

**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2016-59**

**APPROVAL OF CERTIFIED SURVEY MAP (CSM) FOR THE RE-DIVISION OF  
CERTAIN PROPERTY IN WINDSOR CROSSING IN ORDER TO PROCEED WITH A  
PHASED MULTIFAMILY DEVELOPMENT PROPOSAL  
[LOCATED SOUTH OF WINDSOR ROAD AND EAST OF NORTH TOWNE ROAD IN  
SECTION 29 OF THE VILLAGE OF WINDSOR.]**

**WHEREAS**, Forward Development Group (“Petitioner” or “FDG”) on behalf of the Village of Windsor Community Development Authority (“Owner” or “CDA”) has requested approval of a Certified Survey Map (“CSM”) for land located south of Windsor Road and east of North Towne Road in section 29 of the Village of Windsor and being part of the development known as Windsor Crossing, all as described with particularity on the CSM (“Subject Land”); and

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

**WHEREAS**, the Town Planner has reviewed the request and prepared a Staff Report dated April 12, 2016 (“Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, following review of the Staff Report, consideration of the information presented at the joint Plan Commission-Village Board meeting, and the Plan Commission’s recommendation of approval as set forth in Plan Commission Resolution 2016-19, the Village Boards intends to recommend approval of the CSM to the Village Board, subject to those conditions specified in the Staff Report, which Staff Report is incorporated herein by reference.

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

The Village of Windsor Board **Approves** the Certified Survey Map request by Forward Development Group for the Subject Land 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:

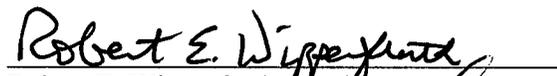
1. The Petitioner shall address the technical comments set forth in the Surveyor Comments section of the Staff Report to the satisfaction of the Village Planner.
2. The Petitioner shall obtain approval of the Certified Survey Map from the Village of Windsor and any and all other approving authorities, all as required by law.
3. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
4. The Petitioner shall obtain, from the Village of Windsor, the approval of a Site Plan Review, Development Agreement, and Declaration of Covenants and Restrictions for the Windsor

Crossing multi-family development prior to the Village of Windsor signing the Certified Survey Map.

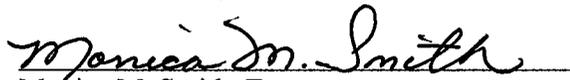
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

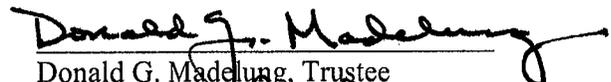
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on April 19, 2016, by a vote of 5 in favor and 0 opposed.

**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:**  
Staff Report dated April 12, 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:** April 14, 2016

**MTG DATES:** April 19, 2016

**APRVL DATE:** June 01, 2016

**FOTH FILE:** 16W027.01/03

**RE:** Windsor Crossing – Certified Survey Map Request

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### 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: 10.82 Acres
6. Existing Zoning: R-4 Residence District (Dane County)
7. Proposed Zoning: MF-3 Multiple Family Residential District (Village of Windsor)
8. Future Land Use: Transition Residential

### OVERVIEW:

The petitioner is requesting a redivision of a 10.82 acre parcel into a Four-Lot Certified Survey Map (CSM) for the Windsor Crossing 228 unit multi-family development. The redivision of the 10.82 acre is for the purpose of project phasing and financial lending. Lot 1 will be 3.601 acres in size and will include 98 units, Lot 2 will be 1.501 acres in size and will include 26 units, Lot 3 will be 1.612 acres in size and will include 26 units, and Lot 4 will be 4.101 acres in size and will include 98 units. Lots 1 and 4 will include three-story multiplex buildings, and Lots 2 and 3 will include two-story townhome buildings. The development will be accessed by a 24' ingress/egress private drive. The development will be constructed in three phases.

### SURVEYOR COMMENTS:

Staff has the following surveying comments regarding the Certified Survey Map for the Windsor Crossing multi-family development:

1. The title on each Sheet of the CSM, the reference map number of the original CSM needs to be indicated.
2. Sheet 1 of 5 of the CSM, the reference map number for Outlot 1 of the original CSM needs to be indicated.
3. Sheet 1 of 5 of the CSM, the reference map number for Lot 3 of the original CSM needs to be indicated.

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## Staff Review

4. Sheet 1 of 5 of the CSM indicates the tie from the SE Corner of Section 29 to the Point of Beginning of the CSM as L-1. The bearing and distance for L-1 needs to be added to the line table on sheet 2 of 5 of the CSM or shown on the map.

### COMPREHENSIVE PLAN CONSISTENCY:

The Certified Survey Map for the Windsor Crossing multi-family development is consistent with the proposed Village of Windsor Comprehensive Plan: 2035.

### ORDINANCE CONSISTENCY:

The Certified Survey Map for the Windsor Crossing multi-family development is consistent with the Village of Windsor Land Division Ordinance (Chapter 38) and Zoning Ordinance (Chapter 52).

### PLAN COMMISSION RECOMMENDATION:

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

The Village of Windsor Plan Commission recommends to the Village of Windsor Board **Approval** of the Certified Survey Map request made by Forward Development Group for the Subject Land 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:

1. The Petitioner shall address the technical comments set forth in the Surveyor Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The Petitioner shall obtain approval of the Certified Survey Map from the Village of Windsor and any and all other approving authorities, all as required by law.
3. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities, and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
4. The Petitioner shall obtain, by the Village of Windsor, the approval of a Site Plan Review, Development Agreement, and Declaration of Covenants and Restrictions for the Windsor Crossing multi-family development prior to the Village of Windsor signing the Certified Survey Map.
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

### BOARD RECOMMENDATION:

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** the Certified Survey Map request by Forward Development Group for the Subject Land 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:

1. The Petitioner shall address the technical comments set forth in the Surveyor Comments section of this Staff Review to the satisfaction of the Village Planner.

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## Staff Review

2. The Petitioner shall obtain approval of the Certified Survey Map from the Village of Windsor and any and all other approving authorities, all as required by law.
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### EXHIBIT:

- A. Petitioner Application



# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

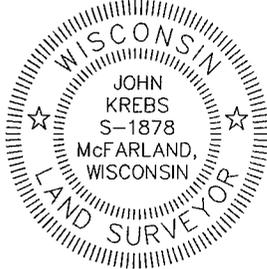
LOT 3, CERTIFIED SURVEY MAP No. \_\_\_\_\_, LOCATED IN THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09  
NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

### LEGEND

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

### NOTES

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



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S13°33'04"W	12.31'
E-2	N42°54'33"W	63.54'
E-3	N02°53'33"W	1032.40'
E-4	N73°39'16"E	59.09'
E-5	S02°11'53"E	1083.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°47'21"E	81.83'
L2	N73°39'16"E	86.16'
L3	S72°27'14"W	126.30'
L4	S88°47'42"W	43.80'

CURVE TABLE								
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	116.27'	440.00'	58.48	15°08'26"	115.93'	N08°46'31"W	N01°12'18"W	N16°20'44"W

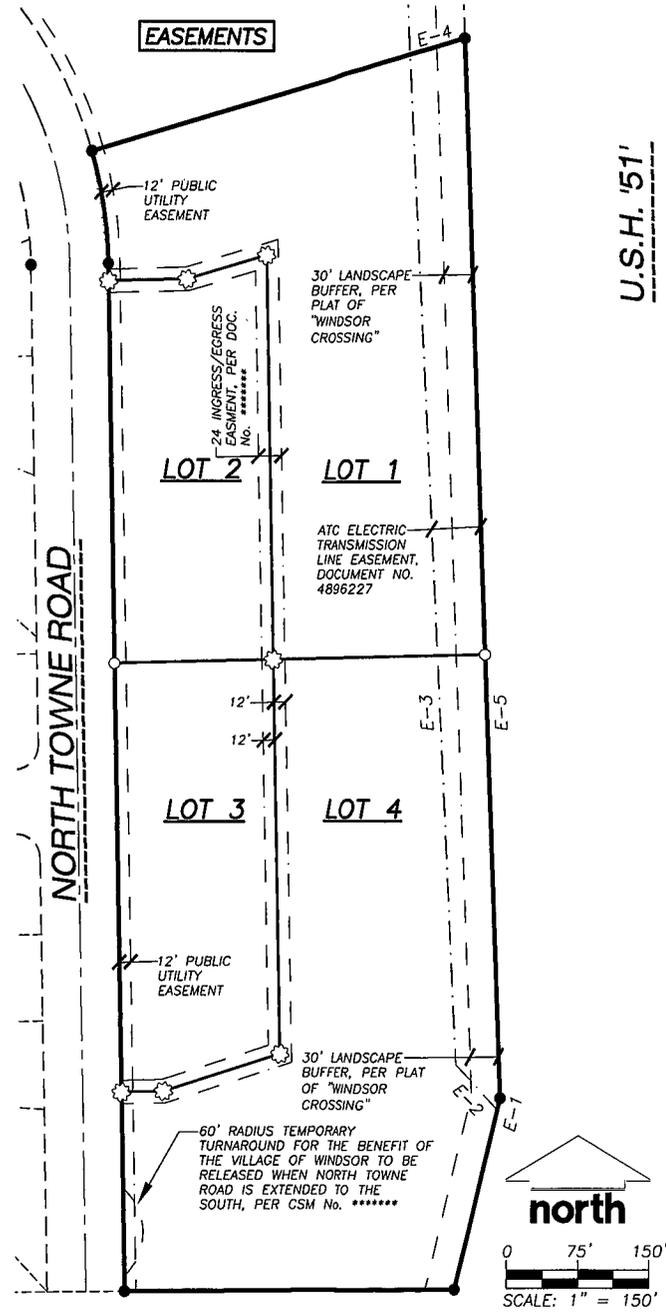
**PREPARED BY:**  
**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5060

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

**PROJECT NO:** 15-7027  
**FILE NO:** B-301  
**FIELDBOOK/PG:** -  
**SHEET NO:** 2 OF 5

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

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_



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# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

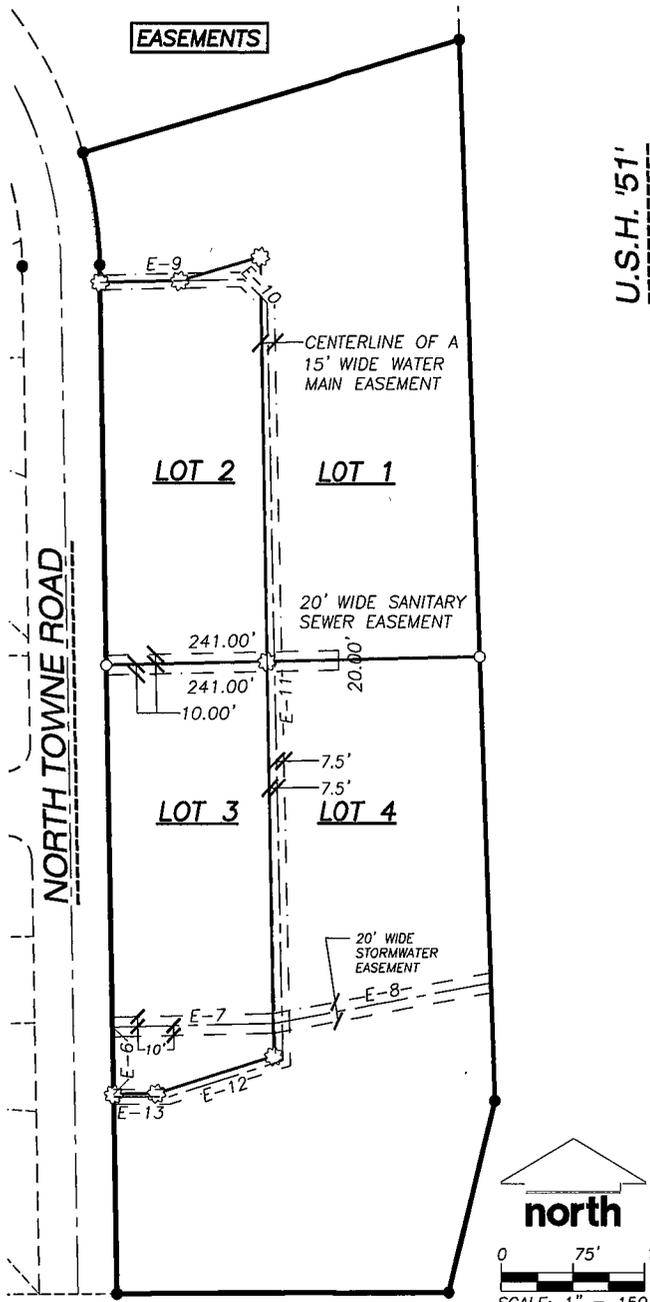
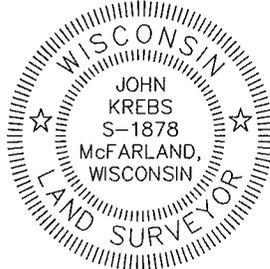
### LEGEND

- GOVERNMENT CORNER
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- PLAT BOUNDARY
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- EASEMENT LINE

LOT 3, CERTIFIED SURVEY MAP No. \_\_\_\_\_, LOCATED IN THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST  
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NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

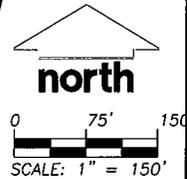
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**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E-6	N01°12'18"W	68.88'
E-7	N88°47'30"E	165.00'
E-8	N79°37'59"E	231.86'
E-9	N88°46'28"E	147.18'
E-10	S45°52'08"E	34.11'
E-11	S01°26'12"E	773.85'
E-12	S72°27'14"W	123.13'
E-13	S89°59'55"W	56.15'



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PREPARED BY: <b>JSD Professional Services, Inc.</b> <i>Engineers • Surveyors • Planners</i> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: <u>15-7027</u> FILE NO: <u>B-301</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>3 OF 5</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TBJ</u>
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**LOT 3, CERTIFIED SURVEY MAP No. \_\_\_\_\_, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN**

LEGAL DESCRIPTION

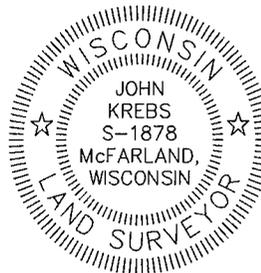
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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, AFORESAID; THENCE SOUTH 89 DEGREES 16 MINUTES 27 SECONDS WEST, 126.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 55 SECONDS WEST, 344.85 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 18 SECONDS WEST, 1050.51 FEET; THENCE ON A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 08 DEGREES 46 MINUTES 31 SECONDS WEST, 115.93 FEET; THENCE NORTH 73 DEGREES 39 MINUTES 16 SECONDS EAST, 406.62 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 53 SECONDS EAST, 1083.08 FEET; THENCE SOUTH 13 DEGREES 33 MINUTES 04 SECONDS WEST, 200.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 471,050 SQUARE FEET OR 10.814 ACRES.

SURVEYOR'S CERTIFICATE

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



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR,

BY: \_\_\_\_\_

KEVIN W. RICHARDSON,  
EXECUTIVE DIRECTOR OF THE WIDNSOR COMMUNITY DEVELOPMENT AUTHORITY

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

PREPARED BY:

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

PREPARED FOR:

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

PROJECT NO:

15-7027

FILE NO:

B-301

FIELDBOOK/PG:

-

SHEET NO:

4 OF 5

SURVEYED BY:

ZMR

DRAWN BY:

JK

CHECKED BY:

TJB

APPROVED BY:

TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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CONSENT OF CORPORATE MORTGAGEE

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

WITNESS THE HAND AND SEAL OF \*\*\*\*\* BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED \*\*\*\*\* BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF \_\_\_\_\_, 2016.

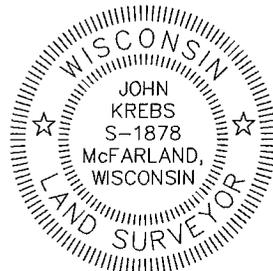
AMY ANDERSON-SCHWEPPE, DATE
SECRETARY,
VILLAGE OF WINDSOR PLAN COMMISSION

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

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

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHRISTINE CAPTSTRAN, CLERK
VILLAGE OF WINDSOR



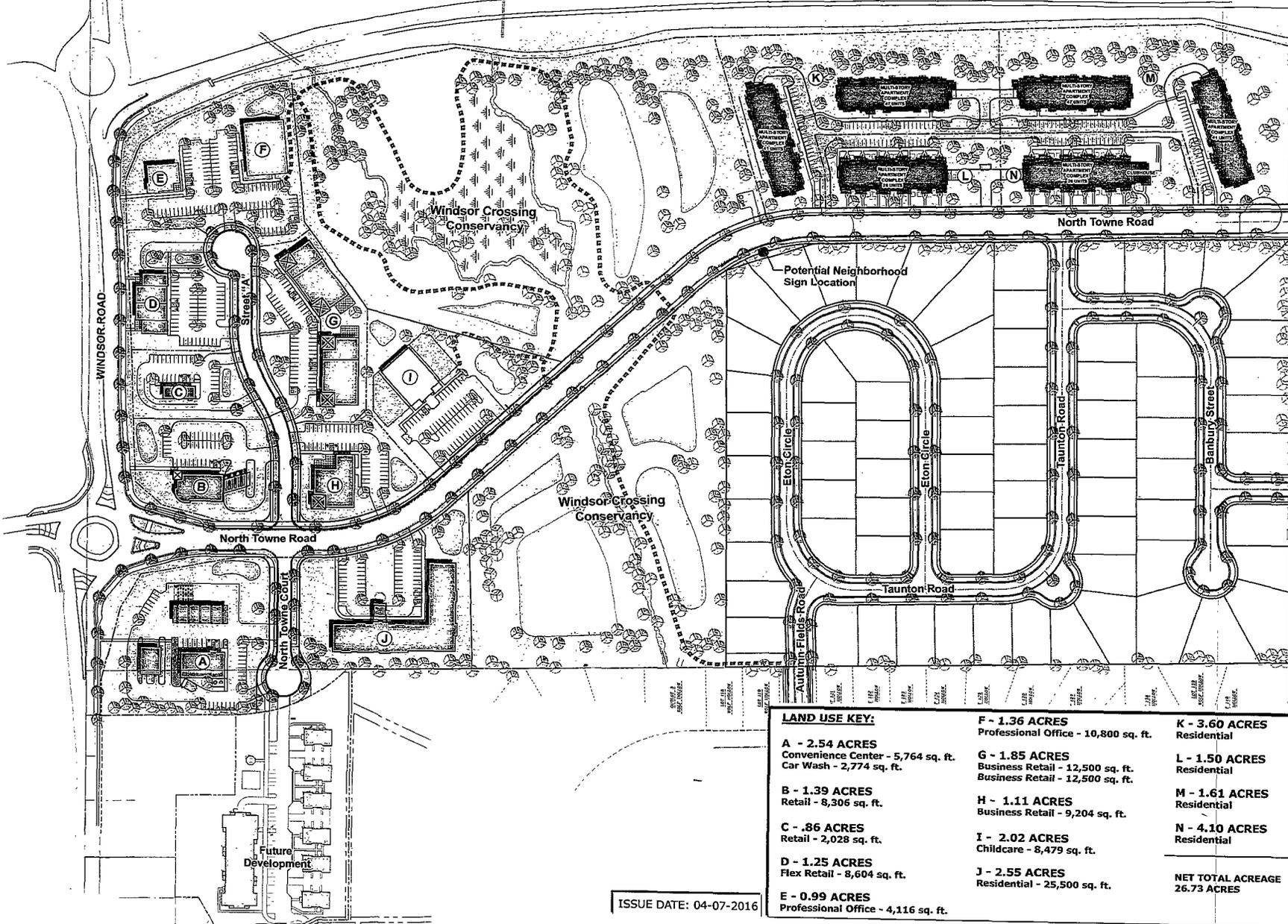
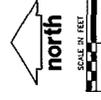
OFFICE OF THE REGISTER OF DEEDS
COUNTY, WISCONSIN
RECEIVED FOR RECORD
20 AT O'CLOCK M AS
DOCUMENT #
IN VOL. OF CERTIFIED SURVEY
MAPS ON PAGE(S)
REGISTER OF DEEDS

File: I:\2015\157097A\DWG\157097A\_P--CSK(East)\_Lot3.dwg Layout: Sheet 5 User: jk Plotted: Mar 03, 2016 - 11:14am

Table with 4 columns: PREPARED BY (JSD Professional Services, Inc.), PREPARED FOR (WINDSOR CROSSING, LLC), PROJECT NO: 15-7027, SURVEYED BY: ZMR; FILE NO: B-301, DRAWN BY: JK; FB/PG: -, CHECKED BY: TJB; SHEET NO: 5 of 5, APPROVED BY: TJB

US HWY 51 NB

US HWY 51 SB



LAND USE KEY:		
<b>A - 2.54 ACRES</b> Convenience Center - 5,764 sq. ft. Car Wash - 2,774 sq. ft.	<b>F - 1.36 ACRES</b> Professional Office - 10,800 sq. ft.	<b>K - 3.60 ACRES</b> Residential
<b>B - 1.39 ACRES</b> Retail - 8,306 sq. ft.	<b>G - 1.85 ACRES</b> Business Retail - 12,500 sq. ft. Business Retail - 12,500 sq. ft.	<b>L - 1.50 ACRES</b> Residential
<b>C - .86 ACRES</b> Retail - 2,028 sq. ft.	<b>H - 1.11 ACRES</b> Business Retail - 9,204 sq. ft.	<b>M - 1.61 ACRES</b> Residential
<b>D - 1.25 ACRES</b> Flex Retail - 8,604 sq. ft.	<b>I - 2.02 ACRES</b> Childcare - 8,479 sq. ft.	<b>N - 4.10 ACRES</b> Residential
<b>E - 0.99 ACRES</b> Professional Office - 4,116 sq. ft.	<b>J - 2.55 ACRES</b> Residential - 25,500 sq. ft.	<b>NET TOTAL ACREAGE</b> 26.73 ACRES

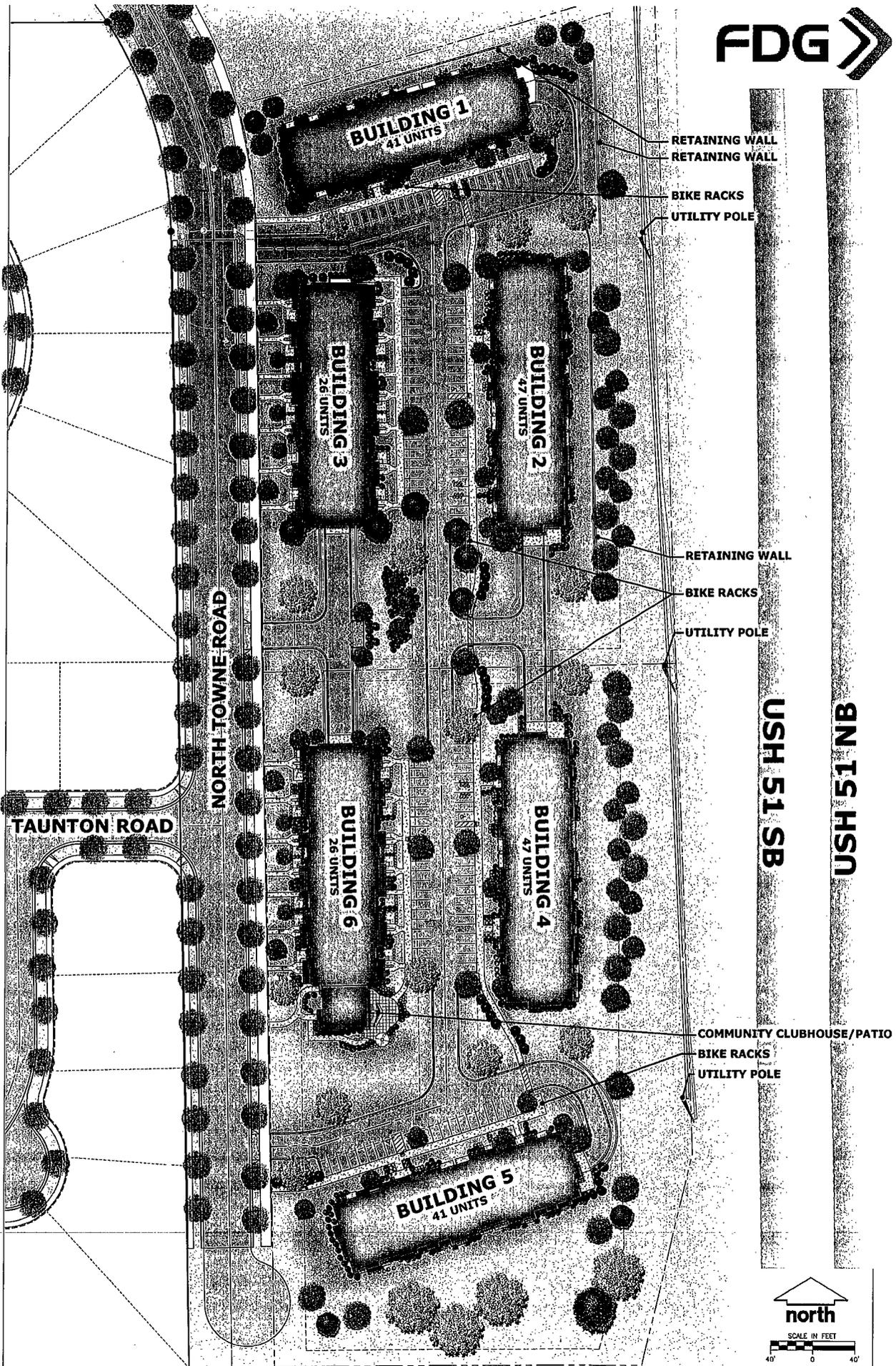
ISSUE DATE: 04-07-2016

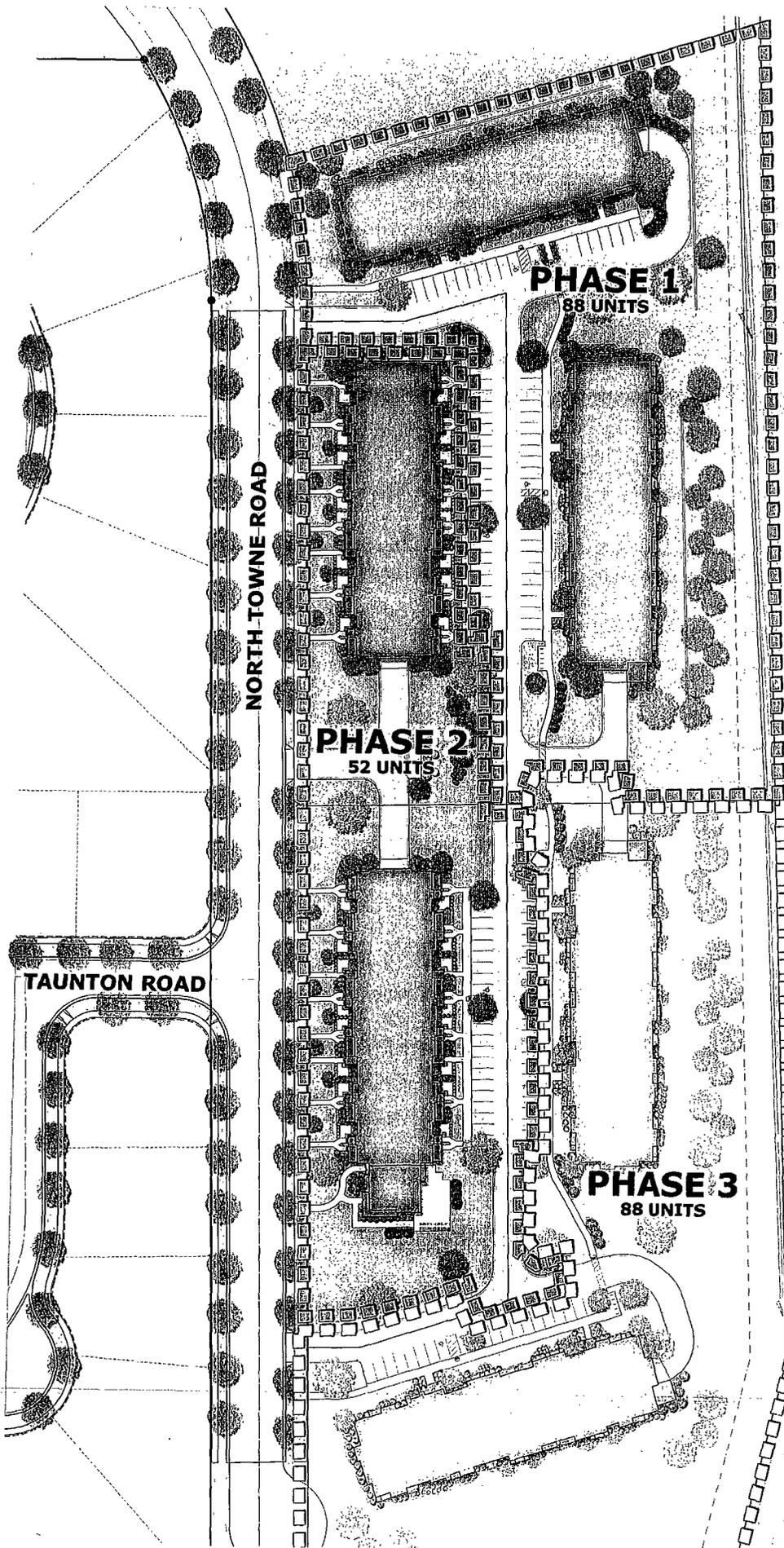
**WINDSOR CROSSING**  
COMPREHENSIVE MASTER  
VILLAGE OF WINDSOR, WI



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

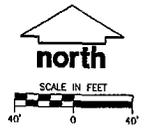
FOR PLANNING PURPOSES ONLY





USH 51 SB

USH 51 NB



# WINDSOR CROSSING

Location: Windsor, Wisconsin

Date: 04.07.16

## MULTI-FAMILY PHASING PLAN