

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2016-36**

**RELEASE OF TRANSFER RESTRICTIONS FOR PHASE 1  
OF THE PLAT OF PLEASANT HILL ESTATES AND WOLF HOLLOW AT  
PLEASANT PRAIRIE CREEK, A REPLAT,  
FOR LOTS OWNED BY PLEASANT HILL ESTATES, LLC**

**WHEREAS**, Pleasant Hill Estates, LLC ("**Developer**") executed a Deed Restriction Prohibiting Sale or Transfer of Lots 325 – 332, inclusive, and 336 – 338, inclusive of the Replat (the "**Restriction**"), which was recorded in the Dane County Register of Deeds on August 19, 2015, as Document No. 5178097, and which indicated that no transfers of the specified lots were to occur prior to the release of the Restriction; and,

**WHEREAS**, the Developer shall have satisfied the requirements for release of all of the lots subject to the Restriction at such time as the requirements set forth in Village Board Resolutions 2016-35, 2016-36, 2016-37 and 2016-38 have been met; and,

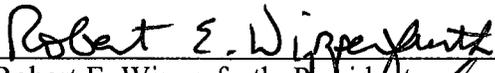
**WHEREAS**, the Village wishes to approve the form of the Release of Transfer Restrictions and authorize execution of same, all on the terms and conditions set forth in this Resolution.

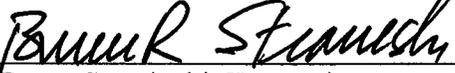
**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

1. The Release of Transfer Restrictions, attached as Exhibit A and incorporated by reference, is hereby approved and the Village President and Village Clerk are authorized to execute same on behalf of the Village at such time as the Director of Planning & Development confirms that all of the requirements set forth in Village Board Resolutions 2016-35, 2016-36, 2016-37 and 2016-38 have been fully and satisfactorily met.
2. Following full execution of same, the Director of Planning & Development shall record the Release of Transfer Restrictions, at the Developer's expense.

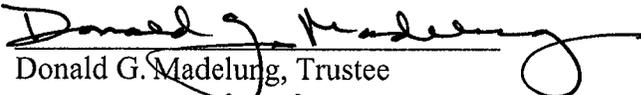
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on March 3, 2016, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
\_\_\_\_\_  
Robert E. Wipperfurth, President

  
\_\_\_\_\_  
Bruce Stravinski, Trustee

  
\_\_\_\_\_  
Monica M. Smith, Trustee

  
\_\_\_\_\_  
Donald G. Madelung, Trustee

  
\_\_\_\_\_  
Alan Buchner, Trustee

*Attested by:*

  
\_\_\_\_\_  
Tina Butteris, Deputy Village Clerk

**Incorporated by Reference:**  
Exhibit A Release of Transfer Restriction



8 9 8 5 3 4 5  
Tx:8755102

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
5228453**

**04/20/2016 2:03 PM  
Trans. Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 3**

**PLAT OF WOLF HOLLOW  
AT PLEASANT PRAIRIE CREEK, A REPLAT,  
VILLAGE OF WINDSOR,  
DANE COUNTY, WISCONSIN:**

**RELEASE OF RESTRICTIONS ON SALE OR  
TRANSFER OF CERTAIN LOTS  
IN THE PLAT OF WOLF HOLLOW AT PLEASANT  
PRAIRIE CREEK, A REPLAT**

**RECITALS**

WHEREAS, PLEASANT HILL ESTATES, LLC, a Wisconsin limited liability company ("**Developer**") executed and recorded a Deed Restriction Prohibiting Sale or Transfer of Certain Lots within the plat known as Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat, a recorded plat in Volume 60-040A of Plats on Pages 198-200, as Document Number 5171521 in the office of the Register of Deeds for Dane County, Wisconsin (the "**Replat**"), and has requested from the Village of Windsor (the "**Village**") the authority to proceed with construction of Phase 1 of the Subdivision known as Pleasant Hill Estates, which includes certain lots within the Replat; and

WHEREAS, pursuant to the Deed Restriction Prohibiting Sale or Transfer of Certain Lots and Providing for Phased Development of the Replat (the "**Restriction**"), which was recorded in the Dane County Register of Deeds on August 19, 2015, as Document No. 5178093, no transfer(s) of the specified lot(s) is/are to occur prior to the release of the Restriction; and

WHEREAS, the Village Board is now ready to release the Restriction as set forth herein.

**AGREEMENT**

NOW THEREFORE, in consideration of the above recitals, which are incorporated herein by reference, and other valuable consideration, the sufficiency of which is hereby acknowledged, the Village and Developer agree, for themselves and their heirs, successors and assigns, as follows:

1. **Release of Restriction.** The prohibition on sale or transfer of the lots identified in the **Restriction** is hereby fully and forever released. See Exhibit A for a full listing of the released lots.
2. **Release Binding on Heirs, Successors and Assigns.** This Release runs with the land and shall be binding on PLEASANT HILL ESTATES, LLC, the owner of the released lots, and its respective heirs, successors and assigns.

THIS SPACE RESERVED FOR VILLAGE

RETURN TO:

Amy Anderson Schweppe  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

DRAFTED BY:

Constance L. Anderson, Village Attorney  
Anderson Consults, LLC  
Madison, WI 53704  
Connie@AndersonConsultsWI.com

PARCEL IDENTIFICATION NUMBERS:

See Exhibit A

IN WITNESS WHEREOF, and as approved by Village Board Resolution No. 2016-36 on March 3, 2016, and corrected by Village Board Resolution No. 2016-40 on April 7, 2016, the Village of Windsor, has caused this Release to be signed by Robert E. Wipperfurth, Village President and its authorized representative, and attested to by Tina Butteris, Deputy Village Clerk, to be effective as of April 7, 2016.

**VILLAGE OF WINDSOR**

By: Robert E. Wipperfurth  
Robert E. Wipperfurth, Village President

Attest: Tina Butteris  
Tina Butteris, Deputy Village Clerk

**ACKNOWLEDGEMENT**

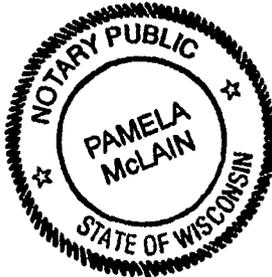
STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this 7<sup>th</sup> day of April, 2016, the above-named Robert E. Wipperfurth and Tina Butteris, known to me as the Village President and Deputy Village Clerk of the Village of Windsor, and who executed the foregoing instrument and acknowledged the same.

Pamela McLain

Notary Public, State of Wisconsin  
My Commission is Permanent/Expires: 8/19/19



Attachment Incorporated by Reference:  
Exhibit A: Lot and Parcel Numbers Released

**EXHIBIT A  
RELEASED LOTS AND PARCEL NUMBERS  
PLAT OF WOLF HOLLOW  
AT PLEASANT PRAIRIE CREEK, A REPLAT**

**PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK, A REPLAT**

<b>Lot # 325</b>	<b>196/ 0910-321-3025-0</b>
<b>Lot # 327</b>	<b>196/ 0910-321-3047-0</b>
<b>Lot # 328</b>	<b>196/ 0910-321-3058-0</b>
<b>Lot # 329</b>	<b>196/ 0910-321-3069-0</b>
<b>Lot # 330</b>	<b>196/ 0910-321-3080-0</b>
<b>Lot # 331</b>	<b>196/ 0910-321-3091-0</b>
<b>Lot # 332</b>	<b>196/ 0910-321-3102-0</b>
<b>Lot # 336</b>	<b>196/ 0910-321-3126-0</b>
<b>Lot # 337</b>	<b>196/ 0910-321-3137-0</b>
<b>Lot # 338</b>	<b>196/ 0910-321-3148-0</b>