of this CSM.
6. Following satisfaction of the conditions set forth above, the Petitioner shall promptly record the Certified Survey Map with the Dane County Register of Deeds. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable CSM (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
7. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
8. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the CSM.
9. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on the 25th day of February, 2016, by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, President


Donald G. Madelung, Trustee


Bruce Stravinski, Trustee

Excused Absence
Alan Buchner, Trustee


Monica M. Smith, Trustee

Attested by:

Tina Butteris, Deputy Village Clerk

Incorporated by Reference:

Plan Commission Staff Report dated February 16, 2016

Village Board Staff Report dated February 23, 2016



TO: Village of Windsor Board
CC: Robert Wipperfurth, Tina Butteris, Amy Anderson Schweppe, Kevin Richardson, Connie Anderson
FROM: Jamie Rybarczyk, Planning Consultant
RPT DATES: February 24, 2016
MTG DATES: February 25, 2016
APRVL DATE: N/A
FOTH FILE: 16W027.01/03
RE: Windsor Crossing - CSMs and Preliminary Replat Request

BACKGROUND:

1. Petitioner/Agent: Forward Development Group
2. Property Owner: Village of Windsor CDA
3. Location/Address: US 51 & Windsor Road
4. Taxkey Number: N/A
5. Area: Approximately 79 acres
6. Existing Zoning: C-1 Commercial, CO-1 Conservancy, R-2 Residential, R-3 Residential, and R-4 Residential Districts
7. Proposed Zoning: T.B.D.
8. Future Land Use: Neighborhood Commercial, Mixed Residential, Traditional Single Family Residential, and Conservancy

OVERVIEW:

The petitioner is requesting discussion and action of two Certified Survey Maps and a Preliminary Replat for Windsor Crossing located west of US 51 and south of Windsor Road. The current Condominium Plat, located to the north of the conservancy, will be replaced by the two Certified Survey Maps (one on each side of North Towne Drive) for the commercial, senior housing, multi-family, and conservancy uses; and a Preliminary Replat for the proposed single-family use. In addition, Outlot 2 of the Wolf Hollow Plat is being added to Lot 1 of the CSM east of North Towne Drive.

In conjunction with, or as a condition of, the Certified Survey Maps and Preliminary Replat approval, a rezone request will be required based on the revised lot line locations surrounding the conservancy, the addition of Outlot 2 of the Wolf Hollow Plat, and reduce setbacks for the single family use.

As presented to the Village Plan Commission and Board in January, the development plan follows the intent of the Windsor Crossing Master Plan with minor variations in layout and composition.

PLANNER COMMENTS:

Staff has the following planning comments regarding the conceptual development plan, Certified Survey Maps, and Replat (Preliminary Replat and Final Replat):

1. Development standards for Windsor Crossing were made part of the DeForest/Windsor Cooperative Agreement, more specific Exhibit 6. The development plan is within the parameters set forth in the

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Staff Review

DeForest/Windsor Cooperative Agreement; with the exception that the Cooperative Agreement states that 65% of the housing units (south of the conservancy) shall be built and maintained in a combination of single family home units, condominium home units, and/or senior housing units. At the time of adoption of the Cooperative Agreement, this requirement was logical; however, market demands have changed and this requirement is no longer logical. It is Staff's opinion that this requirement of the 65/35 split be applied to the whole development compared to only the area south of the conservancy.

2. The Village of Windsor Comprehensive Plan includes a minimum lot size for development within the Traditional Single Family Residential District. The minimum is 12,000 SF unless provisions for Planned Residential Development are followed within the Village of Windsor Subdivision Ordinance. The Planned Residential Development provisions have been recently removed from the Village of Windsor Subdivision Ordinance and the current draft of proposed changes to the Village of Windsor Comprehensive Plan no longer includes a minimum lot size in favor of allowing zoning districts to manage lot size. In addition, the Windsor Crossing Master Plan, a more specific plan and an extension of the Village of Windsor Comprehensive Plan, allows a lot size as small as 10,000 SF.

The current Windsor Crossing Plat was approved with 4 single family lots under 10,000 SF (smallest lot was 9,628 SF) and was considered largely consistent with the Windsor Crossing Master Plan. The conceptual development plan includes 11 single family lots smaller than 10,000 SF, the smallest being 8,759 SF. However, the average lot size is 11,998 SF, which is larger than the average lot size in the current Windsor Crossing Plat (11,050). It should be discussed whether the conceptual development plan for the single family lots meets the intent of the Windsor Crossing Master Plan.

3. The configuration of the commercial buildings, senior housing, and multi-family housing is preliminary at this time. Following approval of the development plan, Certified Survey Maps, and the Replat (Preliminary Replat and Final Replat), these lands may be further divided for individual building sites. Details of each site and building(s) will be reviewed at that time.
4. The Village of Windsor Comprehensive Plan is currently being revised as part of the Village's transition from a Town. The following items should be addressed with respect to the conceptual development plan:
 - a. Minimum lot size requirements should be removed from provisions of future land use designations, as this is a function of zoning.
 - b. Future Land Use Plan map amendments should be made to Outlot 2 of the Wolf Hollow Plat, from Mixed Residential to Neighborhood Mixed Use, since this lot is no longer necessary for right-of-way and is best suited as part of the conceptual development plan.
5. The petitioner is requesting zoning ordinance revisions for single family residential. The following requests should be addressed:
 - a. Reducing minimum front setbacks for homes from 30' to 25', but maintaining the 30' setback for garages.
 - b. Reducing minimum side setbacks from 10' to 8'.

Windsor is currently drafting the residential zoning districts for its zoning code. A new R-4 district has been created to address these setbacks.

6. The petitioner is requesting exceptions/waivers to the Village of Windsor Subdivision Ordinance. The following requests should be addressed:
 - a. Improvements made to the conservancy in collaboration with the Village of Windsor Parks and Recreation Committee such as installation of amenities, landscaping and habitat restoration should be counted toward the fee-in-lieu of parkland dedication/improvement.
 - b. Parkland dedication/improvement fees should not be required for elderly housing/continuum care facility.

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SURVEYOR COMMENTS:

Staff has no technical comments regarding the Certified Survey Maps and or Preliminary Replat.

ENGINEER COMMENTS:

Staff has the following engineering comments regarding Phase I Construction Plans:

1. The Stormwater Management Plan has been previously approved by Dane County Land Conservation and the stormwater detention facilities have been sized to serve the residential plat. Before the drawings are finalized, the Village Engineer will review the calculations for the sizing of the stormwater pipe.
2. The Preliminary Replat and Final Replat show three access points to the residential plat, the current plat had the same number of access point; however, the current plat does not have a connection to the multi-use path system.
3. The utility layout is subject to the Village of Windsor Utility Engineer's approval.

COMPREHENSIVE PLAN CONSISTENCY:

Subject to the above mentioned comments, the Certified Survey Maps and Preliminary Replat for Windsor Crossing are consistent with the Village of Windsor Comprehensive Plan: 2025.

ORDINANCE CONSISTENCY:

Subject to the above mentioned comments, the Certified Survey Maps and Preliminary Replat for Windsor Crossing are consistent with the Village of Windsor Code of Ordinances.

STAFF RECOMMENDATION:

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

Motion #1

The Village of Windsor Board **Approves** of the Certified Survey Map request for Forward Development Group located at the Southeast Corner of Windsor Road and North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this CSM. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Certified Survey Map from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-18.
4. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor ("CDA"), not the Petitioner, and the Petitioner is acting on the CDA's behalf in preparing and presenting this CSM for approval. Therefore, a final condition of approval that shall be required prior to the Village's execution of the CSM, is that the Petitioner and CDA shall establish a phasing plan for purchase and buildout of the Subject Land, and amend the purchase agreement by and between the Petitioner and CDA accordingly.
5. Petitioner's submission of the CSM to the Village for signature shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-18. The Village's execution of the CSM is in reliance upon and consideration of Petitioner's agreement to this condition of approval. Petitioner's obligations pursuant to this CSM shall survive the Village's execution of this CSM.

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6. Following satisfaction of the conditions set forth above, the Petitioner shall promptly record the Certified Survey Map with the Dane County Register of Deeds. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable CSM (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
7. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
8. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the CSM.
9. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

Motion #2

The Village of Windsor Board **Approves** of the Certified Survey Map request for Forward Development Group located at the Southwest Corner of Windsor Road and North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this CSM. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Certified Survey Map from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-19.
4. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor ("CDA"), not the Petitioner, and the Petitioner is acting on the CDA's behalf in preparing and presenting this CSM for approval. Therefore, a final condition of approval that shall be required prior to the Village's execution of the CSM, is that the Petitioner and CDA shall establish a phasing plan for purchase and buildout of the Subject Land, and amend the purchase agreement by and between the Petitioner and CDA accordingly.
5. Petitioner's submission of the CSM to the Village for signature shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-19. The Village's execution of the CSM is in reliance upon and consideration of Petitioner's agreement to this condition of approval. Petitioner's obligations pursuant to this CSM shall survive the Village's execution of this CSM.
6. Following satisfaction of the conditions set forth above, the Petitioner shall promptly record the Certified Survey Map with the Dane County Register of Deeds. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable CSM (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
7. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
8. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the CSM.
9. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

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Motion #3

The Village of Windsor Board **Approves** of the Preliminary Replat request for Forward Development Group located South of Windsor Road and West of North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this Replat. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Replat from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-20. If in conflict, the stricter requirements shall apply.
4. The Petitioner shall address the technical comments set forth in the Planner Comments section of the Village Board Staff Report to the satisfaction of the Village Planner.
5. The Petitioner shall address the technical comments set forth in the Engineering Comments section of the Village Board Staff Report to the satisfaction of the Village Engineer.
6. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
7. The Petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer and Utility Engineer, for all public improvements prior to construction.
8. The Petitioner shall obtain approval of the Preliminary Replat and Final Replat by the DeForest Area Fire & EMS Inspector (or designee). The Petitioner shall comply with any and all reasonable recommendations by the DeForest Area Fire & EMS Inspector (or designee), as determined by the Village, prior to the Village signing of the Final Replat.
9. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to Section 38-639(e) of the Village of Windsor Code of Ordinances prior to the Village approving the Preliminary Replat and shall replenish same prior to the Village signing the Final Replat.
10. Prior to final approval and recording of the Final Replat, the Petitioner shall present to the Village of Windsor Director of Planning & Development the following fully executed original documents:
 - a. A Development Agreement, in a form satisfactory to the Village Board, Village Attorney and Village Engineer, covering the installation of public improvements for the proposed development including security acceptable to the Village Board, Village Attorney and Village Engineer and in the amount of 120 percent of the cost of the public improvements. The Development Agreement shall establish a phasing plan for purchase and buildout of the Subject Land, which shall require approval of the owner of the Subject Land, which is the Village of Windsor CDA.
 - b. A Development Agreement, in a form satisfactory to the Village of Windsor Utility District #1 and the Village Board: (1) covering the installation of all public sewer and water facilities for the proposed development prior to construction, and providing adequate security for performance; and, (2) providing assurances that Madison Metropolitan Sewerage District approvals are obtained, and connection charges and review fees are paid, as required.
 - c. A Declaration of Covenants and Restrictions, in a form satisfactory to the Village Board, Village Attorney and Director of Planning & Development, ensuring the quality of the development and representations made to the Village.
 - d. A Stormwater Management Agreement, in a form satisfactory to the Village Board, Village Attorney and Village Engineer, for all stormwater management facilities.

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Staff Review

11. The Petitioner shall install the following amenities as proposed and to the satisfaction of the Village:
 - a. A 10 foot wide multi-use path connection from Autumn Fields Road to the path network in the conservancy.
 - b. A dense evergreen screening buffer (with a targeted opacity of 75% at maturity) along the west property line of the lots adjoining Street B.
 - c. An undulating 2 to 4 foot high berm along the west line of the single family plat. This berm is intended to minimize storm drainage runoff from encroaching on the adjoining residential neighborhood and to provide visual screening. The berm would be seeded and landscaped with clusters of 2 to 3 evergreen trees. Adjoining lots in Windsor Crossing would be responsible for landscape maintenance and could supplement the berm landscaping with additional plant material. Stockade or solid fencing will not be permitted on the westerly face of the berm.
 - d. Landscaping the "eyebrows" on Taunton Road and Banbury Street.
 - e. A landscape buffer along the westerly ROW of North Towne Road (east edge of adjoining lots) in the single family plat. This buffer will consist of an undulating 1 to 2 foot high berm (measured from the grade of the North Towne Road sidewalk) and will be landscaped with a variety of deciduous evergreen trees, shrubbery and ground cover (except in the northeast corner of the single family plat where dense landscaping is desired). The targeted opacity for the screening buffer will be 50%, and no fencing is permitted within the North Towne Road buffer. Maintenance responsibility of the North Towne Road sidewalk street terrace and landscape screening buffer shall be assigned to the Home Owner Association.
12. Petitioner's obligations hereunder shall survive the recording of the Final Replat. Petitioner's submission of the Final Replat to the Village Board shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-20. The Village's execution of the Final Replat is in reliance upon and consideration of Petitioner's agreement to this condition of approval.
13. At such time as the Petitioner has met or is able to meet all conditions of approval, the Petitioner shall return to the Village Board for final approval of the Replat. Final approval shall be granted provided that all conditions set forth herein have been met to the satisfaction of Village staff and the Village Board. The date for recording of the Final Replat shall be set forth in the Final Approval. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable Replat (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
14. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
15. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor, not the Petitioner.
16. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the Replat.
17. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Replat, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBITS:

- A. Development Concept
- B. Certified Survey Map (East)

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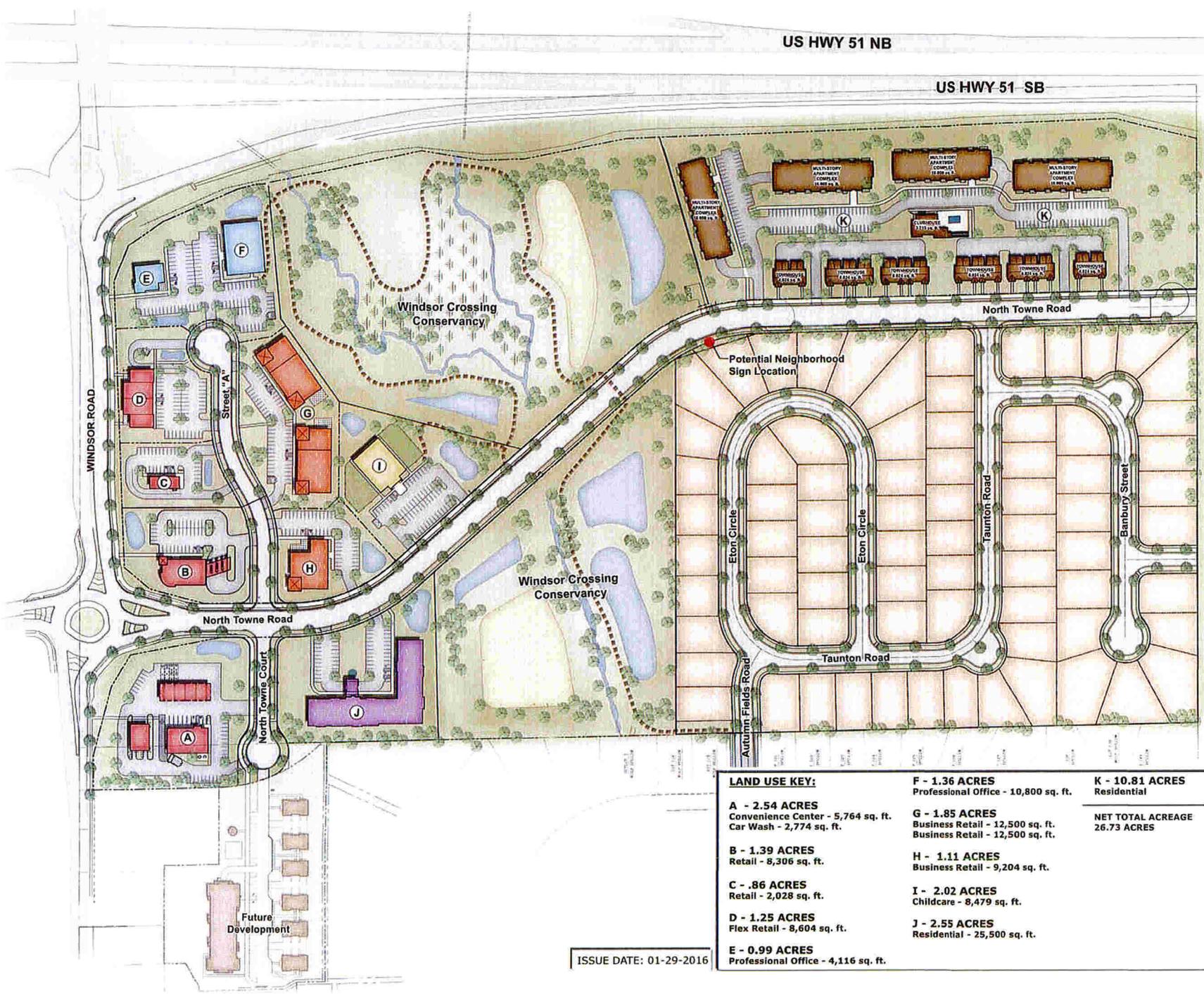


- C. Certified Survey Map (West)
- D. Preliminary Replat

Staff Review

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Lincoln Center II • 2514 South 102nd Street, Suite 278 • West Allis, WI 53227 • (414) 336-7900 • Fax: (414) 336-7901



LAND USE KEY:		
A - 2.54 ACRES Convenience Center - 5,764 sq. ft. Car Wash - 2,774 sq. ft.	F - 1.36 ACRES Professional Office - 10,800 sq. ft.	K - 10.81 ACRES Residential
B - 1.39 ACRES Retail - 8,306 sq. ft.	G - 1.85 ACRES Business Retail - 12,500 sq. ft. Business Retail - 12,500 sq. ft.	NET TOTAL ACREAGE 26.73 ACRES
C - .86 ACRES Retail - 2,028 sq. ft.	H - 1.11 ACRES Business Retail - 9,204 sq. ft.	
D - 1.25 ACRES Flex Retail - 8,604 sq. ft.	I - 2.02 ACRES Childcare - 8,479 sq. ft.	
E - 0.99 ACRES Professional Office - 4,116 sq. ft.	J - 2.55 ACRES Residential - 25,500 sq. ft.	

ISSUE DATE: 01-29-2016

CERTIFIED SURVEY MAP NO. _____

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CENTER OF SECTION 29-09-10
FOUND RR SPIKE
N=534,495.54
E=834,699.15

EAST QUARTER CORNER SECTION 29-09-10
FOUND MAG NAIL
N=534,503.55
E=837,356.37

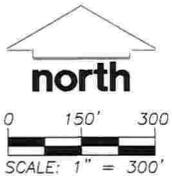
LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. SEE SHEET 2 OF 6 FOR LINE AND CURVE TABLES.

File: L:\2015\157097A\DWG\157097A F-CSM(East).dwg Layout: Sheet 1 User: colsen Plotted: Feb 01, 2016 - 5:16pm



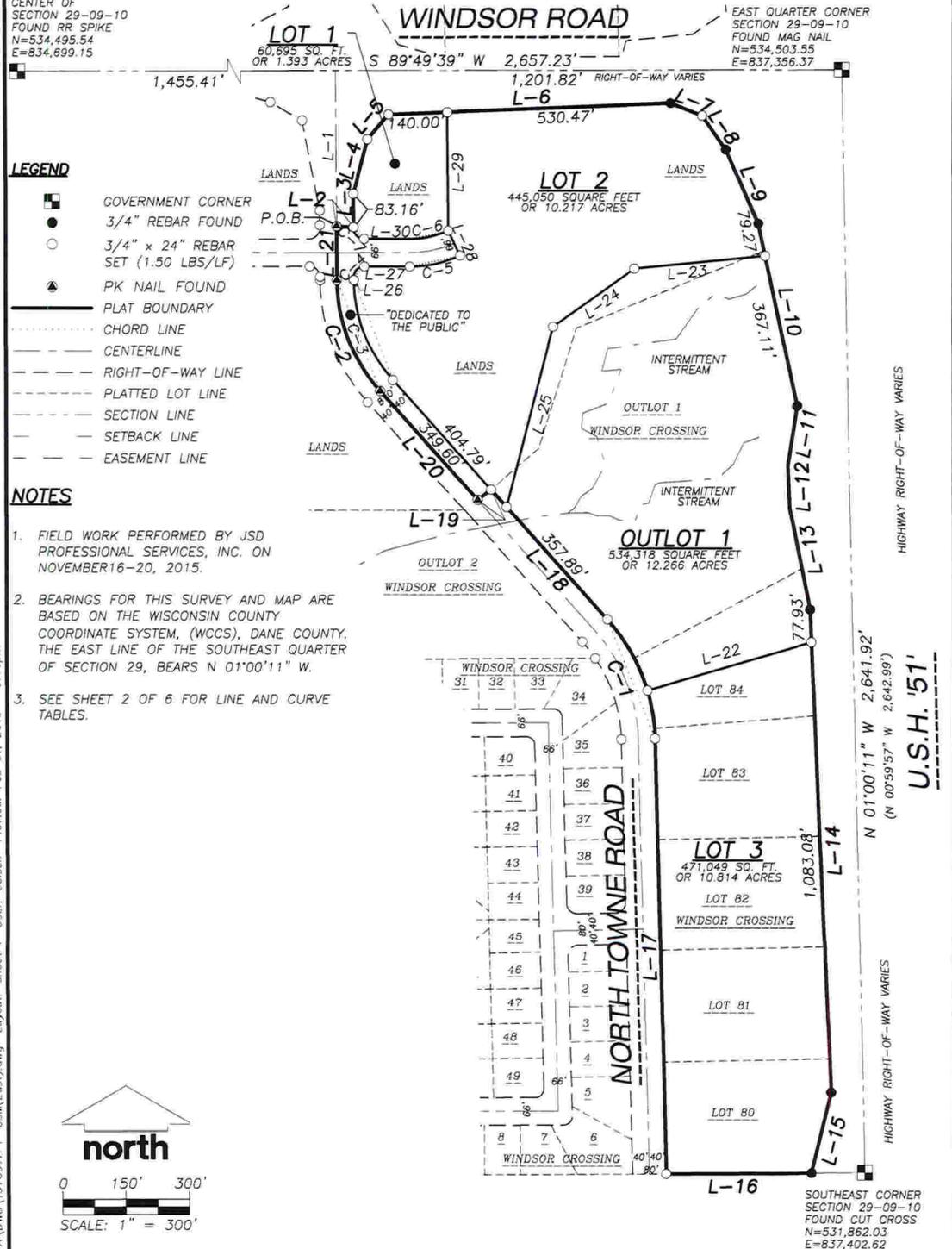
PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
WINDSOR CROSSING, LLC
161 HORIZON DRIVE,
SUITE 101A
VERONA, WI 53593

PROJECT NO: 15-7097A
FILE NO: B-293
FIELDBOOK/PG: -
SHEET NO: 1 OF 7

SURVEYED BY: ZMR
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TBJ

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____



HIGHWAY RIGHT-OF-WAY VARIES

N 01°00'11" W 2,641.92'
(N 00°59'57" W 2,642.99')

U.S.H. '51'

HIGHWAY RIGHT-OF-WAY VARIES

SOUTHEAST CORNER SECTION 29-09-10
FOUND CUT CROSS
N=531,862.03
E=837,402.62

CERTIFIED SURVEY MAP NO. _____

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	312.00'	440.00'	40°37'42"	305.51'	N 21°31'09" W	N 01°12'18" W	N 41°50'00" W
O.L.-1	195.73'	440.00'	25°29'16"	194.12'	N 29°05'22" W		
LOT 3	116.27'	440.00'	15°08'26"	115.93'	N 08°46'31" W		
C-2	290.19'	400.00'	41°34'00"	283.87'	N 21°03'00" W	N 41°50'00" W	N 00°16'00" W
C-3	261.17'	360.00'	41°34'00"	255.48'	N 21°03'00" W	N 41°50'00" W	N 00°16'00" W
C-4	39.37'	25.00'	90°13'27"	35.42'	N 44°50'44" E	N 00°16'00" W	N 89°57'27" E
C-5	123.42'	283.00'	24°59'17"	122.45'	N 77°27'49" E	N 89°57'27" E	N 64°58'11" E
C-6	94.64'	217.00'	24°59'17"	93.89'	S 77°27'49" W	S 64°58'11" W	S 89°57'27" W
C-7	39.17'	25.00'	89°46'33"	35.29'	N 45°09'16" W	S 89°57'27" W	N 00°16'00" W

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 00°16'00" E	370.95'	L-11	S 09°01'20" W	142.49'	L-21	N 00°16'00" W	129.17'
L-2	S 86°41'16" E	40.08'	L-12	S 02°01'23" E	100.80'	L-22	N 73°39'16" E	406.62'
L-3	N 00°16'00" W	80.00'	L-13	S 11°14'31" E	246.88'	L-23	N 84°19'17" E	311.98'
L-4	N 14°48'07" E	134.63'	L-14	S 02°11'53" E	1161.01'	L-24	N 54°20'02" E	238.12'
L-5	N 40°00'46" E	77.30'	L-15	S 13°33'04" W	200.99'	L-25	N 14°32'45" E	443.34'
L-6	N 87°39'46" E	670.47'	L-16	S 89°43'55" W	344.85'	L-26	N 00°16'00" W	7.50'
L-7	S 68°23'57" E	80.78'	L-17	N 01°12'18" W	1050.51'	L-27	N 89°57'27" E	107.79'
L-8	S 34°40'40" E	98.32'	L-18	N 41°50'00" W	413.08'	L-28	N 25°01'49" W	66.00'
L-9	S 23°27'38" E	192.30'	L-19	S 53°03'20" W	40.14'	L-29	N 00°16'00" W	282.67'
L-10	S 11°53'47" E	446.38'	L-20	N 41°50'00" W	346.20'	L-30	S 89°57'27" W	108.24'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	S89°16'27"W	126.30'	E-16	N41°50'00"W	251.49'	E-21	N89°41'27"E	94.41'
E-2	N13°33'04"E	188.67'	E-17	N41°50'00"W	38.94'	E-22	S09°01'20"W	30.40'
E-3	N42°54'33"W	63.54'	E-18	N87°47'01"E	45.47'	E-23	S89°41'27"W	79.68'
E-4	N02°53'33"W	1096.84'	E-19	N79°24'39"E	247.65'	E-24	S53°30'57"W	313.07'
E-5	N05°57'41"W	582.39'	E-20	N53°30'57"E	315.97'	E-25	S79°24'39"W	256.74'
E-6	N11°17'18"W	477.29'	E-11	S09°01'20"W	142.49'	E-26	S87°47'01"W	22.84'
E-7	N04°17'27"W	110.66'	E-12	S02°01'23"E	100.80'	E-27	S89°41'27"W	138.82'
E-8	S34°40'40"E	37.33'	E-13	S11°14'31"E	246.88'	E-28	N01°02'28"W	50.00'
E-9	S23°27'38"E	192.30'	E-14	S02°11'53"E	1161.01'	E-29	N89°41'27"E	147.67'
E-10	S11°53'47"E	446.38'	E-15	S13°33'04"W	12.31'	E-30	S09°01'20"W	50.67'

File: I:\2015\157097A\DWG\157097A_F-CSM(East).dwg Layout: Sheet 2 User: colsen Plotted: Feb 01, 2016 - 5:16pm

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JSD Professional Services, Inc.
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PROJECT NO: 15-7097A

FILE NO: B-293

FIELDBOOK/PG: -

SHEET NO: 2 OF 7

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TBJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

EASEMENTS

WINDSOR ROAD

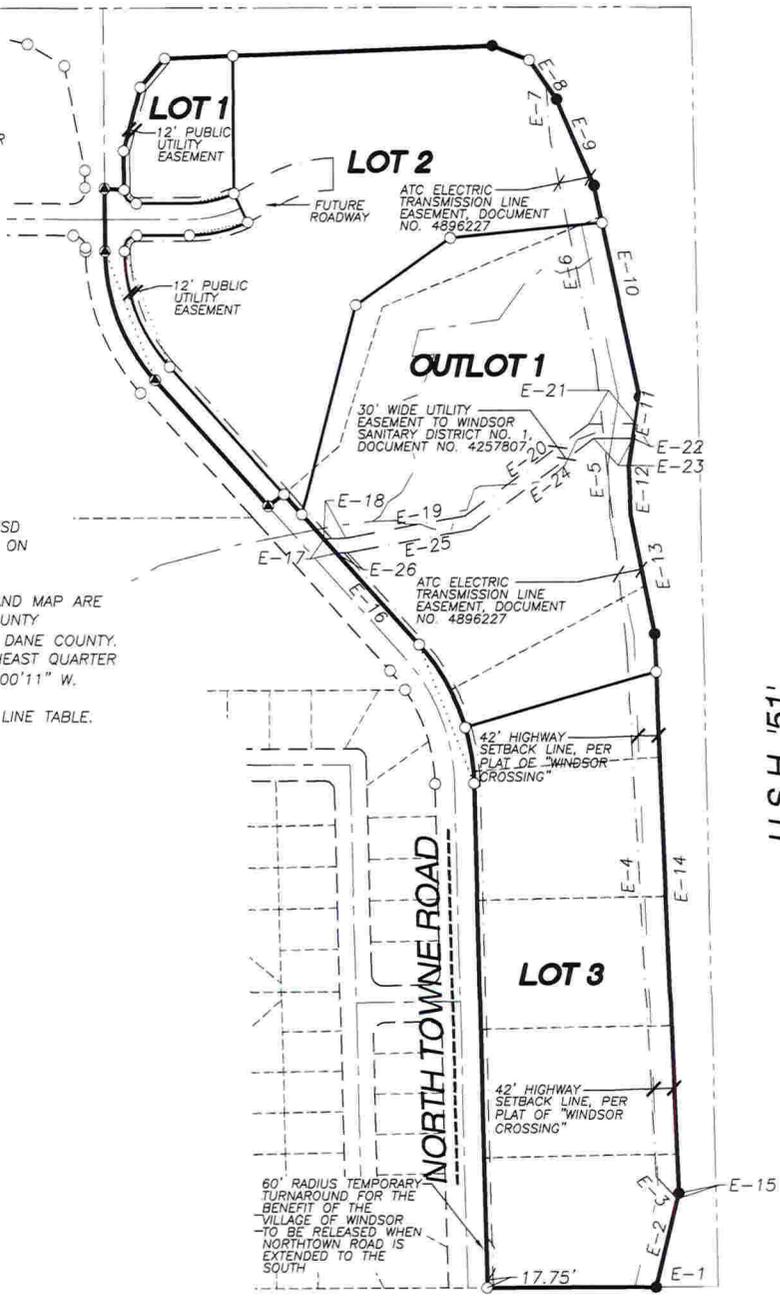
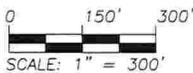
LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. SEE SHEET 2 FOR EASEMENT LINE TABLE.

File: I:\2015\157097A\DWG\157097A E-CSM(East).dwg Layout: Sheet 3 User: colsen Plotted: Feb 01, 2016 - 5:16pm



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PROJECT NO: 15-7097A
 FILE NO: B-293
 FIELDBOOK/PG: -
 SHEET NO: 3 OF 7

SURVEYED BY: ZMR
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: TBJ

VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

CERTIFIED SURVEY MAP NO.

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

EASEMENTS

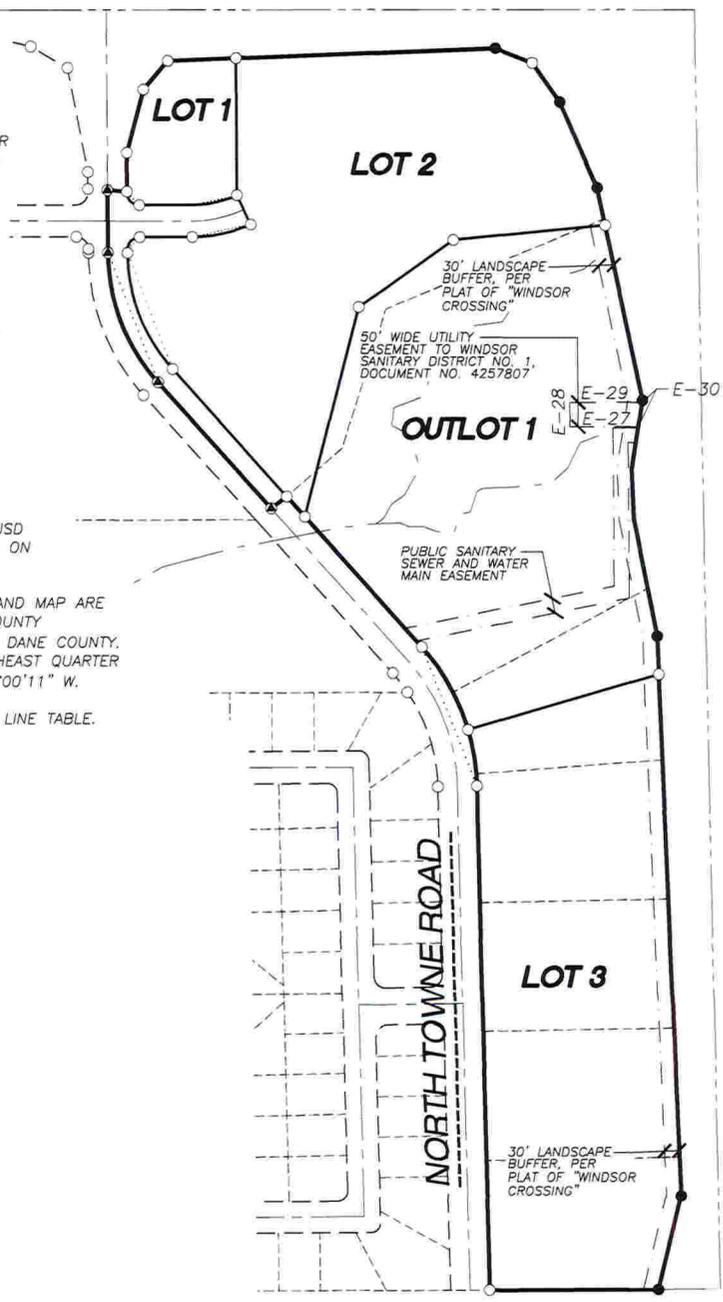
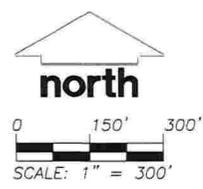
WINDSOR ROAD

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
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- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. SEE SHEET 2 FOR EASEMENT LINE TABLE.



U.S.H. '51'

File: I:\2015\157097A\DWG\157097A_F-C5M(East).dwg Layout: Sheet 4 User: colsen Plotted: Feb 01, 2016 - 5:17pm

PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 15-7097A FILE NO: B-293 FIELDBOOK/PG: - SHEET NO: 4 OF 7	SURVEYED BY: ZMR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TBJ
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 29, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1201.76 FEET TO THE CENTERLINE OF NORTH TOWNE ROAD; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 370.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 41 MINUTES 16 SECONDS EAST, 40.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE, NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 14 DEGREES 48 MINUTES 07 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 134.63 FEET; THENCE NORTH 40 DEGREES 00 MINUTES 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 77.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 670.47; THENCE SOUTH 68 DEGREES 23 MINUTES 57 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 80.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S.H. '51'; THENCE SOUTH 34 DEGREES 40 MINUTES 40 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 98.32 FEET; THENCE SOUTH 23 DEGREES 27 MINUTES 38 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 192.30 FEET; THENCE SOUTH 11 DEGREES 53 MINUTES 47 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 446.38 FEET; THENCE SOUTH 09 DEGREES 01 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 142.49 FEET; THENCE SOUTH 02 DEGREES 01 MINUTES 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 100.80 FEET; THENCE SOUTH 11 DEGREES 14 MINUTES 31 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 246.88 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 1161.01 FEET; THENCE SOUTH 13 DEGREES 33 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 200.99 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, 344.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1050.51 FEET TO A POINT OF CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 312.00 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET THE CHORD BEARS NORTH 21 DEGREES 31 MINUTES 09 SECONDS WEST, 305.51 FEET; THENCE NORTH 41 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 413.08 FEET; THENCE SOUTH 53 DEGREES 03 MINUTES 20 SECONDS WEST, 40.14 FEET TO THE CENTERLINE OF NORTH TOWNE ROAD; THENCE NORTH 41 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 346.20 FEET TO A POINT OF CURVE; THENCE ALONG SAID CENTERLINE NORTHWESTERLY 290.19 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, THE CHORD BEARS NORTH 21 DEGREES 03 MINUTES 00 SECONDS WEST, 283.87 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 129.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,557,415 SQUARE FEET OR 35.753 ACRES.

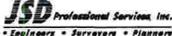
SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF STARDUST INVESTMENTS, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

File: I:\2015\157097A\DWG\157097A F-CSM(East).dwg Layout: Sheet 5 User: calsen Plotted: Feb 02, 2016 - 10:27am

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5050	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO.: <u>15-7097A</u> FILE NO.: <u>B-293</u> FIELDBOOK/PG: <u>-</u> SHEET NO.: <u>5 OF 7</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

LOTS 80 THRU 84, OUTLOT 1, WINDSOR CROSSING AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

WINDSOR CROSSING, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WINDSOR CROSSING, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2016.

WINDSOR CROSSING, LLC

BY: _____

*****, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WINDSOR CROSSING, LLC,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

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PROJECT NO: 15-7097A

FILE NO: B-293

FIELDBOOK/PG: -

SHEET NO: 6 OF 7

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

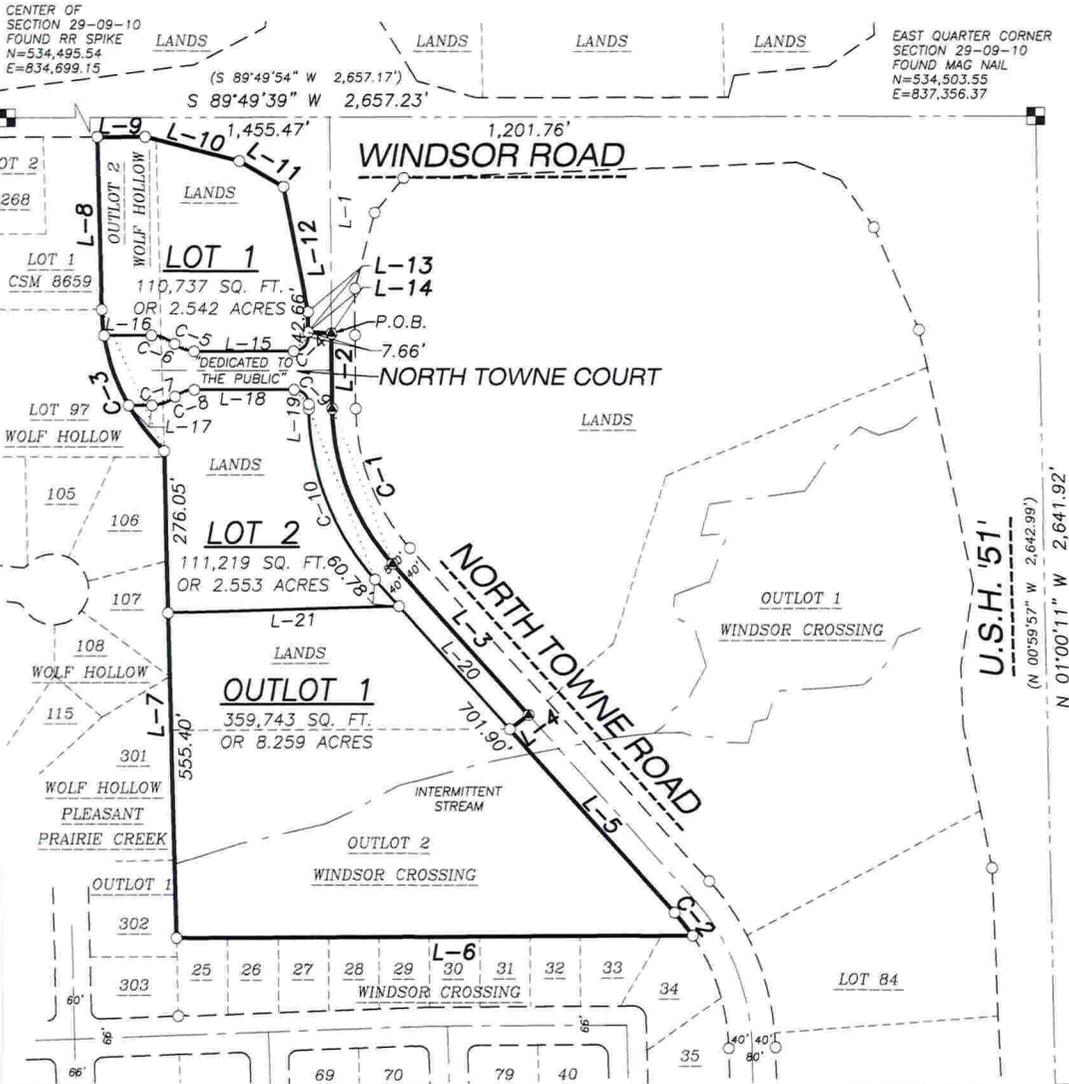
VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

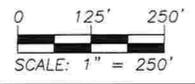


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ▲ PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. SEE SHEET 2 OF 6 FOR LINE AND CURVE TABLES.



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 VERONA, WI 53593

PROJECT NO: 15-7097A
 FILE NO: B-294
 FIELDBOOK/PG: —
 SHEET NO: 1 OF 7

SURVEYED BY: ZMR
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: TBJ

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	290.19'	400.00'	41°34'00"	283.87'	S 21°03'00" E	S 00°16'00" E	S 41°50'00" E
C-2	50.28'	360.00'	08°00'09"	50.24'	S 37°49'55" E	S 41°50'00" E	S 33°49'51" E
()	50.26'	360.00'	07°59'56"	50.22'	S 37°50'02" E		
C-3	271.32'	350.00'	44°24'58"	264.58'	N 23°24'41" W	N 45°37'10" W	N 01°12'12" W
LOT 1	44.88'	350.00'	07°20'49"	44.85'	N 04°52'37" W		
LOT 2	98.86'	350.00'	16°11'01"	98.53'	N 37°31'40" W		
ROAD	127.58'	350.00'	20°53'08"	126.88'	N 18°59'35" W		
C-4	39.37'	25.00'	90°13'37"	35.42'	S 44°50'44" W	S 00°16'00" E	S 89°57'27" W
C-5	35.79'	50.00'	41°00'52"	35.03'	N 69°32'07" W	S 89°57'27" W	N 49°01'41" W
C-6	42.95'	60.00'	41°00'52"	42.04'	N 69°32'07" W	N 49°01'41" W	S 89°57'27" W
C-7	42.95'	60.00'	41°00'52"	42.04'	N 69°27'01" W	N 89°57'27" E	N 48°56'36" E
C-8	35.79'	50.00'	41°00'52"	35.03'	N 69°27'01" E	N 48°56'36" E	N 89°57'27" E
C-9	39.17'	25.00'	89°46'33"	35.29'	S 45°09'16" E	N 89°57'27" E	S 00°16'00" E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S00°16'00"E	370.95'	L-8	N01°12'18"W	295.83'	L-14	S86°41'16"E	40.08'
L-2	S00°16'00"E	129.17'	()	N01°12'12"W	295.92'	L-15	S89°57'27"W	169.79'
L-3	S41°50'00"E	346.20'	L-9	N89°49'39"E	81.70'	L-16	S89°57'27"W	80.88'
L-4	S53°03'20"W	40.14'	()	N89°49'54"E		L-17	N89°57'27"E	39.68'
L-5	S41°50'00"E	419.89'	L-10	S75°38'13"E	164.96'	L-18	N89°57'27"E	170.25'
()		419.92'	()		165.31'	L-19	S0°16'00"E	8.01'
L-6	S89°43'00"W	881.30'	L-11	S59°41'37"E	87.09'	L-20	S41°50'00"E	342.79'
L-7	N01°12'18"W	831.45'	L-12	S10°48'22"E	218.69'	L-21	N88°17'34"E	394.19'
			L-13	S00°16'00"E	35.00'			

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. () - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY.

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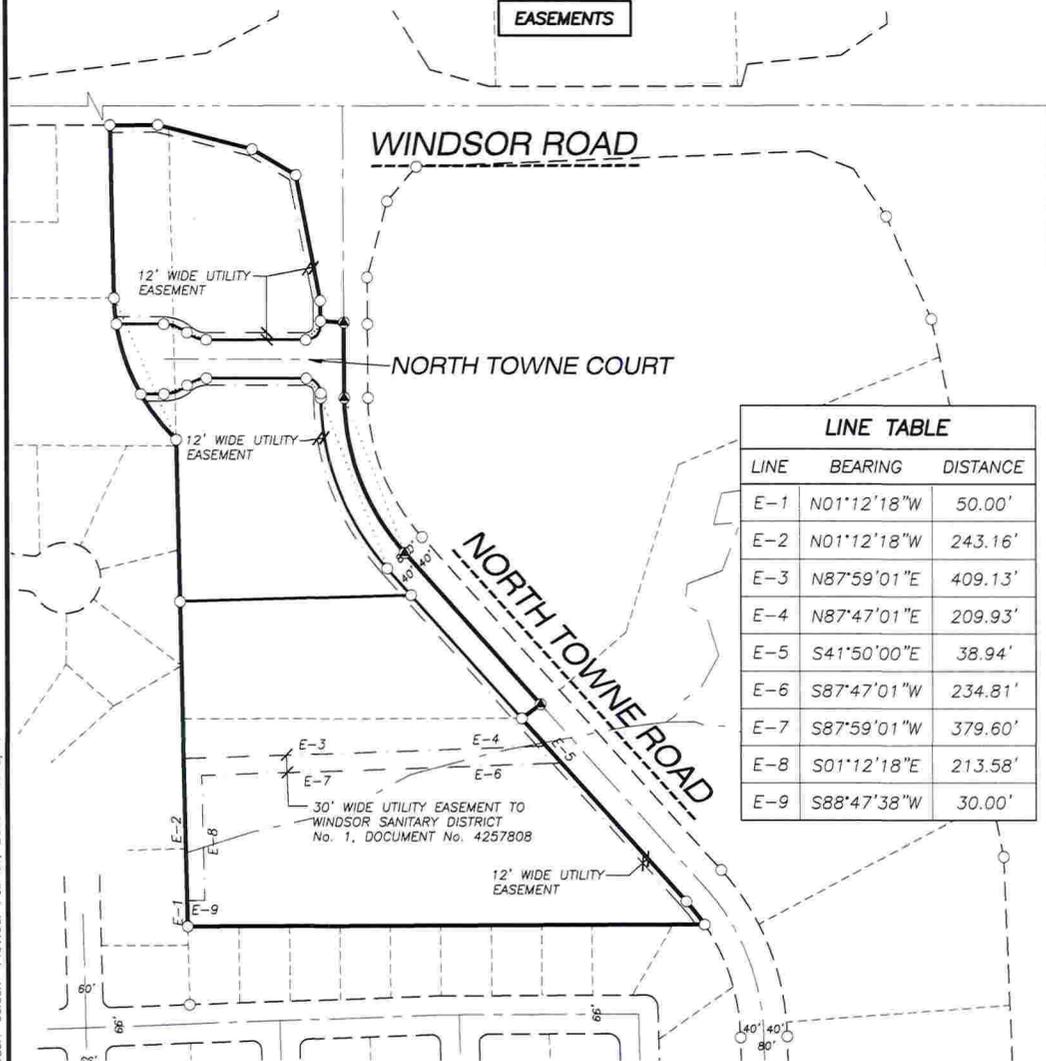
PROJECT NO: 15-7097A
FILE NO: B-294
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SHEET NO: 2 OF 7

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VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N01°12'18"W	50.00'
E-2	N01°12'18"W	243.16'
E-3	N87°59'01"E	409.13'
E-4	N87°47'01"E	209.93'
E-5	S41°50'00"E	38.94'
E-6	S87°47'01"W	234.81'
E-7	S87°59'01"W	379.60'
E-8	S01°12'18"E	213.58'
E-9	S88°47'38"W	30.00'

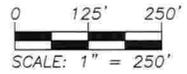
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LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.



PREPARED BY:
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 PHONE: (608)848-5060

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 161 HORIZON DRIVE,
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PROJECT NO: 15-7097A
 FILE NO: B-294
 FIELDBOOK/PG: -
 SHEET NO: 3 OF 7

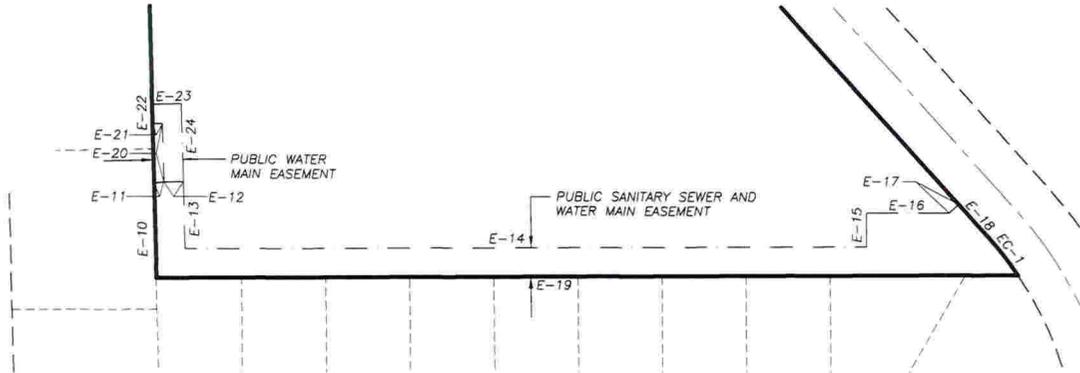
SURVEYED BY: ZMR
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: TBJ

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EASEMENTS



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-10	N01°12'18"W	97.85'	E-18	S41°50'28"E	44.79'
E-11	N82°28'56"E	10.06'	E-19	S89°43'00"W	881.30'
E-12	N88°47'42"E	20.00'	E-20	N01°12'18"W	60.18'
E-13	S01°12'18"E	69.43'	E-21	S88°47'42"W	10.00'
E-14	N89°43'00"E	697.20'	E-22	N01°12'18"W	20.00'
E-15	N00°00'00"E	35.25'	E-23	N88°47'42"E	30.00'
E-16	N90°00'00"E	84.47'	E-24	S01°12'12"E	80.17'
E-17	N48°10'00"E	12.84'			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	50.28'	360.00'	8°00'09"	50.24'	S37°49'55"E

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.



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 VERONA, WI 53593

PROJECT NO: 15-7097A

FILE NO: B-294

FIELDBOOK/PG: -

SHEET NO: 4 OF 7

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TBJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 29, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1201.76 FEET TO THE CENTERLINE OF NORTH TOWNE ROAD; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 370.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 129.17 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 290.19 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CHORD BEARS SOUTH 21 DEGREES 03 MINUTES 00 SECONDS EAST, 283.87 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF NORTH TOWNE ROAD, 346.20 FEET TO THE NORTHERLY LINE OF "WINDSOR CROSSING"; THENCE SOUTH 53 DEGREES 03 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE, 40.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 419.89 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTHEASTERLY 50.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THE CHORD BEARS SOUTH 37 DEGREES 49 MINUTES 55 SECONDS EAST, 50.24 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, 881.30 FEET TO THE WEST LINE OF "WINDSOR CROSSING"; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE EXTENDED NORTH, 831.45 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY 271.32 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE CHORD BEARS NORTH 23 DEGREES 24 MINUTES 41 SECONDS WEST, 264.58 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST, 295.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 81.70 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 13 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 164.96 FEET; THENCE SOUTH 59 DEGREES 41 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 87.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 10 DEGREES 48 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 218.69 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 35.00 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 16 SECONDS EAST, 40.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 640,527 SQUARE FEET OR 14.704 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF WINDSOR CROSSING, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE _____

File: E:\2015\157097A\DWG\157097A F--CSM(West).dwg Layout: Sheet 5 User: colsen Plotted: Feb 01, 2016 5:13pm

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>15-7097A</u> FILE NO: <u>B-294</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>5 OF 7</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINDSOR CROSSING, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS _____ DAY OF _____, 201_____.

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF _____, 201_____.

AMY ANDERSON-SCHWEPPE, DATE _____
SECRETARY,
VILLAGE OF WINDSOR PLAN COMMISSION

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF WINDSOR BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF WINDSOR.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS _____ DAY OF _____, 201_____.

CHRISTINE CAPSTRAN, CLERK
VILLAGE OF WINDSOR

File: I:\2015\157097A\DWG\157097A_F--CSM(West).dwg Layout: Sheet 7 User: coisen Plotted: Feb 01, 2016 - 5:14pm

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

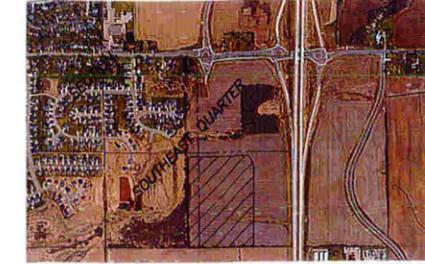
MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 15-7097 FILE NO: B-294 FB/PG: - SHEET NO: 7 OF 7	SURVEYED BY: ZMR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
---	--	---	---

PRELIMINARY PLAT OF REPLAT OF WINDSOR CROSSING

LOTS 1 THRU 79, WINDSOR CROSSING, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



LOCATION MAP
NOT TO SCALE

LEGEND

- | | | | | | |
|--|-------------------------|--|-------------------------|--|----------------------|
| | GOVERNMENT CORNER | | PLAT BOUNDARY | | SANITARY MANHOLE |
| | BENCHMARK | | PLAT ROW | | STORM MANHOLE |
| | CENTERLINE | | PLAT LOT LINE | | WATER OR GAS VALVE |
| | SECTIONLINE | | EASEMENT LINE | | FENCE LINE |
| | RECORD LOT LINE | | SETBACK LINE | | INDEX CONTOUR |
| | EXISTING SANITARY SEWER | | PROPOSED SANITARY SEWER | | INTERMEDIATE CONTOUR |
| | EXISTING WATER LINE | | PROPOSED WATER LINE | | BITUMINOUS PAVEMENT |
| | EXISTING STORM SEWER | | PROPOSED STORM SEWER | | CONCRETE PAVEMENT |

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, BEARS S 01°00'12" E.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- OUTLOT 1 IS HEREBY DEDICATED TO THE PUBLIC AS A PATH.
- LOTS 1 THRU 74 SHALL BE DESIGNATED AS SINGLE-FAMILY RESIDENTIAL.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	911.63	W 900.78 E 900.83	8"	PVC	
SAN-2	913.59				
SAN-3	913.54				
SAN-4	918.76				
SAN-5	925.71				
SAN-6	927.38				
SAN-7	928.67				
SAN-8	935.21	NE 924.18 S 924.23	8"	PVC	

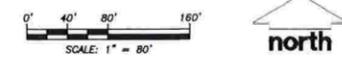
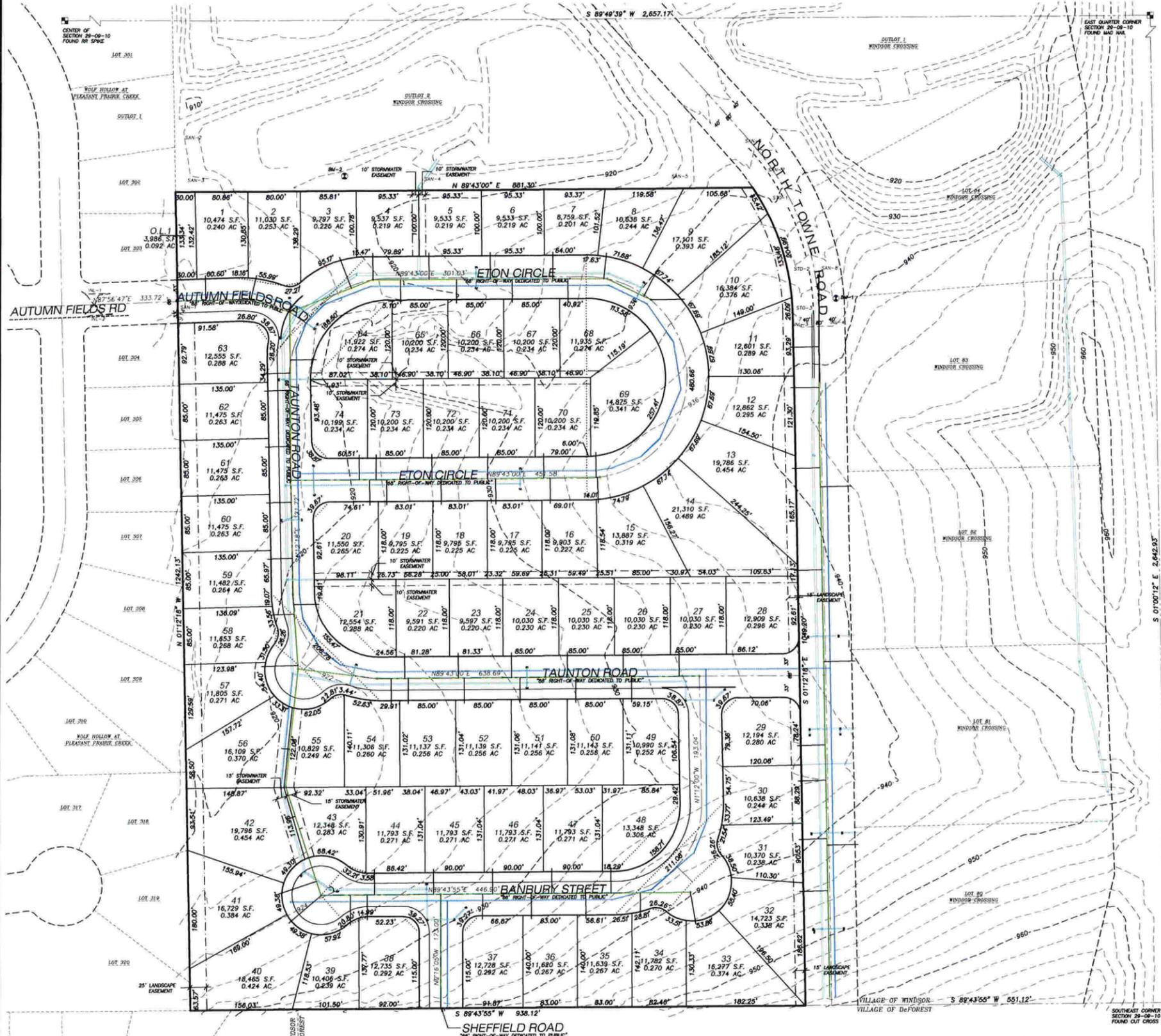
STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
STO-1	930.22				
STO-2	935.21				
STO-3	937.63	N 930.28 W 932.03 E 931.53 S "	36"	RCP	

ELEVATION UNAVAILABLE IN FIELD

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	939.89	TOP NUT ON HYDRANT AT END OF ROADWAY BULB
BM-2	921.00	TOP NUT ON HYDRANT, NORTH SIDE OF THIS PLAT

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
INL-1	908.69				
INL-2	909.52				
INL-3	937.01				
INL-4	937.00				

*S.D. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



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FDG
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VERONA, WI 53593
(608) 848-5060

PREPARED BY:
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VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO. 15-2087	SURVEYED BY: —
FILE NO. 0-79	DRAWN BY: G.D.
FILED/DATE/PC: —	CHECKED BY: J.B.
SHEET 1 OF 1	APPROVED BY: J.B.

**VILLAGE OF WINDSOR
PLAN COMMISSION RESOLUTION 2016-07**

**RECOMMENDING APPROVAL OF CERTIFIED SURVEY MAP TO
RECONFIGURE LOTS IN SOUTHWEST CORNER
OF WINDSOR ROAD AND NORTH TOWNE ROAD**

WHEREAS, Forward Development Group (“Petitioner” or “FDG”) on behalf of the Village of Windsor Community Development Authority (“Owner” or “CDA”) has requested approval of a Certified Survey Map (“CSM”) for land located generally to the south of Windsor Road and west of North Towne Road plus Outlot 2 of the Plat of Wolf Hollow, all being part of the development known as Windsor Crossing, and all as described with particularity on the CSM (“Subject Land”); and

WHEREAS, FDG obtained conceptual approval from the CDA, Plan Commission and Village Board of a development plan for the Subject Land and is requesting approval of the CSM as an initial step toward actualizing said development; and

WHEREAS, the Town Planner has reviewed the request and prepared a Staff Report dated February 16, 2016 (“Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of the Staff Report and consideration of the information presented at the Plan Commission meeting, the Plan Commission intends to recommend approval of the CSM to the Village Board, subject to those conditions specified in the Staff Report, which Staff Report is incorporated herein by reference.

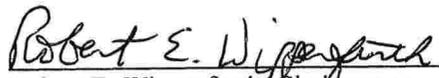
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Windsor as follows:

The Village of Windsor Plan Commission recommends to the Village of Windsor Board **Approval** of the Certified Survey Map request for Forward Development Group located at the Southwest Corner of Windsor Road and North Towne Road, subject to the following conditions:

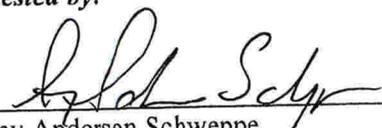
1. The Petitioner shall obtain approval for the Certified Survey Map from the Village of Windsor and any and all other approving authorities, all as required by law.
2. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
3. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area and the addition of Outlot 2 of the Wolf Hollow Plat, and satisfy current Village zoning requirements.
4. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

The above and foregoing Resolution was duly adopted at a meeting of the Plan Commission of the Village of Windsor held on the 22nd day of February, 2016, by a vote of 7 in favor and 0 opposed.

PLAN COMMISSION


Robert E. Wipperfurth, Chairperson

Attested by:


Amy Anderson Schweppe,
Director of Planning & Development

Incorporated by Reference:

Staff Report dated February 16, 2016



Staff Review

TO: Village of Windsor Board
CC: Robert Wipperfurth, Tina Butteris, Amy Anderson Schweppe, Kevin Richardson, Connie Anderson
FROM: Jamie Rybarczyk, Planning Consultant
RPT DATES: February 24, 2016
MTG DATES: February 25, 2016
APRVL DATE: N/A
FOTH FILE: 16W027.01/03
RE: Windsor Crossing - CSMs and Preliminary Replat Request

BACKGROUND:

1. Petitioner/Agent: Forward Development Group
2. Property Owner: Village of Windsor CDA
3. Location/Address: US 51 & Windsor Road
4. Taxkey Number: N/A
5. Area: Approximately 79 acres
6. Existing Zoning: C-1 Commercial, CO-1 Conservancy, R-2 Residential, R-3 Residential, and R-4 Residential Districts
7. Proposed Zoning: T.B.D.
8. Future Land Use: Neighborhood Commercial, Mixed Residential, Traditional Single Family Residential, and Conservancy

OVERVIEW:

The petitioner is requesting discussion and action of two Certified Survey Maps and a Preliminary Replat for Windsor Crossing located west of US 51 and south of Windsor Road. The current Condominium Plat, located to the north of the conservancy, will be replaced by the two Certified Survey Maps (one on each side of North Towne Drive) for the commercial, senior housing, multi-family, and conservancy uses; and a Preliminary Replat for the proposed single-family use. In addition, Outlot 2 of the Wolf Hollow Plat is being added to Lot 1 of the CSM east of North Towne Drive.

In conjunction with, or as a condition of, the Certified Survey Maps and Preliminary Replat approval, a rezone request will be required based on the revised lot line locations surrounding the conservancy, the addition of Outlot 2 of the Wolf Hollow Plat, and reduce setbacks for the single family use.

As presented to the Village Plan Commission and Board in January, the development plan follows the intent of the Windsor Crossing Master Plan with minor variations in layout and composition.

PLANNER COMMENTS:

Staff has the following planning comments regarding the conceptual development plan, Certified Survey Maps, and Replat (Preliminary Replat and Final Replat):

1. Development standards for Windsor Crossing were made part of the DeForest/Windsor Cooperative Agreement, more specific Exhibit 6. The development plan is within the parameters set forth in the

Celebrating 75 Years of Client-Service Excellence



Staff Review

DeForest/Windsor Cooperative Agreement; with the exception that the Cooperative Agreement states that 65% of the housing units (south of the conservancy) shall be built and maintained in a combination of single family home units, condominium home units, and/or senior housing units. At the time of adoption of the Cooperative Agreement, this requirement was logical; however, market demands have changed and this requirement is no longer logical. It is Staff's opinion that this requirement of the 65/35 split be applied to the whole development compared to only the area south of the conservancy.

2. The Village of Windsor Comprehensive Plan includes a minimum lot size for development within the Traditional Single Family Residential District. The minimum is 12,000 SF unless provisions for Planned Residential Development are followed within the Village of Windsor Subdivision Ordinance. The Planned Residential Development provisions have been recently removed from the Village of Windsor Subdivision Ordinance and the current draft of proposed changes to the Village of Windsor Comprehensive Plan no longer includes a minimum lot size in favor of allowing zoning districts to manage lot size. In addition, the Windsor Crossing Master Plan, a more specific plan and an extension of the Village of Windsor Comprehensive Plan, allows a lot size as small as 10,000 SF.

The current Windsor Crossing Plat was approved with 4 single family lots under 10,000 SF (smallest lot was 9,628 SF) and was considered largely consistent with the Windsor Crossing Master Plan. The conceptual development plan includes 11 single family lots smaller than 10,000 SF, the smallest being 8,759 SF. However, the average lot size is 11,998 SF, which is larger than the average lot size in the current Windsor Crossing Plat (11,050). It should be discussed whether the conceptual development plan for the single family lots meets the intent of the Windsor Crossing Master Plan.

3. The configuration of the commercial buildings, senior housing, and multi-family housing is preliminary at this time. Following approval of the development plan, Certified Survey Maps, and the Replat (Preliminary Replat and Final Replat), these lands may be further divided for individual building sites. Details of each site and building(s) will be reviewed at that time.
4. The Village of Windsor Comprehensive Plan is currently being revised as part of the Village's transition from a Town. The following items should be addressed with respect to the conceptual development plan:
 - a. Minimum lot size requirements should be removed from provisions of future land use designations, as this is a function of zoning.
 - b. Future Land Use Plan map amendments should be made to Outlot 2 of the Wolf Hollow Plat, from Mixed Residential to Neighborhood Mixed Use, since this lot is no longer necessary for right-of-way and is best suited as part of the conceptual development plan.
5. The petitioner is requesting zoning ordinance revisions for single family residential. The following requests should be addressed:
 - a. Reducing minimum front setbacks for homes from 30' to 25', but maintaining the 30' setback for garages.
 - b. Reducing minimum side setbacks from 10' to 8'.

Windsor is currently drafting the residential zoning districts for its zoning code. A new R-4 district has been created to address these setbacks.

6. The petitioner is requesting exceptions/waivers to the Village of Windsor Subdivision Ordinance. The following requests should be addressed:
 - a. Improvements made to the conservancy in collaboration with the Village of Windsor Parks and Recreation Committee such as installation of amenities, landscaping and habitat restoration should be counted toward the fee-in-lieu of parkland dedication/improvement.
 - b. Parkland dedication/improvement fees should not be required for elderly housing/continuum care facility.

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SURVEYOR COMMENTS:

Staff has no technical comments regarding the Certified Survey Maps and or Preliminary Replat.

ENGINEER COMMENTS:

Staff has the following engineering comments regarding Phase I Construction Plans:

1. The Stormwater Management Plan has been previously approved by Dane County Land Conservation and the stormwater detention facilities have been sized to serve the residential plat. Before the drawings are finalized, the Village Engineer will review the calculations for the sizing of the stormwater pipe.
2. The Preliminary Replat and Final Replat show three access points to the residential plat, the current plat had the same number of access point; however, the current plat does not have a connection to the multi-use path system.
3. The utility layout is subject to the Village of Windsor Utility Engineer's approval.

COMPREHENSIVE PLAN CONSISTENCY:

Subject to the above mentioned comments, the Certified Survey Maps and Preliminary Replat for Windsor Crossing are consistent with the Village of Windsor Comprehensive Plan: 2025.

ORDINANCE CONSISTENCY:

Subject to the above mentioned comments, the Certified Survey Maps and Preliminary Replat for Windsor Crossing are consistent with the Village of Windsor Code of Ordinances.

STAFF RECOMMENDATION:

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

Motion #1

The Village of Windsor Board **Approves** of the Certified Survey Map request for Forward Development Group located at the Southeast Corner of Windsor Road and North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this CSM. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Certified Survey Map from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-18.
4. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor ("CDA"), not the Petitioner, and the Petitioner is acting on the CDA's behalf in preparing and presenting this CSM for approval. Therefore, a final condition of approval that shall be required prior to the Village's execution of the CSM, is that the Petitioner and CDA shall establish a phasing plan for purchase and buildout of the Subject Land, and amend the purchase agreement by and between the Petitioner and CDA accordingly.
5. Petitioner's submission of the CSM to the Village for signature shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-18. The Village's execution of the CSM is in reliance upon and consideration of Petitioner's agreement to this condition of approval. Petitioner's obligations pursuant to this CSM shall survive the Village's execution of this CSM.



Staff Review

6. Following satisfaction of the conditions set forth above, the Petitioner shall promptly record the Certified Survey Map with the Dane County Register of Deeds. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable CSM (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
7. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
8. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the CSM.
9. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

Motion #2

The Village of Windsor Board **Approves** of the Certified Survey Map request for Forward Development Group located at the Southwest Corner of Windsor Road and North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this CSM. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Certified Survey Map from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-19.
4. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor ("CDA"), not the Petitioner, and the Petitioner is acting on the CDA's behalf in preparing and presenting this CSM for approval. Therefore, a final condition of approval that shall be required prior to the Village's execution of the CSM, is that the Petitioner and CDA shall establish a phasing plan for purchase and buildout of the Subject Land, and amend the purchase agreement by and between the Petitioner and CDA accordingly.
5. Petitioner's submission of the CSM to the Village for signature shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-19. The Village's execution of the CSM is in reliance upon and consideration of Petitioner's agreement to this condition of approval. Petitioner's obligations pursuant to this CSM shall survive the Village's execution of this CSM.
6. Following satisfaction of the conditions set forth above, the Petitioner shall promptly record the Certified Survey Map with the Dane County Register of Deeds. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable CSM (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
7. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
8. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the CSM.
9. The Petitioner shall promptly reimburse the Village 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 Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

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Motion #3

The Village of Windsor Board **Approves** of the Preliminary Replat request for Forward Development Group located South of Windsor Road and West of North Towne Road, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this Replat. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Replat from all approving authorities, and address objections raised by any objecting authorities to the satisfaction of said authorities and the Village of Windsor.
3. The Petitioner shall comply with the conditions set forth in the Village Board Staff Report, which is incorporated herein by reference, and shall serve to supplement this Board Resolution 2016-20. If in conflict, the stricter requirements shall apply.
4. The Petitioner shall address the technical comments set forth in the Planner Comments section of the Village Board Staff Report to the satisfaction of the Village Planner.
5. The Petitioner shall address the technical comments set forth in the Engineering Comments section of the Village Board Staff Report to the satisfaction of the Village Engineer.
6. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
7. The Petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer and Utility Engineer, for all public improvements prior to construction.
8. The Petitioner shall obtain approval of the Preliminary Replat and Final Replat by the DeForest Area Fire & EMS Inspector (or designee). The Petitioner shall comply with any and all reasonable recommendations by the DeForest Area Fire & EMS Inspector (or designee), as determined by the Village, prior to the Village signing of the Final Replat.
9. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to Section 38-639(e) of the Village of Windsor Code of Ordinances prior to the Village approving the Preliminary Replat and shall replenish same prior to the Village signing the Final Replat.
10. Prior to final approval and recording of the Final Replat, the Petitioner shall present to the Village of Windsor Director of Planning & Development the following fully executed original documents:
 - a. A Development Agreement, in a form satisfactory to the Village Board, Village Attorney and Village Engineer, covering the installation of public improvements for the proposed development including security acceptable to the Village Board, Village Attorney and Village Engineer and in the amount of 120 percent of the cost of the public improvements. The Development Agreement shall establish a phasing plan for purchase and buildout of the Subject Land, which shall require approval of the owner of the Subject Land, which is the Village of Windsor CDA.
 - b. A Development Agreement, in a form satisfactory to the Village of Windsor Utility District #1 and the Village Board: (1) covering the installation of all public sewer and water facilities for the proposed development prior to construction, and providing adequate security for performance; and, (2) providing assurances that Madison Metropolitan Sewerage District approvals are obtained, and connection charges and review fees are paid, as required.
 - c. A Declaration of Covenants and Restrictions, in a form satisfactory to the Village Board, Village Attorney and Director of Planning & Development, ensuring the quality of the development and representations made to the Village.
 - d. A Stormwater Management Agreement, in a form satisfactory to the Village Board, Village Attorney and Village Engineer, for all stormwater management facilities.

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Staff Review

11. The Petitioner shall install the following amenities as proposed and to the satisfaction of the Village:
 - a. A 10 foot wide multi-use path connection from Autumn Fields Road to the path network in the conservancy.
 - b. A dense evergreen screening buffer (with a targeted opacity of 75% at maturity) along the west property line of the lots adjoining Street B.
 - c. An undulating 2 to 4 foot high berm along the west line of the single family plat. This berm is intended to minimize storm drainage runoff from encroaching on the adjoining residential neighborhood and to provide visual screening. The berm would be seeded and landscaped with clusters of 2 to 3 evergreen trees. Adjoining lots in Windsor Crossing would be responsible for landscape maintenance and could supplement the berm landscaping with additional plant material. Stockade or solid fencing will not be permitted on the westerly face of the berm.
 - d. Landscaping the "eyebrows" on Taunton Road and Banbury Street.
 - e. A landscape buffer along the westerly ROW of North Towne Road (east edge of adjoining lots) in the single family plat. This buffer will consist of an undulating 1 to 2 foot high berm (measured from the grade of the North Towne Road sidewalk) and will be landscaped with a variety of deciduous evergreen trees, shrubbery and ground cover (except in the northeast corner of the single family plat where dense landscaping is desired). The targeted opacity for the screening buffer will be 50%, and no fencing is permitted within the North Towne Road buffer. Maintenance responsibility of the North Towne Road sidewalk street terrace and landscape screening buffer shall be assigned to the Home Owner Association.
12. Petitioner's obligations hereunder shall survive the recording of the Final Replat. Petitioner's submission of the Final Replat to the Village Board shall be deemed acknowledgment and acceptance of the requirements set forth in this Board Resolution 2016-20. The Village's execution of the Final Replat is in reliance upon and consideration of Petitioner's agreement to this condition of approval.
13. At such time as the Petitioner has met or is able to meet all conditions of approval, the Petitioner shall return to the Village Board for final approval of the Replat. Final approval shall be granted provided that all conditions set forth herein have been met to the satisfaction of Village staff and the Village Board. The date for recording of the Final Replat shall be set forth in the Final Approval. If recording has not occurred within six (6) months of approval of this Board Resolution, the Petitioner shall provide the original recordable Replat (both hard copy and electronic copy) to the CDA and surrender its role as the CDA's agent for purposes of this application for approval of the CSM.
14. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution.
15. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution. The Subject Land is currently owned by the CDA of the Village of Windsor, not the Petitioner.
16. The Petitioner shall submit a rezone application to address revised lot line locations surrounding the conservancy area, and satisfy current Village zoning requirements. Appropriate zoning approvals are required prior to or concurrent with Village execution of the Replat.
17. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Replat, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBITS:

- A. Development Concept
- B. Certified Survey Map (East)

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- C. Certified Survey Map (West)
- D. Preliminary Replat

Staff Review

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C:\pw_workdir\pw_ie\jar3\dms61896\RPT-2016-0224-FDG Staff Review (VB).doc
Lincoln Center II • 2514 South 102nd Street, Suite 278 • West Allis, WI 53227 • (414) 336-7900 • Fax: (414) 336-7901

Memorandum

www.jsdinc.com

To: Amy Anderson Schweppe, Village of Windsor Planning and Development Coordinator
Jamie Rybarczyk, Village Planner

From: Jim Bricker, Senior Planner
Rachel Holloway, Planner

Re: Windsor Crossing: Replat, CSMs, and Rezoning

JSD Project #: 15-7097A

Date: February 3, 2016

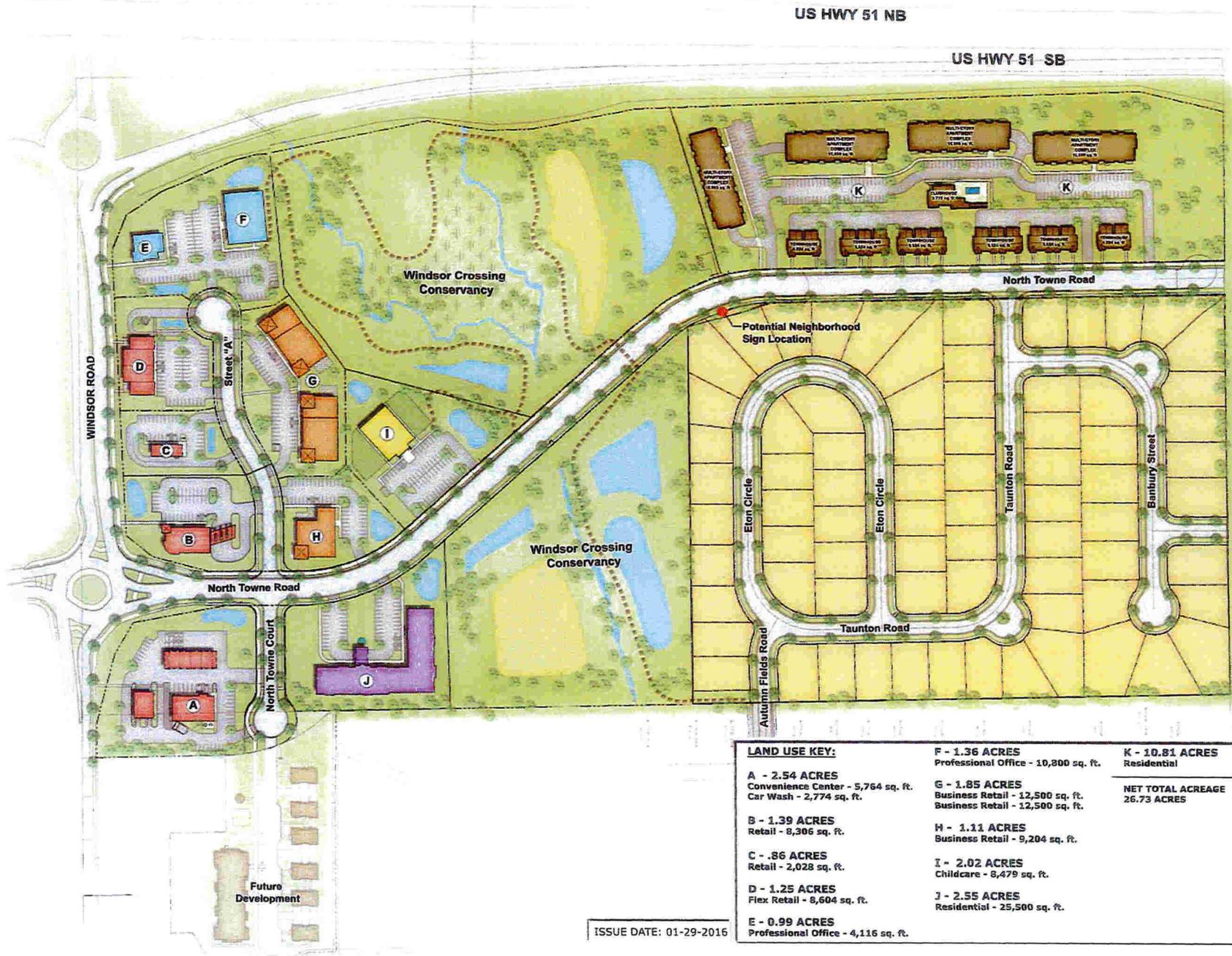
cc: Ron Henshue, Forward Development Group

On behalf of Windsor Crossing LLC, JSD and Forward Development Group (FDG) submit the enclosed application materials for the redesign and re-lotting of the previously approved Windsor Crossing development. The submittal consists of a preliminary and final plat, two Certified Survey Maps (CSMs), and the associated request for rezoning to reconcile existing zoning district boundaries with the new lot configurations.

The applicant team met with Village staff for a pre-application conference on December 1, 2015, and presented conceptual plans at the CDA and Plan Commission on January 19, 2016, and to the Village Board on January 21, 2016. We request the opportunity to hold a public hearing and obtain a recommendation by the Plan Commission on February 22, 2016 for the CSMs and preliminary plat, followed by Village Board consideration and approval on February 25, 2016—then Plan Commission and Village Board consideration and action on the final plat no later than March 29, 2016. We recognize that though this is a relatively “tight” schedule, it is not unrealistic given the collaborative discussions that we have had during the past year and the strong interest and commitment from both the Village and FDG to reinvigorate investor interest in this development.

We understand that the Village is in an “organizational” period after the recent successful incorporation referendum. We have therefore organized our submittal along an outline that recognizes that specific procedural steps will need to be followed in order to accomplish project implementation. Also enclosed in this submittal is a response to the comments contained in the Village Planning Consultant’s staff review memo dated January 11, 2016.

Windsor Crossing LLC is committed to working with the Village and will, within reason, provide collaborative assistance in order to meet a mutual goal for development startup and ground breaking in late spring.



LAND USE KEY:		
A - 2.54 ACRES Convenience Center - 5,764 sq. ft. Car Wash - 2,774 sq. ft.	F - 1.36 ACRES Professional Office - 10,800 sq. ft.	K - 10.81 ACRES Residential
B - 1.39 ACRES Retail - 8,306 sq. ft.	G - 1.85 ACRES Business Retail - 12,500 sq. ft. Business Retail - 12,500 sq. ft.	NET TOTAL ACREAGE 26.73 ACRES
C - .86 ACRES Retail - 2,028 sq. ft.	H - 1.11 ACRES Business Retail - 9,204 sq. ft.	
D - 1.25 ACRES Flex Retail - 8,604 sq. ft.	I - 2.02 ACRES Childcare - 8,479 sq. ft.	
E - 0.99 ACRES Professional Office - 4,116 sq. ft.	J - 2.55 ACRES Residential - 25,500 sq. ft.	

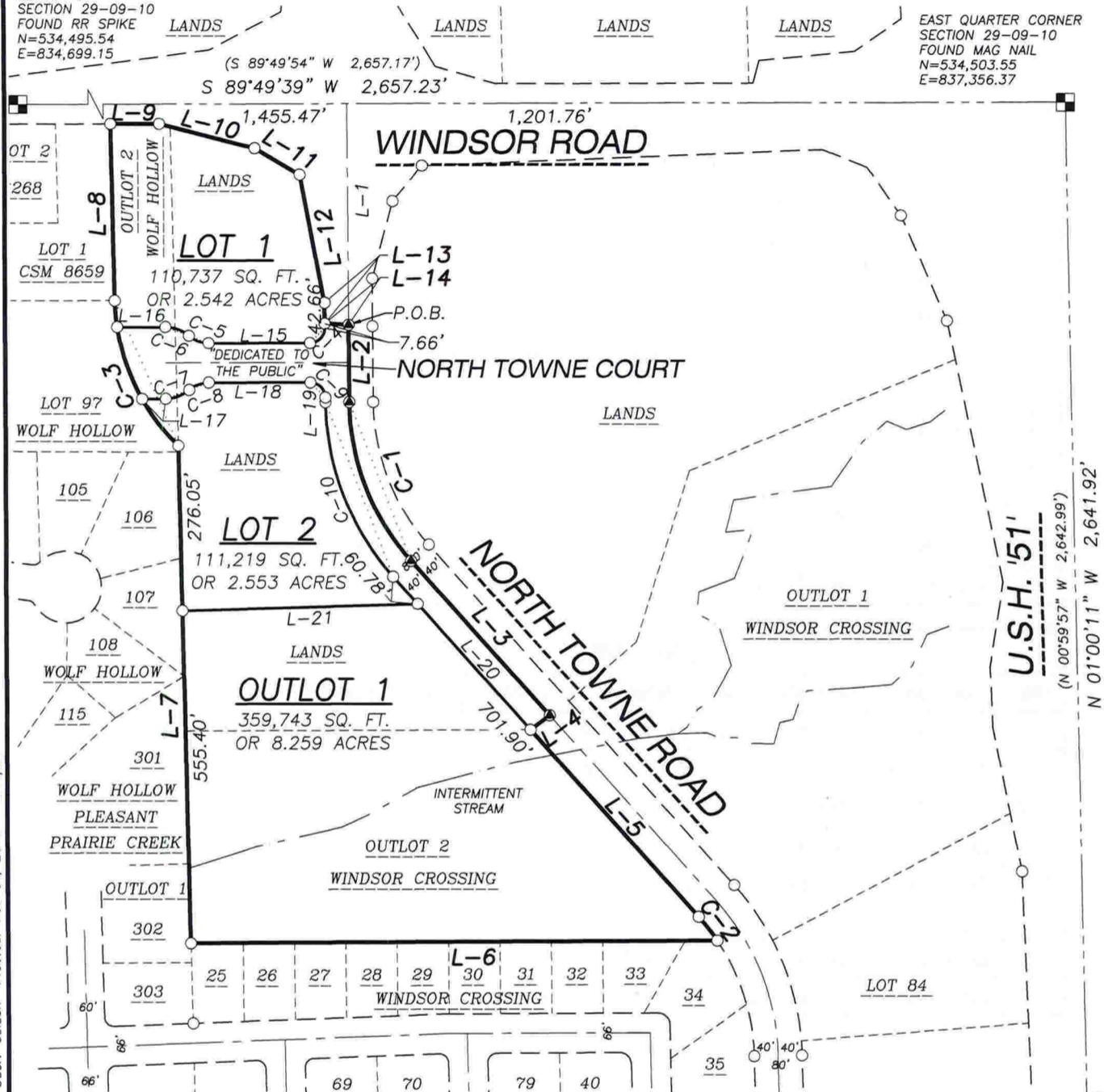
ISSUE DATE: 01-29-2016

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CENTER OF SECTION 29-09-10
FOUND RR SPIKE
N=534,495.54
E=834,699.15

EAST QUARTER CORNER SECTION 29-09-10
FOUND MAG NAIL
N=534,503.55
E=837,356.37



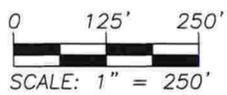
LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊙ PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. SEE SHEET 2 OF 6 FOR LINE AND CURVE TABLES.

SOUTHEAST CORNER SECTION 29-09-10
FOUND CUT CROSS
N=531,862.03
E=837,402.62



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Engineers • Surveyors • Planners
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VERONA, WI 53593

PROJECT NO: 15-7097A
FILE NO: B-294
FIELDBOOK/PG: -
SHEET NO: 1 OF 7

SURVEYED BY: ZMR
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TBJ

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: I:\2015\157097A\DWG\157097A F-CSM(West).dwg Layout: Sheet 1 User: colsen Plotted: Feb 01, 2016 - 5:11pm

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	290.19'	400.00'	41°34'00"	283.87'	S 21°03'00" E	S 00°16'00" E	S 41°50'00" E
C-2	50.28'	360.00'	08°00'09"	50.24'	S 37°49'55" E	S 41°50'00" E	S 33°49'51" E
()	50.26'	360.00'	07°59'56"	50.22'	S 37°50'02" E		
C-3	271.32'	350.00'	44°24'58"	264.58'	N 23°24'41" W	N 45°37'10" W	N 01°12'12" W
LOT 1	44.88'	350.00'	07°20'49"	44.85'	N 04°52'37" W		
LOT 2	98.86'	350.00'	16°11'01"	98.53'	N 37°31'40" W		
ROAD	127.58'	350.00'	20°53'08"	126.88'	N 18°59'35" W		
C-4	39.37'	25.00'	90°13'37"	35.42'	S 44°50'44" W	S 00°16'00" E	S 89°57'27" W
C-5	35.79'	50.00'	41°00'52"	35.03'	N 69°32'07" W	S 89°57'27" W	N 49°01'41" W
C-6	42.95'	60.00'	41°00'52"	42.04'	N 69°32'07" W	N 49°01'41" W	S 89°57'27" W
C-7	42.95'	60.00'	41°00'52"	42.04'	N 69°27'01" W	N 89°57'27" E	N 48°56'36" E
C-8	35.79'	50.00'	41°00'52"	35.03'	N 69°27'01" E	N 48°56'36" E	N 89°57'27" E
C-9	39.17'	25.00'	89°46'33"	35.29'	S 45°09'16" E	N 89°57'27" E	S 00°16'00" E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S00°16'00"E	370.95'	L-8	N01°12'18"W	295.83'	L-14	S86°41'16"E	40.08'
L-2	S00°16'00"E	129.17'	()	N01°12'12"W	295.92'	L-15	S89°57'27"W	169.79'
L-3	S41°50'00"E	346.20'	L-9	N89°49'39"E	81.70'	L-16	S89°57'27"W	80.88'
L-4	S53°03'20"W	40.14'	()	N89°49'54"E		L-17	N89°57'27"E	39.68'
L-5	S41°50'00"E	419.89'	L-10	S75°38'13"E	164.96'	L-18	N89°57'27"E	170.25'
()		419.92'	()		165.31'	L-19	S0°16'00"E	8.01'
L-6	S89°43'00"W	881.30'	L-11	S59°41'37"E	87.09'	L-20	S41°50'00"E	342.79'
L-7	N01°12'18"W	831.45'	L-12	S10°48'22"E	218.69'	L-21	N88°17'34"E	394.19'
			L-13	S00°16'00"E	35.00'			

NOTES

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2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.
3. () - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY.

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PROJECT NO: 15-7097A

FILE NO: B-294

FIELDBOOK/PAGE: -

SHEET NO: 2 OF 7

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TBJ

VOL. _____ PAGE _____

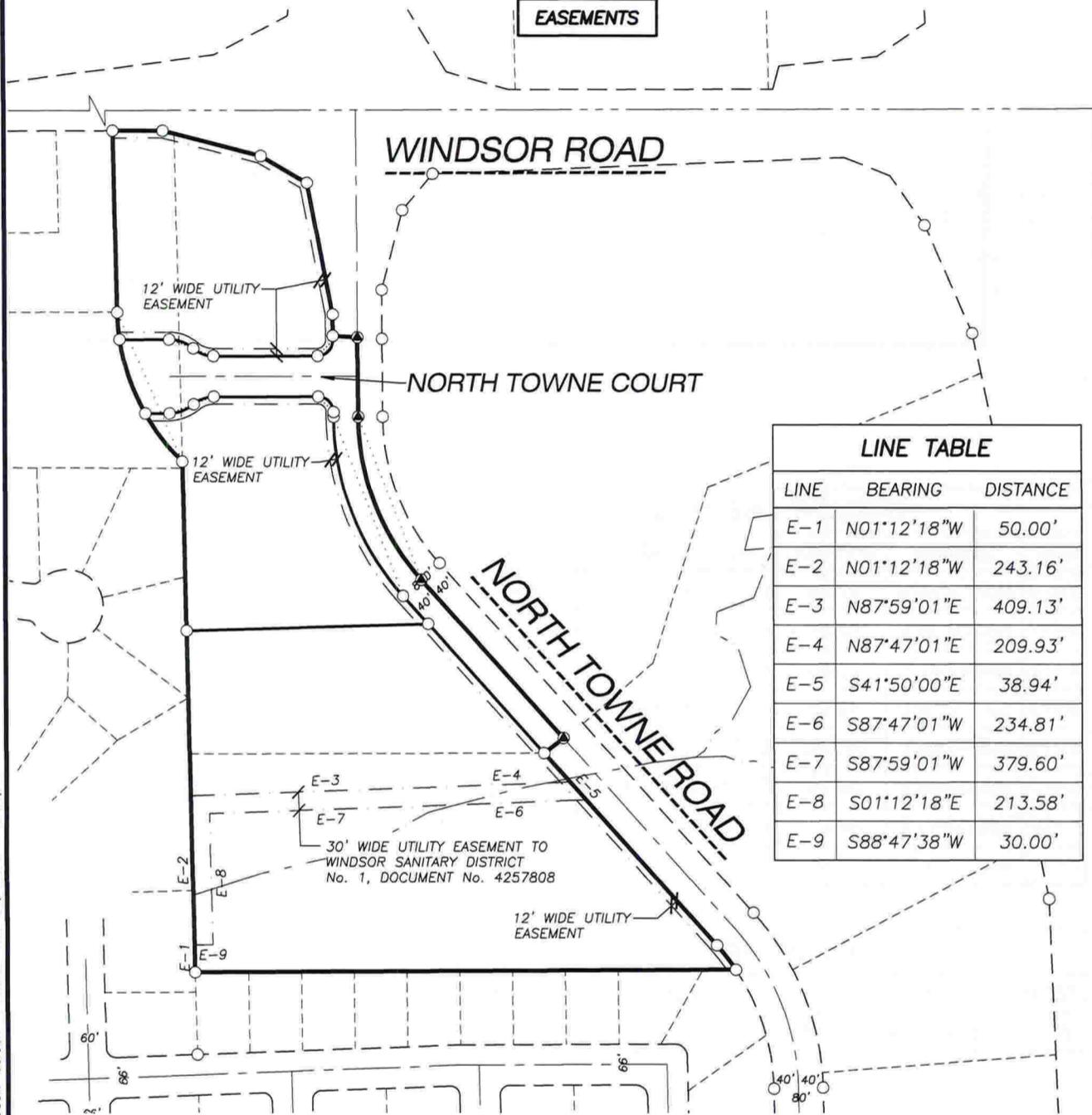
DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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EASEMENTS



LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N01°12'18"W	50.00'
E-2	N01°12'18"W	243.16'
E-3	N87°59'01"E	409.13'
E-4	N87°47'01"E	209.93'
E-5	S41°50'00"E	38.94'
E-6	S87°47'01"W	234.81'
E-7	S87°59'01"W	379.60'
E-8	S01°12'18"E	213.58'
E-9	S88°47'38"W	30.00'

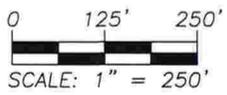
30' WIDE UTILITY EASEMENT TO WINDSOR SANITARY DISTRICT No. 1, DOCUMENT No. 4257808

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

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File: I:\2015\157097A\DWG\157097A F-CSM(West).dwg Layout: Sheet 3 User: colsen Plotted: Feb 01, 2016 - 5:12pm

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PROJECT NO: 15-7097A
 FILE NO: B-294
 FIELDBOOK/PAGE: -
 SHEET NO: 3 OF 7

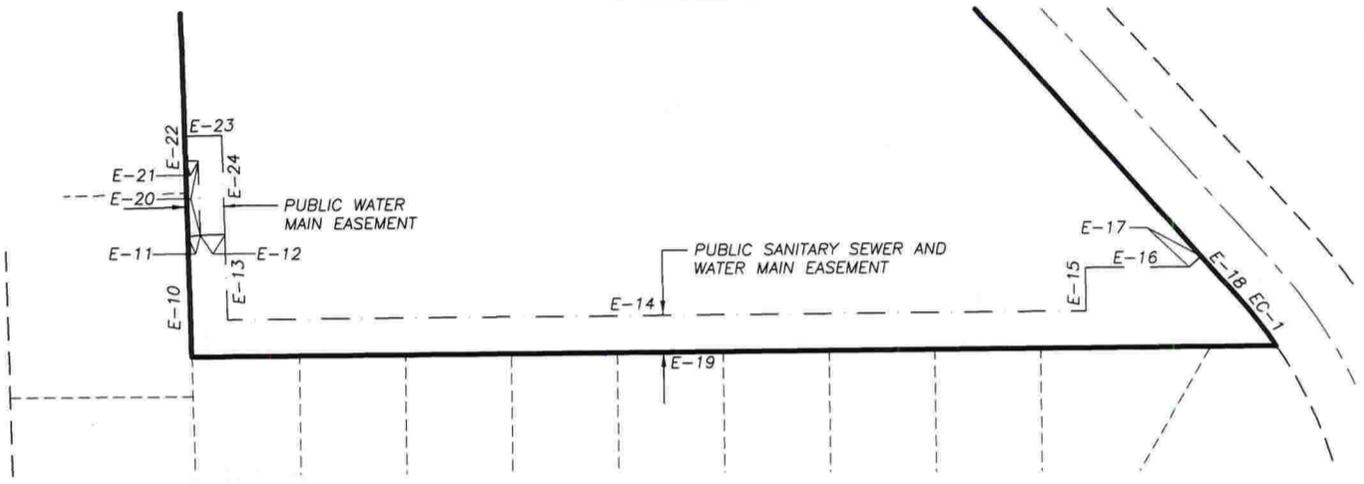
SURVEYED BY: ZMR
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: TBJ

VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

EASEMENTS



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-10	N01°12'18"W	97.85'	E-18	S41°50'28"E	44.79'
E-11	N82°28'56"E	10.06'	E-19	S89°43'00"W	881.30'
E-12	N88°47'42"E	20.00'	E-20	N01°12'18"W	60.18'
E-13	S01°12'18"E	69.43'	E-21	S88°47'42"W	10.00'
E-14	N89°43'00"E	697.20'	E-22	N01°12'18"W	20.00'
E-15	N00°00'00"E	35.25'	E-23	N88°47'42"E	30.00'
E-16	N90°00'00"E	84.47'	E-24	S01°12'12"E	80.17'
E-17	N48°10'00"E	12.84'			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	50.28'	360.00'	8°00'09"	50.24'	S37°49'55"E

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK NAIL SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS N 01°00'11" W.



PREPARED BY:

JSD Professional Services, Inc.
 - Engineers - Surveyors - Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

WINDSOR CROSSING, LLC
 161 HORIZON DRIVE,
 SUITE 101A
 VERONA, WI 53593

PROJECT NO: 15-7097A

FILE NO: B-294

FIELDBOOK/PG: -

SHEET NO: 4 OF 7

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

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LEGAL DESCRIPTION

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 29, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1201.76 FEET TO THE CENTERLINE OF NORTH TOWNE ROAD; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 370.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 129.17 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 290.19 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CHORD BEARS SOUTH 21 DEGREES 03 MINUTES 00 SECONDS EAST, 283.87 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF NORTH TOWNE ROAD, 346.20 FEET TO THE NORTHERLY LINE OF "WINDSOR CROSSING"; THENCE SOUTH 53 DEGREES 03 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE, 40.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 41 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 419.89 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTHEASTERLY 50.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THE CHORD BEARS SOUTH 37 DEGREES 49 MINUTES 55 SECONDS EAST, 50.24 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, 881.30 FEET TO THE WEST LINE OF "WINDSOR CROSSING"; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE EXTENDED NORTH, 831.45 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY 271.32 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THE CHORD BEARS NORTH 23 DEGREES 24 MINUTES 41 SECONDS WEST, 264.58 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST, 295.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD; THENCE NORTH 89 DEGREES 49 MINUTES 39 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 81.70 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 13 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 164.96 FEET; THENCE SOUTH 59 DEGREES 41 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE, 87.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWNE ROAD; THENCE SOUTH 10 DEGREES 48 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 218.69 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 35.00 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 16 SECONDS EAST, 40.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 640,527 SQUARE FEET OR 14.704 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF WINDSOR CROSSING, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>15-7097A</u> FILE NO: <u>B-294</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>5 OF 7</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, WOLF HOLLOW, OUTLOT 2, WINDSOR CROSSING, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 EAST, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

WINDSOR CROSSING, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WINDSOR CROSSING, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2016.

WINDSOR CROSSING, LLC

BY: _____

 MANAGING MEMBER

STATE OF WISCONSIN) SS
 DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
 THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WINDSOR CROSSING, LLC,
 TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
 ACKNOWLEDGED THE SAME.

 NOTARY PUBLIC, DANE COUNTY, WISCONSIN

 MY COMMISSION EXPIRES

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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>15-7097A</u> FILE NO: <u>B-294</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>6 OF 7</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINDSOR CROSSING, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ____ DAY OF _____, 201__.

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 201__, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF _____, 201__.

AMY ANDERSON-SCHWEPPE, DATE _____
SECRETARY,
VILLAGE OF WINDSOR PLAN COMMISSION

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF WINDSOR BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF WINDSOR.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS ____ DAY OF _____, 201__.

CHRISTINE CAPSTRAN, CLERK
VILLAGE OF WINDSOR

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 15-7097 FILE NO: B-294 FB/PG: - SHEET NO: 7 OF 7	SURVEYED BY: ZMR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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