

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-44**

**APPROVAL OF
FINAL REPLAT OF WINDSOR CROSSING
(SINGLE FAMILY RESIDENTIAL-74 LOTS)**

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 Final Replat (“Replat”) of the land located generally to the south of existing stormwater ponds in the development known as Windsor Crossing, and all as described with particularity on the Replat (“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 approval of the preliminary replat, all as set forth in Village Board Resolution 2016-20, and is requesting approval of the Replat as a further step toward actualizing said development; and

WHEREAS, the Village Planner has reviewed the request and prepared a staff report dated March 21, 2016 for the Plan Commission and the Village Board (the “Staff Report”) recommending approval, subject to certain conditions specified therein; and

WHEREAS, following review of information presented at the Joint Meeting of the Plan Commission and Village Board held on March 29, 2016, and consideration of the Staff Report, the Plan Commission recommended approval of same to the Village Board as set forth in Plan Commission Resolution 2016-13, subject to those conditions specified in the Plan Commission portion of the 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 of Windsor Board Approves of the Final Replat request made by Forward Development Group on behalf of the Village of Windsor Community Development Authority (“CDA”) for the Subject Lands located in part of the SE ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 29, T9N, R10E, Village of Windsor, Dane County, Wisconsin, subject to the following conditions:

1. It is the Petitioner’s independent obligation to meet the legal requirements for preparation and recording of this Final Replat. The Village’s obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Final 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 of Windsor Board Staff Report, which is incorporated herein by reference, and shall serve to supplement the Board Resolution 2016-44. 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 of Windsor Board Staff Review 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 of Windsor Board Staff Review to the satisfaction of the Village Engineer.
6. The Petitioner shall address the technical comments set forth in the Village Policy Concern section of the Village of Windsor Board Staff Review to the satisfaction of the Village Board, Village Attorney and Village Director of Planning & Development.
7. 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).
8. 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.
9. The Petitioner shall obtain approval of the 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.
10. The Petitioner 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 prior to the release of lots from the required Transfer Restrictions. 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.
11. 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.
12. 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 North Towne Court.

- 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. A neighborhood entrance sign at such location as set forth in the Development Agreement.
 - 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.
13. 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 2016-44. The Village's execution of the Final Replat is in reliance upon and consideration of Petitioner's agreement to this condition of approval.
14. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution 2016-44.
15. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution 2016-44. 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 Final 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 Final 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.

[Signatures on following page.]

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

Excused Absence
Donald G. Madelung, Trustee

Bruce R. Stravinski
Bruce Stravinski, Trustee

Excused Absence
Alan Buchner, Trustee

Monica M. Smith
Monica M. Smith, Trustee

Attested by:
Tina Butters
Tina Butters, Deputy Village Clerk

Incorporated by Reference:
Staff Report dated March 21, 2016



Staff Review

TO: Village of Windsor Plan Commission
Village of Windsor Board

CC: Robert Wipperfurth, Tina Butteris, Amy Anderson Schweppe, Kevin Richardson, Connie Anderson

FROM: Jamie Rybarczyk, Planning Consultant

RPT DATES: March 21, 2016

MTG DATES: March 29, 2016

APRVL DATE: May 02, 2016

FOTH FILE: 16W027.01/03

RE: Windsor Crossing - Final Replat Request

BACKGROUND:

1. Petitioner/Agent: Forward Development Group
2. Property Owner: Village of Windsor CDA
3. Location/Address: part of the SE ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 29, T9N, R10E, Village of Windsor, Dane County, Wisconsin
4. Taxkey Number: N/A
5. Area: Approximately 26.669 acres
6. Existing Zoning: R-4 Residence District (Dane County)
7. Proposed Zoning: R-4 Single Family Residential (Village of Windsor)
8. Future Land Use: Mixed Residential

OVERVIEW:

The petitioner is requesting discussion and action of a Final Replat for Windsor Crossing located west of US 51 and south of Windsor Road. The Final Replat consists of 74 single family lots and 1 outlot. The single family lots range in size of 8,750 square feet to 21,300 square feet. The front yard setback will be 25 feet, side yard setback will be 8 feet, and the rear yard setback will be 25 feet. Outlot 1 will be dedicated to the public for a multi-purpose path connecting the subdivision to the conservancy.

The subdivision will include sidewalks on both sides of the proposed rights-of-way. The main entry to the subdivision will be from North Towne Road with secondary entries from Autumn Fields Road (Wolf Hollow Subdivision) and Sheffield Road (Buhler Development). Access directly to the single family lots along North Towne Road will be restricted. Access must come from either Eton Circle or Banbury Street.

The Final Replat will be developed in four phases. Phase I will include 28 lots and start construction in 2016. Phase II will include 18 lots and start construction in 2017. Phase III will include 12 lots and start construction in 2018. Phase IV will include 19 lots and start construction in 2019.

PLANNER COMMENTS:

Staff has the following planning comment regarding the Final Replat for Windsor Crossing.

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The Petitioner wishes to locate the subdivision sign on Lot 10 adjacent to North Towne Road. It is unclear to Staff how the sign would be integrated with the proposed 15 foot landscape easement on Lot 10. The proposed location may have visibility for traffic moving south on North Towne Road, but will not have the same visibility for traffic moving north on North Towne Road. Typically, a subdivision sign is located at the main entrance to the subdivision (i.e. Lot 28, Lot 29, or a boulevard treatment) providing identification to traffic passing by the subdivision. The Village of Windsor Plan Commission and Village of Windsor Board should discuss with the Petitioner whether the proposed subdivision sign location is acceptable or if an alternative location is required.

VILLAGE POLICY CONCERN:

Exhibit 6 of the Village of DeForest / Village of Windsor Cooperative Plan includes two conditions regarding the connection of Windsor Crossing to the west (Wolf Hollow) or the south (Buhler Development) in conjunction with the construction of the single family lots.

There shall be no housing construction within the single family residential portion of the Windsor Crossing development (or within lands west of the officially mapped North Towne Road within the SE ¼ of the SE ¼ of Section 29, T-09-N, R-10-E if the Windsor Crossing development does not proceed) until at least one public street connection (in addition to any connections to North Towne Road) is built to either the western edge of this area (i.e., the Wolf Hollow connection), the southern edge of this area (i.e., the Acker/Buhler connection), or both if desired by the developer, in locations provided on the attached developer's preliminary replat, or in other locations as may subsequently be approved by DeForest and Windsor if the Windsor Crossing development does not proceed.

There shall be no more than 20 building permits issued within the single family residential portion of the Windsor Crossing development (or within lands west of the officially mapped North Towne Road within the SE ¼ of the SE ¼ of Section 29, T-09-N, R-10-E if the Windsor Crossing development does not proceed) until at least one full public street connection (in addition to any connections to North Towne Road) is completed and available for cross-traffic between this area and either the Wolf Hollow or Acker/Buhler lands to the west or south, respectively.

The submitted Phasing Plan for the Final Replat of Windsor Crossing does not meet the intent of the above stated conditions. The Village of Windsor Plan Commission and Village of Windsor Board should discuss with the Petitioner a resolution to this matter.

SURVEYOR COMMENTS:

Staff has no technical comments regarding the Final Replat for Windsor Crossing.

ENGINEER COMMENTS:

Staff has the following engineering comments regarding the Final Replat for Windsor Crossing.

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 Final Replat show three access points to the residential plat; the current plat had the same number of access point.
3. The utility layout is subject to the Village of Windsor Utility Engineer's approval.

COMPREHENSIVE PLAN CONSISTENCY:

The Final Replat for Windsor Crossing is consistent with the proposed Village of Windsor Comprehensive Plan: 2035.

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ORDINANCE CONSISTENCY:

The Final Replat for Windsor Crossing is consistent with the Village of Windsor Land Division Ordinance (Chapter 38) and the proposed Village of Windsor Zoning Ordinance (Chapter 52).

MASTER PLAN AND DESIGN GUIDELINES WINDSOR CROSSING TOWN CENTER:

The Final Replat for Windsor Crossing is consistent with the intent of the Master Plan and Design Guidelines Windsor Crossing Town Center.

STAFF RECOMMENDATION (Plan Commission):

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:

The Village of Windsor Plan Commission recommends to the Village Board **Approval** of the Final Replat request for Forward Development Group located in part of the SE ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 29, T9N, R10E, Village of Windsor, Dane County, Wisconsin, subject to the following conditions:

1. It is the Petitioner's independent obligation to meet the legal requirements for preparation and recording of this Final Replat. The Village's obligations are limited to those of one approving authority.
2. The Petitioner shall obtain approval for the Final 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 of Windsor Plan Commission Staff Review, which is incorporated herein by reference, and shall serve to supplement the PC Resolution 2016-13. If in conflict, the stricter requirements shall apply.
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10. The Petitioner 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 prior to the release of lots from the required Transfer Restrictions. 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.



Staff Review

11. 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.
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 - 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 North Towne Court.
 - 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.
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14. Time is of the essence with respect to performance in accordance with the terms of this PC Resolution 2016-13.

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15. The Petitioner shall have no vested rights in the development based on the approval set forth in this PC Resolution 2016-13. 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 Final 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 Final 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.

STAFF RECOMMENDATION (Board):

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

The Village of Windsor Board **Approves** of the Final Replat request for Forward Development Group located in part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, T9N, R10E, Village of Windsor, Dane County, Wisconsin, subject to the following conditions:

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14. Time is of the essence with respect to performance in accordance with the terms of this Board Resolution 2016-44.
15. The Petitioner shall have no vested rights in the development based on the approval set forth in this Board Resolution 2016-44. The Subject Land is currently owned by the CDA of the Village of Windsor, not the Petitioner.
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EXHIBIT:

- A. Petitioner Application

Memorandum

www.jsdinc.com

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

From: Rachel Holloway, Planner

Re: Windsor Crossing Replat: Final Plat Submittal

JSD Project #: 15-7097A

Date: March 1, 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 Final Plat for Windsor Crossing. The submittal consists of a final plat and phasing plan. Village staff has indicated that certain associated materials may be submitted over the next two weeks, including full engineering plans, and legal documents such as joint maintenance agreements and home owners' association (HOA) guidelines. These associated documents are in progress at this time and we are working in close coordination with the Village to prepare them, due to the unique situation surrounding this project as relates to FDG's purchase of the land from the Village Community Development Authority (CDA).

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. The Preliminary Plat for the single-family subdivision was approved by the Village Plan Commission on February 22, 2016 and by the Village Board on February 25, 2016. We request the opportunity to hold a public hearing on the Final Plat and obtain a recommendation by the Plan Commission, followed by Village Board consideration and approval, at the joint meeting on March 29, 2016. We believe that this timeline is reasonable, 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.

The plat was sent to the following agencies, on the dates indicated:

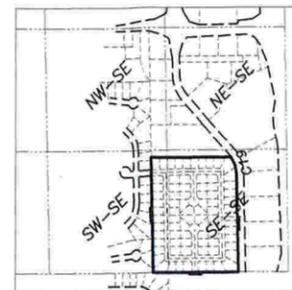
- Department of Administration (1/26/16) – and comments received 2/26/16
- Alliant Energy (1/27/16) – comments received 2/11/16
- Charter (1/27/16) – comments received 2/3/16
- CenturyLink (1/27/16) – comments received 2/11/16
- MG&E (1/27/16) – still under review

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. A rezoning request is being submitted separately for the overall Windsor Crossing development, to reconcile existing zoning district boundaries with the new lot configurations.

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.

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
S 89°49'39" W 2,657.17'



LEGEND

- GOVERNMENT CORNER
- 1" X 1" REBAR FOUND
- 3/4" X 3/4" REBAR FOUND
- 1-1/4" X 30" IRON REBAR SET, (4.30 LBS/FT), ALL OTHER LOT AND OUTLOT CORNERS MARKED BY 3/4" X 24" IRON REBAR (1.50 LBS/FT)
- PLAT BOUNDARY
- - - PLAT RIGHT-OF-WAY LINE
- - - PLAT LOT LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE
- - - SECTION LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - FENCE LINE
- - - NO ACCESS
- - - DRAINAGE ARROWS

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

THE FINAL GRADES ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENT SHOWN SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITIES INVOLVED.

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, BEARS S 01°00'12" E.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
3. DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
4. OUTLOT 1 IS HEREBY DEDICATED TO THE PUBLIC AS A PATH.
5. LOTS 1 THRU 74 SHALL BE DESIGNATED AS SINGLE-FAMILY RESIDENTIAL.
6. SINGLE FAMILY RESIDENTIAL SETBACKS ARE: 25' FRONT YARD/ROAD FRONTAGE; 8' SIDE YARD; 25' REAR YARD AS OF PLAT DATE.
7. NO ACCESS FROM LOTS 9 THRU 14 AND 28 THRU 32 TO NORTH TOWNE ROAD.
8. TOTAL PLAT AREA = 1,161,704 SQUARE FEET OR 26.669 ACRES.
9. SEE SHEET TWO FOR UNDERLYING LOTS.
10. SEE SHEET THREE FOR ROAD CENTERLINE LINE AND CURVE TABLES.

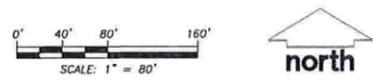
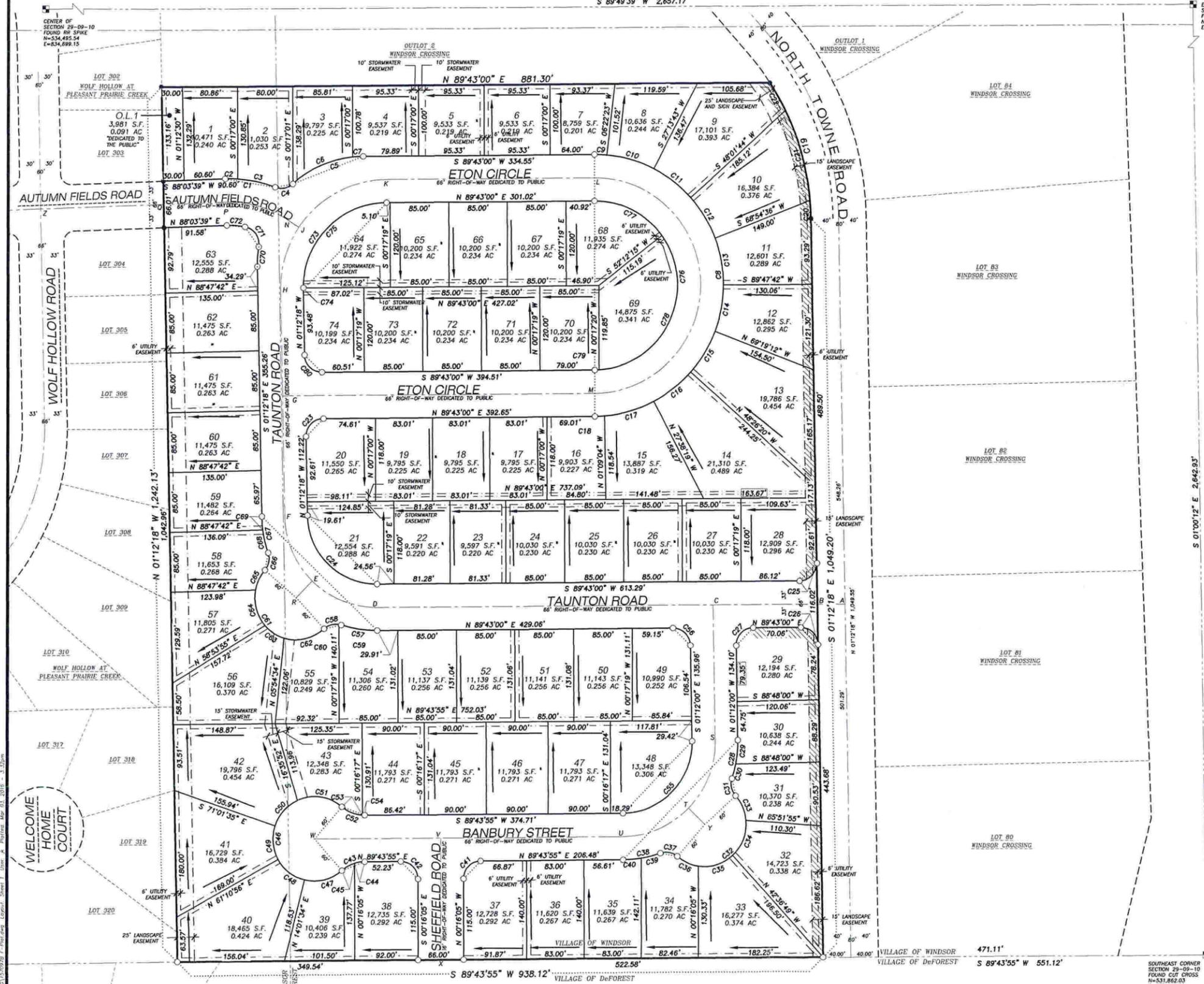
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20

Department of Administration

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO. 15-2097	SURVEYED BY: _____
FILE NO. 0-70	DRAWN BY: CJO
FIELDBOOK/PC: _____	CHECKED BY: JLB
SHEET 1 OF 3	APPROVED BY: JLB



FEBRUARY 26, 2016
REVISED MARCH 03, 2016

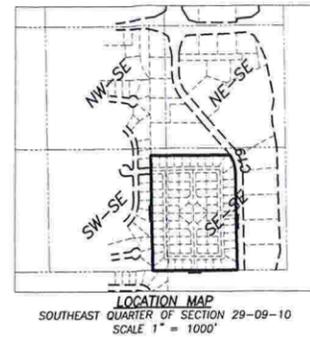
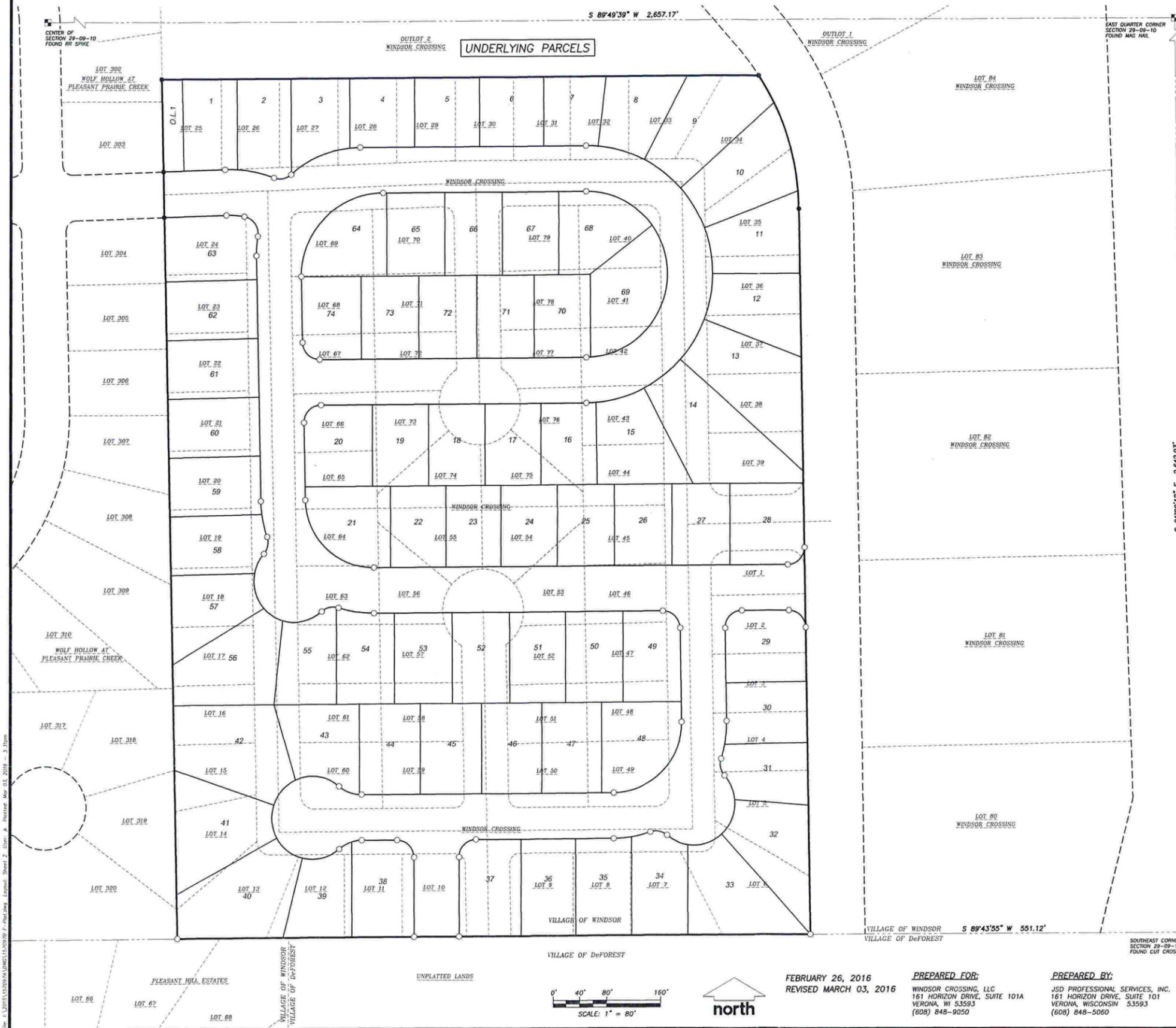
PREPARED FOR:
WINDSOR CROSSING, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593
(608) 848-9050

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

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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



LEGEND

- GOVERNMENT CORNER
- 1X" REBAR FOUND
- 3/4" REBAR FOUND
- 1-1/4" x 30" IRON REBAR SET, (4.30 LBS/FT), ALL OTHER LOT AND OUTLOT CORNERS MARKED BY 3/4" x 24" IRON REBAR (1.50 LBS/FT)
- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

THE FINAL GRADES ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENT SHOWN SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITIES INVOLVED.

NOTES

1. 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.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
3. DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
4. OUTLOT 1 IS HEREBY DEDICATED TO THE PUBLIC AS A PATH
5. LOTS 1 THRU 74 SHALL BE DESIGNATED AS SINGLE-FAMILY RESIDENTIAL
6. SINGLE FAMILY RESIDENTIAL SETBACKS ARE: 25' FRONT YARD/ROAD FRONTAGE; 8' SIDE YARD; 25' REAR YARD AS OF PLAT DATE
7. NO ACCESS FROM LOTS 9 THRU 14 AND 28 THRU 32 TO NORTH TOWNE ROAD

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

Certified _____, 20__

Department of Administration

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

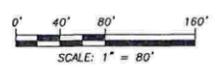
PROJECT NO: 15-2027	SURVEYED BY: —
FILE NO: 0-70	DRAWN BY: C.O.
FIELDBOOK/PG: —	CHECKED BY: J.B.
APPROVED BY: J.B.	

SHEET 2 OF 3

FEBRUARY 26, 2016
 REVISED MARCH 03, 2016

PREPARED FOR:
 WINDSOR CROSSING, LLC
 161 HORIZON DRIVE, SUITE 101A
 VERONA, WI 53593
 (608) 848-9050

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060



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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

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE VILLAGE OF WINDSOR CODE OF ORDINANCES, AND BY THE DIRECTION OF COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED THE "REPLAT OF WINDSOR CROSSING" IN THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, AFORESAID; THENCE SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 551.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 938.12 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF "WOLF HOLLOW AT PLEASANT PRAIRIE CREEK", 1242.13 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF OUTLOT 2, "WINDSOR CROSSING", 881.30 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 204.99 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THE CHORD BEARS SOUTH 17 DEGREES 31 MINUTES 04 SECONDS EAST, 202.24 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 18 SECONDS EAST, 1049.20 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,161,704 SQUARE OR 26.669 ACRES.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE BOARD, VILLAGE OF WINDSOR
PLAN COMMISSION, VILLAGE OF WINDSOR
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION
STATE OF WISCONSIN-DEPARTMENT OF TRANSPORTATION

IN WITNESS WHEREOF, THE SAID COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEVIN W. RICHARDSON, ITS EXECUTIVE DIRECTOR, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2016.

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR

KEVIN W. RICHARDSON
EXECUTIVE DIRECTOR

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED KEVIN W. RICHARDSON, EXECUTIVE DIRECTOR OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

_____, FSB, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINDSOR CROSSING, LLC, AS OWNER.

WITNESS THE HAND AND SEAL OF _____, FSB, MORTGAGEE, THIS _____ DAY OF _____, 2016.

IN THE PRESENCE OF:

(SIGN NAME HERE) (PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED _____, FSB, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE BOARD RESOLUTION VILLAGE OF WINDSOR

"RESOLVED THAT THIS PLAT KNOWN AS "REPLAT OF WINDSOR CROSSING", BEING A SUBDIVISION OF 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, HAVING BEEN APPROVED BY THE VILLAGE BOARD, BE AND THE SAME IS HEREBY APPROVED AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "REPLAT OF WINDSOR CROSSING" TO THE VILLAGE FOR PUBLIC USE."

I, CHRISTINE CAPSTRAN, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE CLERK OF THE VILLAGE OF WINDSOR, AND THAT THIS PLAT WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN AND FURTHERMORE CERTIFY THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE _____ DAY OF _____, 2016.

CHRISTINE CAPSTRAN, CLERK
VILLAGE OF WINDSOR

DATE

CERTIFICATE OF VILLAGE TREASURER

I, TINA BUTTERIS, BEING DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF WINDSOR, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2016, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "REPLAT OF WINDSOR CROSSING".

TINA BUTTERIS, TREASURER
VILLAGE OF WINDSOR

DATE

CERTIFICATE OF VILLAGE PLAN COMMISSION

THIS PLAT KNOWN AS "REPLAT OF WINDSOR CROSSING" IS HEREBY APPROVED BY THE VILLAGE OF WINDSOR PLAN COMMISSION THIS _____ DAY OF _____, 2016.

AMY ANDERSON-SCHWEPPE, SECRETARY
VILLAGE OF WINDSOR PLAN COMMISSION

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2016, AT _____ O'CLOCK, _____ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

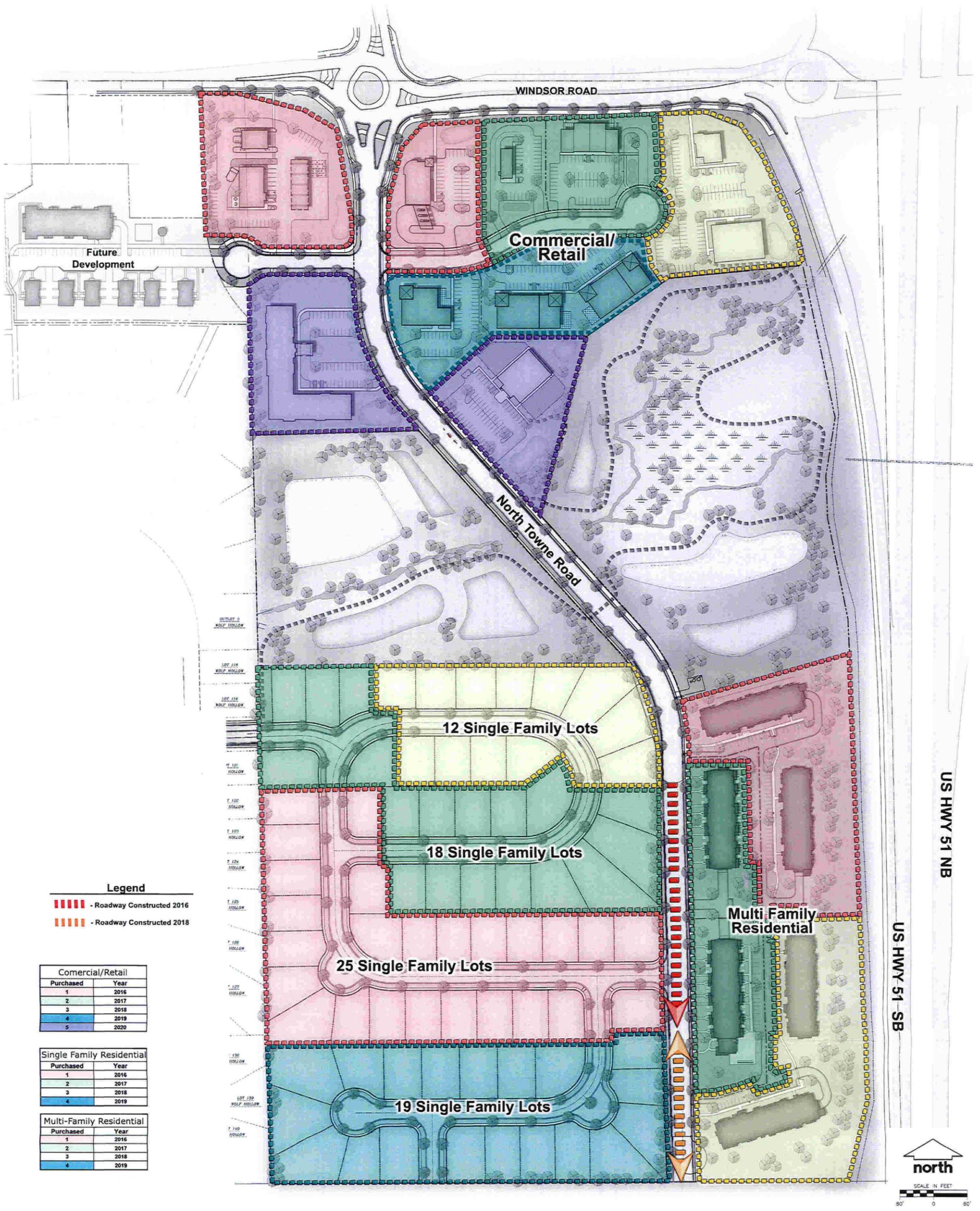
ROAD CENTERLINE LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A-D	S 89°43'00" W	679.22'	C-S	N 01°12'00" W	193.04'
A-B	S 89°43'00" W	40.00'	U-W	N 89°43'55" E	446.90'
B-C	S 89°43'00" W	153.07'	U-Y	S 89°43'55" E	264.48'
C-D	S 89°43'00" W	486.15'	V-W	S 89°43'55" E	182.42'
F-H	N 01°12'18" W	321.72'	V-X	S 00°16'05" E	173.00'
F-G	N 01°12'18" W	171.16'	J-N	N 56°02'29" W	17.68'
G-H	S 01°12'18" E	150.56'	P-Q	S 88°03'39" W	91.51'
K-L	N 89°43'00" E	301.03'	E-R	S 44°15'21" W	33.00'
M-G	S 89°43'00" W	451.58'	T-Y	S 45°44'01" E	33.00'
			Q-Z	S 87°54'12" W	177.83'

ROAD CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
D-F	206.78'	133.00'	89°04'42"	186.57'	S 45°44'39" E
D-E	103.39'	133.00'	44°32'21"	100.80'	N 68°00'49" W
E-F	103.39'	133.00'	44°32'21"	100.80'	N 23°28'28" W
H-K	148.89'	153.00'	55°45'29"	143.09'	S 61°50'16" W
H-J	93.90'	153.00'	35°09'49"	92.43'	N 16°22'37" E
J-K	148.89'	153.00'	55°45'29"	143.09'	N 61°50'16" E
L-M	480.66'	153.00'	180°00'01"	306.00'	N 00°17'00" W
S-U	211.08'	133.00'	90°55'55"	189.61'	N 44°15'57" E
S-T	105.54'	133.00'	45°27'58"	102.79'	S 21°31'59" W
T-U	105.54'	133.00'	45°27'58"	102.79'	S 66°59'56" W
N-P	96.17'	153.00'	36°00'44"	94.59'	N 74°02'51" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN
C1	74.15'	186.00'	22°50'34"	73.66'	N 80°37'56" W	N 87°56'47" W
C2	18.16'	186.00'	5°35'43"	18.16'	N 89°15'21" W	N 86°27'30" W
C3	55.99'	186.00'	17°14'51"	55.78'	N 77°50'04" W	N 86°27'30" W
C4	27.27'	25.00'	62°30'20"	25.94'	S 79°32'11" W	N 89°12'39" W
C5	110.64'	153.00'	41°25'59"	108.25'	S 69°00'00" W	S 48°17'01" W
C6	95.17'	153.00'	35°38'29"	93.65'	S 66°06'15" W	S 83°55'30" W
C7	15.47'	153.00'	5°47'30"	15.46'	S 86°49'15" W	S 83°55'30" W
C8	566.70'	186.00'	174°34'06"	371.58'	N 02°25'57" E	N 84°51'06" W
C9	17.63'	186.00'	5°25'54"	17.63'	N 87°34'03" W	S 89°43'00" W
C10	71.68'	186.00'	22°04'49"	71.24'	N 73°48'42" W	N 84°51'06" W
C11	67.74'	186.00'	20°51'57"	67.36'	N 52°20'19" W	N 62°46'17" W
C12	67.69'	186.00'	20°51'02"	67.31'	N 31°28'49" W	N 41°54'20" W
C13	67.69'	186.00'	20°51'00"	67.31'	N 10°37'48" W	N 21°03'18" W
C14	67.69'	186.00'	20°51'00"	67.31'	N 10°13'12" E	N 20°38'42" E
C15	67.69'	186.00'	20°51'02"	67.31'	N 31°04'13" E	N 20°38'42" E
C16	67.74'	186.00'	20°51'57"	67.36'	N 51°55'43" E	N 41°29'44" E
C17	74.79'	186.00'	23°02'20"	74.29'	N 73°52'52" E	N 62°21'41" E
C18	14.01'	186.00'	4°18'58"	14.01'	N 87°33'31" E	N 89°43'00" E
C19	204.99'	360.00'	32°37'33"	202.24'	S 17°31'04" E	S 33°49'51" E
C20	26.09'	360.00'	4°09'06"	26.08'	S 03°16'51" E	S 05°21'24" E
C21	133.48'	360.00'	21°14'41"	132.72'	S 15°58'45" E	S 05°21'24" E
C22	45.42'	360.00'	7°13'45"	45.39'	S 30°12'58" E	S 26°36'05" E
C23	39.67'	25.00'	90°55'18"	35.64'	N 44°15'21" E	N 01°12'18" W
C24	155.47'	100.00'	89°04'42"	140.28'	N 45°44'39" W	N 01°12'18" W
C25	39.67'	25.00'	90°55'18"	35.64'	N 44°15'21" E	N 01°12'18" W
C26	38.87'	25.00'	89°04'42"	35.07'	N 45°44'39" W	N 01°12'18" W
C27	39.67'	25.00'	90°55'00"	35.64'	N 44°15'30" E	N 01°12'00" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN
C28	55.32'	166.00'	19°05'33"	55.06'	N 08°20'47" E	N 17°53'34" E
C29	33.77'	166.00'	11°39'26"	33.72'	N 04°37'43" E	N 10°27'26" E
C30	21.54'	166.00'	7°26'08"	21.53'	N 14°10'30" E	N 17°53'34" E
C31	26.26'	25.00'	60°10'23"	25.07'	N 12°11'38" W	N 42°16'49" W
C32	181.26'	60.00'	173°05'34"	119.78'	N 44°15'58" E	S 49°11'15" E
C33	38.50'	60.00'	36°46'03"	37.85'	N 23°53'48" W	N 05°30'46" W
C34	55.40'	60.00'	52°53'58"	53.45'	N 20°56'13" E	N 47°23'11" E
C35	53.86'	60.00'	51°25'47"	52.07'	N 73°06'05" E	S 81°11'01" E
C36	33.51'	60.00'	31°59'46"	33.07'	S 65°11'08" E	S 49°11'15" E
C37	26.26'	25.00'	60°10'23"	25.07'	S 79°16'27" E	N 70°38'22" E
C38	55.32'	166.00'	19°05'33"	55.06'	N 08°20'47" E	N 17°53'34" E
C39	28.81'	166.00'	9°56'37"	28.77'	N 75°36'40" E	N 80°34'59" E
C40	26.51'	166.00'	9°08'56"	26.48'	N 85°09'27" E	N 89°43'55" E
C41	39.27'	25.00'	90°00'00"	35.36'	N 44°43'55" E	N 00°16'05" W
C42	39.27'	25.00'	90°00'00"	35.36'	S 45°16'05" E	N 89°43'55" E
C43	35.79'	50.00'	41°00'52"	35.03'	N 69°13'29" E	N 48°43'03" E
C44	14.99'	50.00'	17°10'34"	14.93'	N 81°08'38" E	N 72°33'21" E
C45	20.80'	50.00'	23°50'18"	20.65'	N 60°38'12" E	N 48°43'03" E
C46	216.48'	60.00'	206°43'14"	116.75'	S 27°23'10" W	N 49°15'13" W
C47	57.92'	60.00'	55°18'29"	55.70'	N 76°22'18" E	S 75°58'27" E
C48	49.38'	60.00'	47°09'23"	48.00'	S 52°23'45" E	S 28°49'04" E
C49	49.38'	60.00'	47°09'23"	48.00'	S 05°14'22" E	S 28°49'03" E
C50	49.30'	60.00'	47°04'24"	47.92'	S 41°52'32" W	S 65°24'44" W
C51	68.42'	60.00'	65°20'02"	64.77'	N 81°55'15" W	N 49°15'13" W
C52	35.79'	50.00'	41°00'52"	35.03'	N 69°45'39" W	N 89°43'55" W
C53	32.21'	50.00'	36°54'33"	31.66'	N 67°42'32" W	N 86°09'46" W
C54	3.58'	50.00'	4°06'19"	3.58'	N 88°12'56" W	N 89°43'55" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN
C55	158.71'	100.00'	90°55'55"	142.57'	S 44°15'57" W	S 01°12'00" E
C56	38.87'	25.00'	89°05'01"	35.07'	S 45°44'30" E	N 89°42'59" E
C57	52.63'	166.00'	18°09'57"	52.41'	S 81°12'01" E	S 72°07'03" E
C58	26.26'	25.00'	60°10'23"	25.07'	N 77°47'46" E	N 47°42'34" E
C59	3.44'	25.00'	7°53'11"	3.44'	S 76°03'38" E	S 80°00'14" E
C60	22.81'	25.00'	52°17'12"	22.03'	N 73°51'10" E	N 47°42'34" E
C61	181.26'	60.00'	173°05'34"	119.78'	S 45°44'39" E	S 40°48'08" W
C62	62.05'	60.00'	59°15'21"	59.32'	N 77°20'15" E	S 73°02'05" E
C63	33.31'	60.00'	31°48'39"	32.89'	S 57°07'46" E	S 41°13'26" E
C64	54.40'	60.00'	51°56'43"	52.55'	S 15°15'05" E	S 10°43'17" W
C65	31.50'	60.00'	30°04'51"	31.14'	S 25°45'42" W	S 40°48'08" W
C66	26.26'	25.00'	60°10'23"	25.07'	S 10°42'57" W	S 19°22'15" E
C67	52.63'	166.00'	18°09'57"	52.41'	S 10°17'16" E	S 01°12'18" E
C68	3					



Legend

- - - - - - Roadway Constructed 2016
- - - - - - Roadway Constructed 2018

Comercial/Retail	
Purchased	Year
1	2016
2	2017
3	2018
4	2019
5	2020

Single Family Residential	
Purchased	Year
1	2016
2	2017
3	2018
4	2019

Multi-Family Residential	
Purchased	Year
1	2016
2	2017
3	2018
4	2019

US HWY 51 NB

US HWY 51 SB

north



WINDSOR CROSSING

PHASING PLAN
VILLAGE OF WINDSOR, WI
REVISED 03.02.16

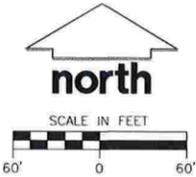
FOR PLANNING PURPOSES ONLY



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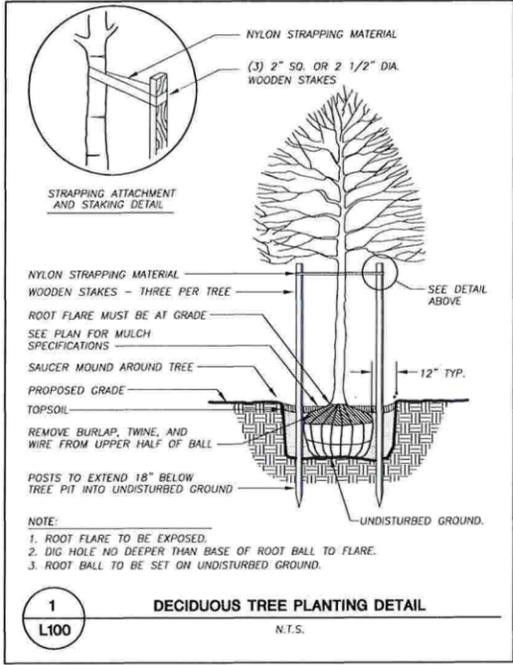
GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE VILLAGE OF WINDSOR REQUIREMENTS, JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR



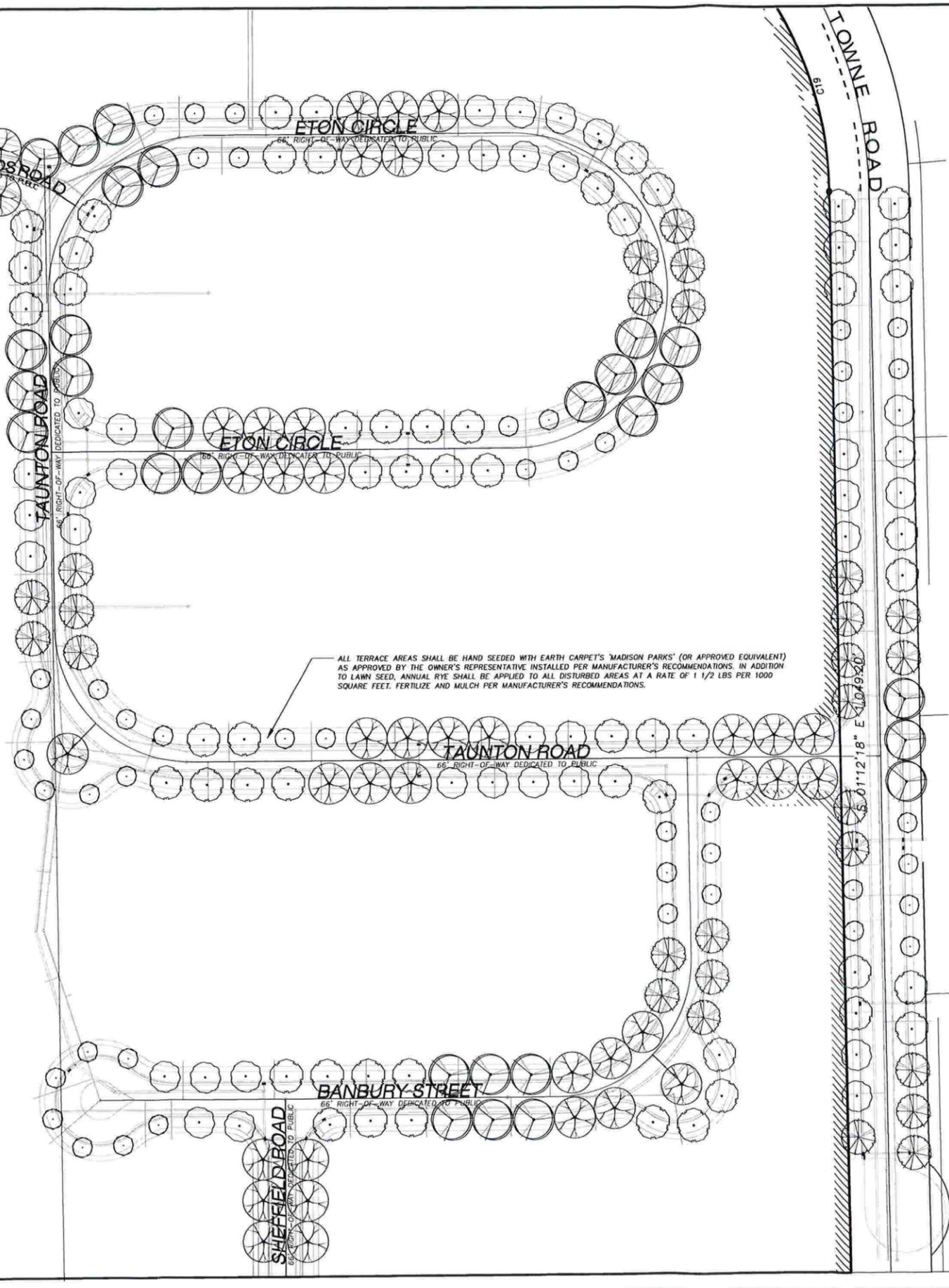
PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	56	<i>Acer rubrum</i> 'Brandywine'	Red Maple	B & B	2" Cal
	28	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	B & B	2" Cal
	45	<i>Gleditsia triacanthos</i> 'Draves'	Honey Locust	B & B	2" Cal
	27	<i>Gymnocladus dioica</i> 'Espresso'	Kentucky Coffeetree	B & B	2" Cal
	35	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	B & B	2" Cal
	45	<i>Ulmus americana</i> 'Valley Forge'	American Elm	B & B	2" Cal



LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF WINDSOR REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24"
B. TREE PITS = SEE DETAILS
6. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
7. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH OVER ENTIRE PLANTING AREA SPREAD TO A CONSISTANT DEPTH OF 3 INCHES, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
8. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING. SPREAD MULCH TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE SHOULD BE MIXED WITH MULCH WHEN INSTALLING TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
9. MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
10. MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
11. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAK GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
12. CLEANUP: DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
13. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
14. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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SERVICES PROVIDED TO:
FORWARD DEVELOPMENT GROUP

PROJECT:
WINDSOR CROSSING

PROJECT LOCATION:
 VILLAGE OF WINDSOR
 DANE COUNTY, WI

JSD PROJECT NO.: 15-7097A

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: ABK 02/19/2016
 DRAWN: ABK 02/19/2016
 APPROVED: MAS 02/23/2016

PLAN MODIFICATIONS: DATE:

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 Milwaukee Area (414) 259-1181
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SHEET TITLE:
STREETSCAPE PLAN, DETAILS, AND SPECIFICATIONS

SHEET NUMBER:
L100

File: I:\2015\157097A\DWG\157097A_Landscape-Streetscapes.dwg Layout: L100 User: daniewski Plotted: Mon 02/23/2016 - 9:24am Xref: 157097A Windsor Crossing Street Trees

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