

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-43**

**PRELIMINARY REVIEW OF SITE PLAN FOR
COVERED BRIDGE RESIDENCES AT BEAR TREE FARMS**

WHEREAS, T. Wall Enterprises (“Petitioner”) is requesting discussion of a preliminary Site Plan Review for a multi-family and commercial development located on Lots 1, 2 and 3 of Bear Tree Farms, which will be named Covered Bridge Residences at Bear Tree Farms; and

WHEREAS, the Petitioner has submitted a preliminary site plan and has requested feedback from the Village on the preliminary site plan; and

WHEREAS, the Village Planner has reviewed the request and prepared a staff report dated March 22, 2016 (the “Staff Report”) providing feedback and recommendations, which Staff Report is incorporated by reference; and

WHEREAS, following review of information presented at the meeting held on March 29, 2016, the Staff Report, and Plan Commission Resolution 2016-12, the Village Board wishes to take the action set forth herein.

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

The Village Board hereby provides T. Wall Enterprises with conceptual approval of the master plan, architectural renderings and letter of intent presented at the March 29, 2016 meeting and provides the following comments based on the preliminary Site Plan Review for the Covered Bridge Residences at Bear Tree Farms:

1. The Petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The Petitioner shall address the technical comments set forth in the Surveyor Comments of this Staff Review to the satisfaction of the Village Planner.
3. The Petitioner shall address the technical comments set forth in the Engineer Comments of this Staff Review to the satisfaction of the Village Engineer.
4. 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.
5. Prior to final approval and recording of the Certified Survey Map, 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 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.

- b. A Declaration of Covenants and Restrictions, in a form satisfactory to the Village of DeForest Board, Village of Windsor Board, Village of Windsor Attorney and Village of Windsor Director of Planning & Development, ensuring the quality of the development and representations made to the Village of DeForest and Village of Windsor at a joint meeting on March 15, 2016.
 - c. A Stormwater Management Agreement, in a form satisfactory to the Village Board, Village Attorney and Village Engineer, for all stormwater management facilities.
6. The Petitioner shall provide information to allow the Village Board to make the following determinations, which shall be incorporated in approvals anticipated in the future:
- a. The Petitioner shall construct the proposed the commercial/retail building as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - b. The Petitioner shall construct the proposed multi-family buildings as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - c. The Petitioner shall construct the proposed clubhouse/fitness center as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - d. The Petitioner shall construct the proposed covered bridge and pavilion as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - e. The Petitioner shall construct the proposed buildings on the property as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - f. The Petitioner shall install the proposed landscaping on the property as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
 - g. The Petitioner shall install the proposed outdoor lighting on the property as illustrated on Plan Sheets _____ as presented to the Village of Windsor Plan Commission and Board at its meeting on _____, 2016.
7. The Petitioner shall obtain approval of the interior traffic patterns, private roads, and driveways by the DeForest Area Fire & EMS Fire Inspector (or designee). The Petitioner shall comply with any and all recommendations by the Fire Inspector (or designee) prior to start of construction.
8. The Petitioner shall obtain approval of the interior traffic patterns, private roads, and driveways by Advanced Disposal (or designee). The Petitioner shall comply with any and all recommendations by Advanced Disposal (or designee) prior to start of construction.
9. 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).

10. 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.
11. The Petitioner (or the Owner of the underlying land) shall submit cash payment to the Village of Windsor for Fees In Lieu of Parkland, which cash payment shall be made on a phase-by-phase basis. The amount of the Fees in Lieu of Parkland shall be calculated pursuant to Section 38-636(b) of the Village of Windsor Code of Ordinances, at the rates in effect when payment is made. Arrangements must be made for payment for the full project, all in a manner satisfactory to the Village Board.
12. The Petitioner (or the Owner of the underlying land) shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland, which cash payment shall be made on a phase-by-phase basis. The amount of the Fees for Initial Improvement of Parkland shall be calculated pursuant to Section 38-638(e) of the Village of Windsor Code of Ordinances, at the rates in effect when payment is made. Arrangements must be made for payment for the full project, all in a manner satisfactory to the Village Board.
13. 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 and Site Plan, 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 29th day of March, 2016, by a vote of 3 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, President

Bruce Stravinski
Bruce Stravinski, Trustee

Monica M. Smith
Monica M. Smith, Trustee

Excused Absence
Donald G. Madelung, Trustee

Excused Absence
Alan Buchner, Trustee

Attested by:
Tina Butteris
Tina Butteris, Deputy Village Clerk

Incorporated by Reference:
Staff Report



T. Wall Enterprises

Mgt LLC

Letter of Intent
Village of Windsor
Covered Bridge Residences at Bear Tree Farms

3/7/2016

1. Purpose for the request:
 - a. The purpose of this request is to receive approval for the proposed density and master site plan for lots one (1), two (2), and three (3) at Bear Tree Farms, in the Village of Windsor, Dane County, Wisconsin.
2. Construction schedules:
 - a. Construction of the entire proposed development will be phased over a period of approximately 4 years.
 - b. Phase I – Approximate construction start date February 2017, phase I approximate occupancy date April 2018.
3. Names of people involved:
 - a. Property Owner: Bear Tree Farms, Inc.
 - b. Applicant: T. Wall Enterprises Wisconsin, LLC
 - c. Developer: T. Wall Enterprises Wisconsin, LLC
 - d. Contractor: N/A
 - e. Architect: Angus-Young Associates
 - f. Landscape Architect: The Bruce Company of Wisconsin Inc.
 - g. Engineer: Vierbicher Associates, Inc
 - h. Manager: T. Wall Enterprises Management, LLC
4. Detailed description of the proposed development:

The proposed development on the 18-acre site assumes (4) three story multifamily buildings totaling 300 units, (1) one story commercial/retail building with approximately 10,000 square feet of rentable space, and 1 clubhouse which will include an exercise facility, community/game room, and an outdoor pool with grilling area. The development will be phased over approximately 4 years. This development will be unique; it will be one of the first “gated multi-family communities” in the state. The community will feature a secured gate, which allows community-tenants access via electronic fob. The community will also be fenced in to further support a sense of security. Proposed amenities for the use of tenants and their guests include: walking/biking trails, putting greens, a 1.5 acre pond for fishing/kayaking, clubhouse with community/game room, exercise facility, community garden plots, and a pool with grilling area.
5. Area of the site in square feet or acres: 18 acres
6. Number of dwelling units: 300 multi-family units
7. Rentable Commercial/Retail Space: Approximately 10,000 Square Feet
8. Number of fulltime employees: Approximately 5

Creating Places Where People Interact®

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com



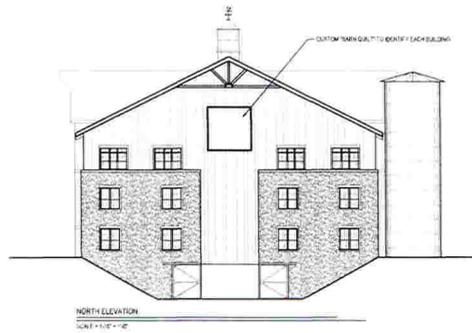
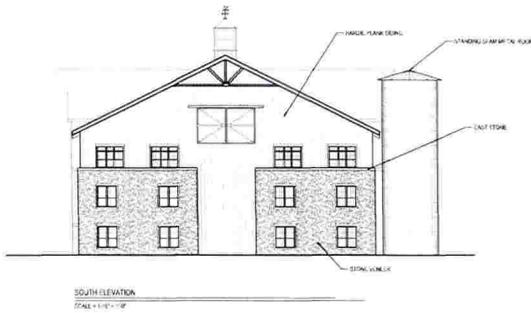
T. Wall Enterprises
Mgt LLC

9. Identify access to the property:
 - a. Ingress/Egress – Pederson Crossing Boulevard
 - b. Ingress/Egress – Warner Farm Drive

10. Any additional information that the applicant wishes to submit in support of or to justify the requested action:
 - a. Multi-Family Community: This development will be unique; it will be one of the first “gated multi-family communities” in the state. The community will feature a secured gate, which will allow community-tenants access via electronic fob. The community will also be fenced in to further encourage a sense of security. This development will set the bar for the level of quality the Village of Windsor expects from future developments.
 - b. Proposed Amenities: Proposed amenities include walking/biking trails, putting greens, dog walking areas, putting greens, a 1.5 acre pond for fishing/kayaking, clubhouse with community/game room, exercise facility, community garden plots, and a pool with grilling area.
 - c. Development Quality: The development employs many high quality and long lasting materials, such as metal, stones and bricks, and hardie-plank which are long lasting in nature. The building systems will have superior insulation value (12" of insulation instead of the standard 3 Y2").
 - d. Sustainable Development: To promote sustainable development, the gated multi-family community will propose substantial open/green space for dog walking and other outdoor recreation, biking/walking paths, and community garden plots for tenant use.
 - e. Sustainable Living: To further encourage sustainable living, the development will include a large amount of indoor and outdoor bike parking. The development will feature smart lighting, low-flow fixtures, and energy star rated appliances, which will aid in decreasing energy and water usage.

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Typical Materials:

- Natural stone masonry veneer
- Hardie board composite siding w/ Hardie trim
- Shingle and areas of metal roofing
- Cast stone window sills and heads
- Cast stone accents

Covered Bridge Residences at Bear Tree Farms

Angus Young Architecture | Engineering
Interiors | Landscape

Balance in Creativity

www.angusyoung.com



Building 1 View Southwest

Covered Bridge Residences at Bear Tree Farms

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Young** Architecture | Engineering
Interiors | Landscape

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Building 1 View facing Main Entry

Covered Bridge Residences at Bear Tree Farms

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Building 1 View facing Northwest

Covered Bridge Residences at Bear Tree Farms

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Building 1 View South

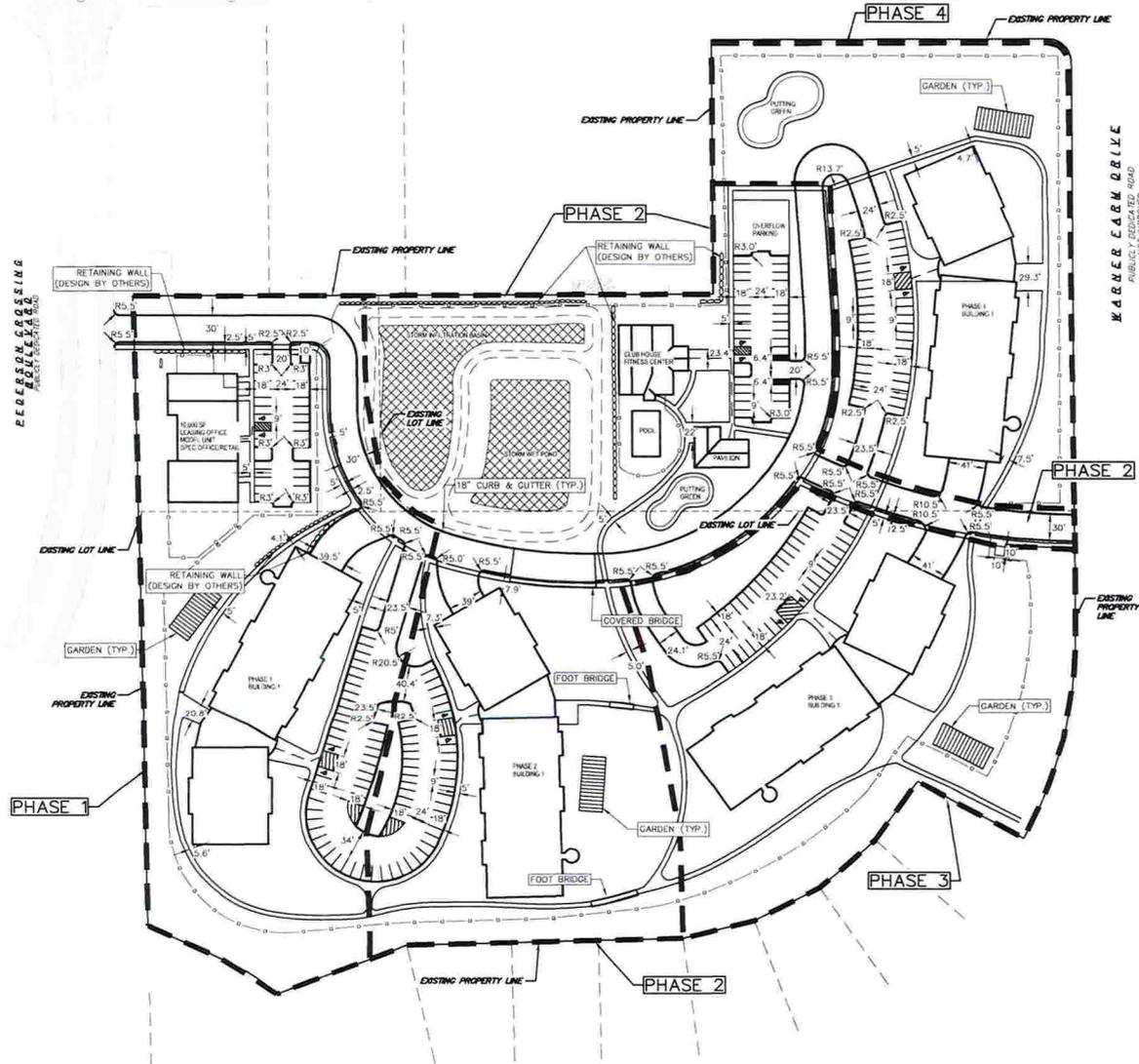
Covered Bridge Residences at Bear Tree Farms

**Angus
Young** Architecture | Engineering
Interiors | Landscape

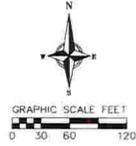
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WINDSOR ROAD
PUBLICLY DEDICATED ROAD



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - PHASE EXTENTS
 - CURB AND GUTTER
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOOD FENCE
 - RETAINING WALL BY OTHERS
 - PROPOSED HANDICAP PARKING



ABBREVIATIONS
N = RADIIUS



Site Plan
Covered Bridge Residences at Bear Tree Farms
Village of Windsor
Dane County, Wisconsin

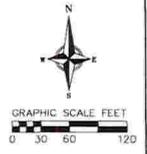
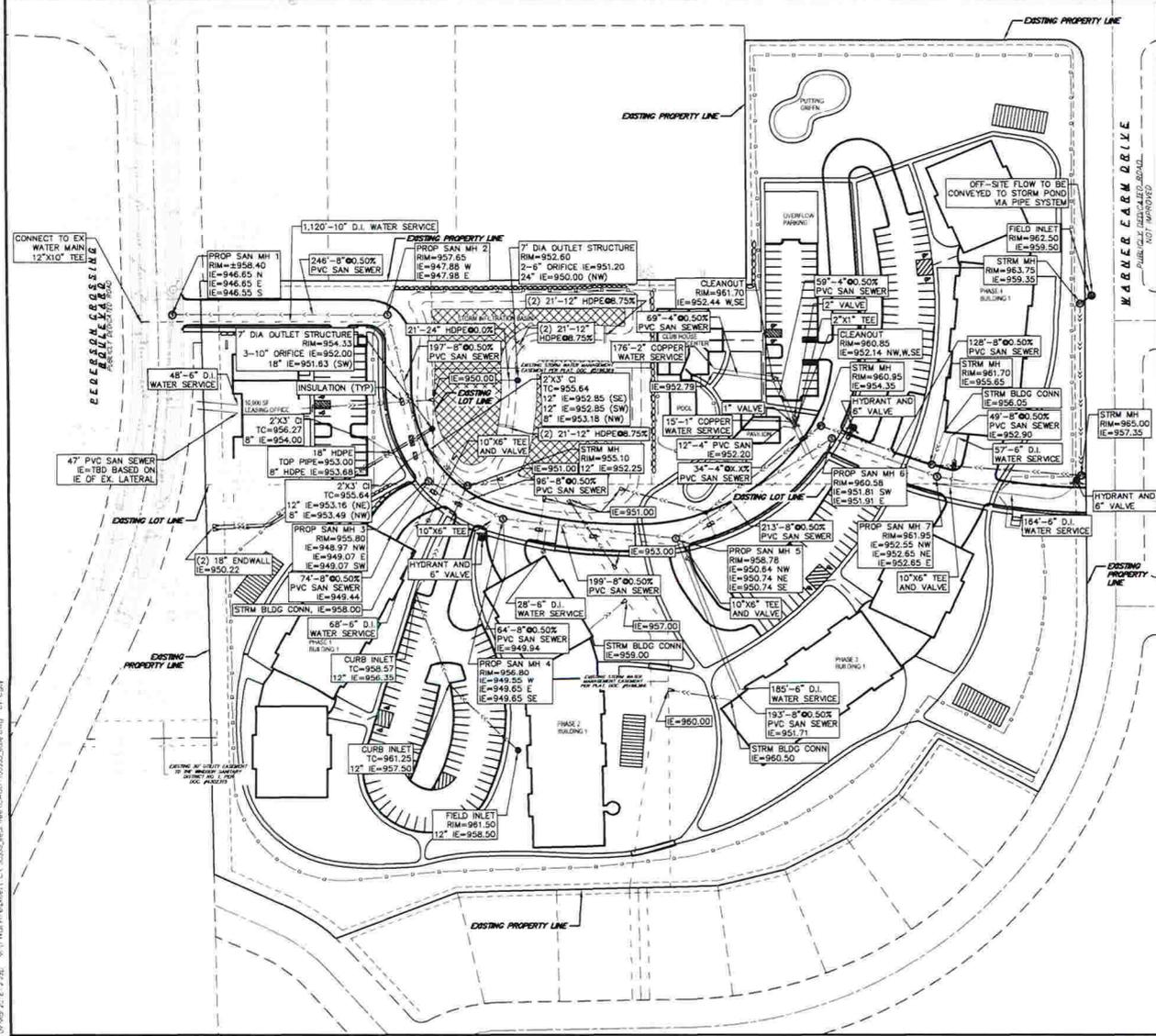
REVISIONS	NO.	DATE	BY	REVISIONS	NO.	DATE	BY

SCALE AS SHOWN
DATE: 3/9/2016
DRAWN BY: JFL
CHECKED BY: JFL
PROJECT NO: 150335
SHEET: 2 OF 5
DRAWN BY: C-2.0

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WINDSOR ROAD PUBLICLY DEDICATED ROAD



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - PROPOSED PIPE INSULATION

ABBREVIATIONS

IE	=	INVERT ELEVATION
SAN	=	SANITARY
STIM	=	STORM
MH	=	MANHOLE
EW	=	ENDWALL
D.I.	=	DUCTILE IRON

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING POST
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING GAS VALVE
 - EXISTING UTILITY POLE
 - EXISTING UNIDENTIFIED MANHOLE



Utility Plan
 Covered Bridge Residences at Bear Tree Farms
 Village of Windsor
 Dane County, Wisconsin

NO.	REVISIONS	DATE	BY	CHKD	PROJ

SCALE:	AS SHOWN
DATE:	3/19/2016
DESIGNER:	JFL
CHECKED:	
PROJECT NO.:	150335
SHEET:	5 OF 5
DRAWN BY:	C-5.0

