

**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2016-48**

**VACATE OUTLOT TWO (2) OF THE PLAT OF WOLF HOLLOW AND  
QUIT CLAIM VILLAGE OF WINDSOR'S INTEREST TO  
COMMUNITY DEVELOPMENT AUTHORITY OF VILLAGE OF WINDSOR**

**WHEREAS**, on October 8, 2015, and as set forth in CDA Resolution 2015-02, the Community Development Authority of the Town of Windsor (now known as the Community Development Authority of the Village of Windsor) ("CDA") was authorized to accept the conveyance by quit claim deed of Outlot 2 of the Plat of Wolf Hollow ("Outlot 2") from CF Investments, LLC to the CDA; and

**WHEREAS**, on October 21, 2015, CF Investments, LLC quit claimed Outlot 2 to the CDA, all as set forth in the Quit Claim Deed recorded in the Dane County Register of Deeds office as Document No. 5194226, the original of which has been returned to Windsor and is part of Windsor's records; and

**WHEREAS**, as set forth in Village Board Resolution 2016-04, and following vacation of Outlot 2, the Village Board approved preparation and execution of a Quit Claim Deed from the Village of Windsor to the CDA, to convey any interest the Village may have in Outlot 2 to the CDA, all following vacation of Outlot 2 as set forth in this Village Board Resolution 2016-48; and

**WHEREAS**, as also set forth in Village Board Resolution 2016-04, the Village of Windsor set forth its intention to vacate Outlot 2 as a public right-of-way all as set forth in the Notice of Pendency attached hereto as **Exhibit A** and recorded in the Dane County Register of Deeds office as Document No. 5213209, the original of which has been returned to Windsor and is part of Windsor's records; and

**WHEREAS**, as set forth in the Notice of Pendency, the Village Board convened a public hearing on March 3, 2016, and adjourned the March 3, 2016 public hearing to April 7, 2016, all in order to provide public notice as required by law and all as confirmed by the Affidavit of Publication on file as part of Windsor's records; and

**WHEREAS**, the public hearing was held on April 7, 2016, and the Village Attorney confirmed that (1) changes to public right-of-way resulting from the reconstruction of STH 51 eliminated the viability of further use of Outlot 2 as a public right-of-way; (2) the public right-of-way was moved east to its current location in Windsor Crossing where it was dedicated and improved as North Towne Road; (3) Outlot 2 has not been improved and has never been worked as a public right-of-way; (4) CF Investments, LLC asserted that it may have a residual interest in Outlot 2 and executed a Quit Claim Deed to the CDA to convey any and all interests to the CDA; and, (5) following vacation of Outlot 2 as a public right-of-way, the Village shall execute a Quit Claim Deed to the CDA to convey any and all interests it may have in Outlot 2 to the CDA; and

**WHEREAS**, there were no objections made to vacation of Outlot 2 at the public hearing;  
and

WHEREAS, the Village of Windsor further acknowledges the benefits to having the CDA adjust the common boundary line between Outlot 2 and Windsor Crossing so that Outlot 2 becomes part of Windsor Crossing, all as set forth in the Certified Survey Map prepared on behalf of the CDA and approved by the Village as set forth in Village Board Resolution 2016-19; and

WHEREAS, the Village Board hereby confirms the above recitals and takes the actions set forth herein.

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

1. The recitals set forth above are incorporated by reference.
2. The public right-of-way described as Outlot 2 of the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin, is hereby discontinued and vacated pursuant to Wis. Stat. §66.1003(4).
3. The public right-of-way restrictions on Outlot 2 are hereby released by the Village of Windsor, as permitted by Wis. Stat. §236.293.
4. The Quit Claim Deed attached hereto shall be executed by the Village President and Village Clerk.
5. This Village Board Resolution 2016-48 and the Quit Claim Deed shall be recorded in the Dane County Register of Deeds office.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on the 7th day of April, 2016, by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth  
Robert E. Wipperfurth, President

Bruce Stravinski  
Bruce Stravinski, Trustee

Excused Absence  
Monica M. Smith, Trustee

Donald G. Madelung  
Donald G. Madelung, Trustee

Alan Buchner  
Alan Buchner, Trustee

Attested to by:

Tina Butteris  
Tina Butteris, Deputy Village Clerk

Incorporated by Reference:  
Exhibit A. Quit Claim Deed from Village to CDA

**EXHIBIT A TO**  
**VB RES 2016-48**

**VILLAGE OF WINDSOR,  
DANE COUNTY, WISCONSIN:**

**NOTICE OF PENDENCY OF VACATION OF  
OUTLOT 2, PLAT OF WOLF HOLLOW,  
DEDICATED FOR RIGHT-OF-WAY PURPOSES  
ON LOT 97, PLAT OF WOLF HOLLOW**

**PLEASE TAKE NOTICE:** The Village Board of the Village of Windsor, on **March 3, 2016**, on or about **5 p.m.**, at the **Village Municipal Building, 4084 Mueller Road, DeForest, WI**, will consider and may act on a final resolution providing for the discontinuance and vacation of a road dedicated as **Outlot 2** in the **Plat of Wolf Hollow**. The dedicated right-of-way is between and adjacent to **Lot 97** of the **Plat of Wolf Hollow** and **Unit 1** of the **Plat of Windsor Crossing**. **Outlot 2** has not been improved. Public comment will be heard prior to action by the Village Board. Additional information may be obtained from **Amy Anderson Schewpe**, the **Director of Planning & Development**, by calling **608-846-3854** during normal business hours.

**RESOLUTION APPROVING NOTICE OF PENDENCY  
AND COMMENCING PROCESS FOR VACATION OF OUTLOT 2**

The Village Board of the Village of Windsor did resolve as follows on January 21, 2016:

1. The process for vacation and abandonment of **Outlot 2**, dedicated as public right-of-way and described above, is hereby commenced, all in accordance with Wis. Stats. sec. 66.1003(4).
2. The legal description of the right-of-way being considered for vacation and discontinuance is: **Outlot 2, Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin.**

Executed in the Village of Windsor, Dane County, Wisconsin effective as of this 21<sup>st</sup> day of January, 2016.

**VILLAGE OF WINDSOR**

*Robert E. Wipperfurth*  
Robert E. Wipperfurth, Village President

Attested by:

*Tina Butteris*  
Tina Butteris, Deputy Village Clerk

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
COUNTY OF DANE )

Personally came before me, this 21 day of January, 2016, the above-named Robert E. Wipperfurth and Tina Butteris to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Sindy Schwen*  
Notary Public, State of Wisconsin. My commission expires on 3-18-18

*Sindy Schwen*



**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
5213209**

**02/04/2016 11:45 AM  
Trans. Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 1**

THIS SPACE RESERVED FOR RECORDING DATA

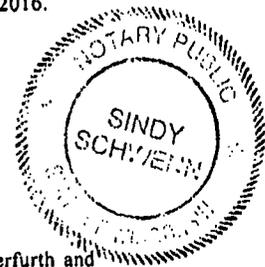
RETURN TO:

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

DRAFTED BY:

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

PARCEL IDENTIFICATION NUMBER FOR LOT 97:



**VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Windsor Village Board, Dane County, Wisconsin, will hold a Public Hearing on Thursday, April 7th, 2016 at 5:00 p.m. at the Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532, to consider:

- A resolution providing for the discontinuance and vacation of a road dedicated to the public known as Outlot 2 in the Plat of Wolf Hollow. The dedicated right-of-way is between and adjacent to Lot 97 of the Plat of Wolf Hollow and Unit 1 of the Plat of Windsor Crossing. A notice of pendency to vacate Outlot 2 of Wolf Hollow was recorded at the Dane County Register of Deeds as Document # 5213209 on February 4<sup>th</sup>, 2016.

All interested parties will be given an opportunity to be heard. Additional information can be obtained from Ms. Amy Anderson Schweppe, Director of Planning & Development, at 608-846-3854 or [amy@windsorwi.gov](mailto:amy@windsorwi.gov). A copy of the proposal can be obtained in the office of the Village Clerk, Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532 during regular hours, which are 8:00 a.m. to 4:30 p.m. Monday through Friday.

Dated this 4<sup>th</sup> day of March, 2016.

Published Class 3 Notice in the DeForest Times on:

March 10, 2016

March 17, 2016

March 24, 2016

Posted at the Windsor Municipal Building & Windsor Website ([windsorwi.gov](http://windsorwi.gov)) on March 4<sup>th</sup>, 2016.

**PROOF OF PUBLICATION**

STATE OF WISCONSIN

County of Dane

} ss.

Chris Drake, being duly sworn, both depose and say that he is the Business Manager of The DeForest Times-Tribune a newspaper published at the Village of DeForest, in the County of Dane, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

March 10, 2014  
March 17, 2014  
March 24, 2014

(Signed) [Signature]

Subscribed and sworn before me this 25<sup>th</sup> day of March, 2014

[Signature]  
Notary Public, State of Wisconsin

My Commission expires 12-15, 2018

No. Lines 47 No. Times 3 Affidavit Fees \$ 1.00

Printers Fees \$ 52.02

Total \$ 53.02



**VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN NOTICE OF PUBLIC HEARING**  
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• A resolution providing for the discontinuance and vacation of a road dedicated to the public known as Outlot 2 in the Plat of Wolf Hollow. The dedicated right-of-way is between and adjacent to Lot 97 of the Plat of Wolf Hollow and Unit 1 of the Plat of Windsor Crossing. A notice of pendency to vacate Outlot 2 of Wolf Hollow was recorded at the Dane County Register of Deeds as Document # 5213209 on February 4th, 2016.  
All interested parties will be given an opportunity to be heard. Additional information can be obtained from Ms. Amy Anderson Schweppe, Director of Planning & Development, at 608-846-3854 or amy@windsorwi.gov. A copy of the proposal can be obtained in the office of the Village Clerk, Windsor Municipal Building, 4084 Mueller Road, DeForest, WI 53532 during regular hours, which are 8:00 a.m. to 4:30 p.m. Monday through Friday.  
PUB. DeForest Times-Tribune; March 10, 17 & 24, 2016  
WNAXLP



9 0 0 3 6 6 0  
Tx:8766841

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
5240130**

**06/07/2016 2:04 PM  
Trans. Fee:  
Exempt #: 13  
Rec. Fee: 30.00  
Pages: 1**

**State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED**

Document Number

Document Name

THIS DEED, made between Village of Windsor, a municipal corporation  
\_\_\_\_\_ ("Grantor," whether one or more),  
and The Community Development Authority of the Village of Windsor

\_\_\_\_\_ ("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the  
rents, profits, fixtures and other appurtenant interests, in Dane County  
County, State of Wisconsin ("Property") (if more space is needed, please attach  
addendum):

Outlot 2, in the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin.

Recording Area

Name and Return Address  
Drafted by and Return to:  
Atty. Constance L. Anderson  
Anderson Consults, LLC  
P.O. Box 3004  
Madison, WI 53704-0004

196/0910-294-2625-0

Parcel Identification Number (PIN)

This is not homestead property.  
(is not)

Dated May 25, 2016

Robert E. Wipperfurth (SEAL)  
\* Robert E. Wipperfurth, Village President

Christine Capstran (SEAL)  
\* Christine Capstran, Village Clerk

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

**AUTHENTICATION**

Signature(s) \_\_\_\_\_  
authenticated on May 25, 2016

\* Constance L. Anderson SBN 1013080  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Constance L. Anderson  
connie@andersonconsultswi.com

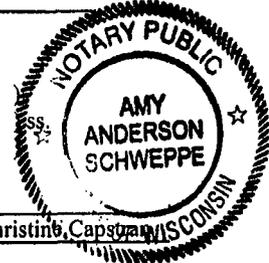
**ACKNOWLEDGMENT**

STATE OF WISCONSIN  
Dane COUNTY

Personally came before me on May 25, 2016  
the above-named Robert E. Wipperfurth and Christine Capstran

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

Amy Anderson Schwappe  
\* Amy Anderson Schwappe  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: May 23, 2017)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003

\* Type name below signatures.

E/  
13  
1



9 0 0 3 6 5 9  
Tx:8766841

# RESOLUTION

Regarding Road Right of Way

Use black ink

**KRISTI CHLEBOWSKI**  
**DANE COUNTY**  
**REGISTER OF DEEDS**

**DOCUMENT #**  
**5240129**

**06/07/2016 2:04 PM**  
**Trans. Fee:**  
**Exempt #:**  
**Rec. Fee: 30.00**  
**Pages: 8**

At the (City Village / Town) of Windsor  
Circle one  
official meeting held on 7th Day of April, 2016, the following

resolution was adopted concerning land in Dane County described as:  
*(Give the legal description of the affected property or, if attached, say "see attached.")*

Outlot 2, in the Plat of Wolf Hollow, Village of Windsor, Dane County, Wisconsin. A Recorded Plat at the Dane County Register of Deeds as Document # 4079382 in Volume 58-079B of Plats on Pages 401 - 405.

*Recording area*

Name and return address:  
Village of Windsor  
Amy Anderson Schweppe  
4084 Mueller Road  
DeForest, WI 53532

196/0910-294-2625-0

PARCEL IDENTIFICATION NUMBER\*  
(\*Not required for road right of ways)

Christine Capstran

Signature of City/Village/Town official

5-27-16

Date

A copy of the resolution is attached.

Christine Capstran

Name printed

Village of Windsor Clerk

Title



STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on May 27, 2016 by the above named person(s).

Signature of notary or other person authorized to administer an oath

(as per s. 706.06, 706.07)

Amy Anderson Schweppe

This document was drafted by:  
(print or type name below)

Amy Anderson Schweppe

Names of persons signing in any capacity must be typed or printed below their signature.  
DCROD 3/1/2002

Print or type name:

Amy Anderson Schweppe

Title Director of Date commission expires: May 23, 2017  
Planning & Development



**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2016-48**

**VACATE OUTLOT TWO (2) OF THE PLAT OF WOLF HOLLOW AND  
QUIT CLAIM VILLAGE OF WINDSOR'S INTEREST TO  
COMMUNITY DEVELOPMENT AUTHORITY OF VILLAGE OF WINDSOR**

**WHEREAS**, on October 8, 2015, and as set forth in CDA Resolution 2015-02, the Community Development Authority of the Town of Windsor (now known as the Community Development Authority of the Village of Windsor) ("CDA") was authorized to accept the conveyance by quit claim deed of Outlot 2 of the Plat of Wolf Hollow ("Outlot 2") from CF Investments, LLC to the CDA; and

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**WHEREAS**, there were no objections made to vacation of Outlot 2 at the public hearing; and

WHEREAS, the Village of Windsor further acknowledges the benefits to having the CDA adjust the common boundary line between Outlot 2 and Windsor Crossing so that Outlot 2 becomes part of Windsor Crossing, all as set forth in the Certified Survey Map prepared on behalf of the CDA and approved by the Village as set forth in Village Board Resolution 2016-19; and

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VILLAGE OF WINDSOR

Robert E. Wipperfurth  
Robert E. Wipperfurth, President

Bruce Stravinski  
Bruce Stravinski, Trustee

Excused Absence  
Monica M. Smith, Trustee

Donald G. Madelung  
Donald G. Madelung, Trustee

Alan Buchner  
Alan Buchner, Trustee

Attested to by:

Tina Butteris  
Tina Butteris, Deputy Village Clerk

Incorporated by Reference:

Exhibit A. Quit Claim Deed from Village to CDA