

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-67**

**APPROVAL OF CERTIFIED SURVEY MAP AND REZONE REQUEST
TO SEPARATE FARM RESIDENCE FROM AGRICULTURAL LAND:
JAY RAULS, 6961 NORTH TOWNE ROAD, WINDSOR, WI**

WHEREAS, Jay Rauls (“Petitioner”), as owner of property located at 6961 North Towne Road and described as set forth in the application filed with the Village of Windsor (“Subject Property”), is requesting approval of a Certified Survey Map (“CSM”) to separate the existing farm house from the remaining agricultural property located on the Subject Property and thereby allowing Petitioner to apply for rezoning to A-2 (2) Agricultural zoning district of the Village of Windsor; and

WHEREAS, the Village Planner has reviewed the request and prepared a Staff Report dated May 9, 2016 (“Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of the Staff Report and consideration of information presented at the joint meeting on May 17, 2016, the Plan Commission decided to recommend approval to the Village Board, subject to the conditions specified in the Staff Report and set forth in Plan Commission Resolution 2016-21; and

WHEREAS, the Village Board has reviewed the relevant information and hereby approves the Petitioner’s request, all as set forth herein and in Village Ordinance 2016-14.

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

The Village of Windsor Village Board **Conditionally Approves** the Certified Survey Map and Rezone request (*see* Village Ordinance 2016-14) for Jay Rauls regarding the Subject Property at 6961 North Towne Road, subject to the following conditions:

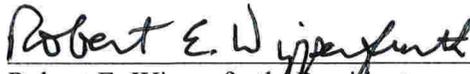
1. The Petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The Petitioner shall address the technical comments set forth in the Surveyor Comments section of this Staff Review to the satisfaction of the Village Planner.
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. This Condition includes the Village of Windsor and/or the Petitioner consulting with the Village of DeForest regarding the Certified Survey Map and Rezone application and its consistency with the Village of DeForest/Town of Windsor Cooperative Plan.
4. The CSM and Rezone shall be contingent on the Petitioner recording the Certified Survey Map with the Dane County Register of Deeds and providing a copy of the recorded Certified Survey Map to the Village within six (6) months of the date of the Village’s approval, all as further set forth in Village Ordinance 2016-14, which is incorporated by reference.

Recording of the CSM and providing a copy of the recorded CSM to the Village within six (6) months of the date of approval is Petitioner's obligation. Time is of the essence. Failure to meet this deadline shall void the CSM unless revived by express action of the Village Board.

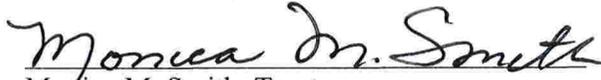
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM request for rezoning, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review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

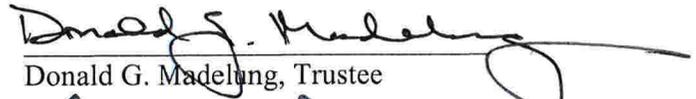
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on May 17, 2016, by a vote of 5 in favor and 0 opposed.

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 May 9, 2016
Village Ordinance 2016-14

See Also Exhibit A - Planner E-Mail on 6/2/2016 regardng setbacks for livestock



TO: Village of Windsor Plan Commission

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

FROM: Jamie Rybarczyk

RPT DATE: May 09, 2016

MTG DATE: May 17, 2016

APRVL DATE: June 29, 2016

FOTH FILE: 16W027.01/09

RE: Jay Rauls – Certified Survey Map & Rezone Request

BACKGROUND:

1. Petitioner/Agent: Paulson & Associates, LLC
2. Property Owner: Jay Rauls
3. Location/Address: 6961 North Towne Road
4. Taxkey Number: 196/0910-204-8000-9
5. Area: 38.35 acres
6. Existing Zoning: A-3, Agriculture District
7. Proposed Zoning: A-2(2), Agriculture District (Lot 1) & A-3, Agriculture District (Remnant Land)
8. Future Land Use: Neighborhood Mixed Use

OVERVIEW:

The petitioner wishes to subdivide the principal farm residence and agricultural buildings from the 38.35-acre parent parcel. The newly created lot would be 2.13-acres in size, and rezoned from A-3, Agriculture District to A-2(2), Agriculture District. The remnant 36.22-acre parcel will continue to be cultivated and zoned A-3, Agriculture District.

PLANNER COMMENTS:

I provide the Village of Windsor Plan Commission with the following planning comments:

1. Sections 10.4(b)(6)(a) and 10.4(b)(7)(a) of the Dane County Zoning Ordinance, adopted by reference by the Village of Windsor, states the following:

Except on parcels of land over 35 acres in size in the A-1, A-1EX, and A-3 zoning districts, and on parcels in the A-2 and A-4 districts, accessory buildings for the housing of livestock or insects shall be located not less than 50 feet from any side and rear lot lines, unless a greater distance is required under sub. (b) of this section, or the applicable district regulations of this ordinance.

Section 10.4(b)(6)(b) and 10.4(b)(7)(b)states the following:

Accessory buildings, cages, kennels, hives and runs for housing of animals or insects shall be located at least 100 feet from an R-1, R-1a, R-2, R-3, R-3A, or R-4 residence district, except with respect to existing buildings when the residence district has been created for an existing farm residence or by separating a farm residence

from a farm property and the separated parcel has been rezoned to a residence district after or at the time of the division.

It is unclear if the agricultural buildings are used to house livestock. If so, the boundary of the newly created lot will need to be reconfigured to address the required 50 foot setback from any side and rear lot lines.

2. Section 52-57 of the Village of Windsor Zoning Ordinance, states the following:

Livestock exceeding 1 animal unit per each full acre on parcels 2 to 16-acres in size requires a conditional use permit.

It is unclear if the newly created lot exceeds 1 animal unit per each full acre. If so, the Petitioner will be required to apply for the conditional use permit.

3. It is unclear if the newly created lot or remnant parcel will be sold in the future. If so, the Village of Windsor Plan Commission should discuss requiring the Petitioner to record a deed restriction on the property acknowledging the above mentioned facts.
4. The subject land is located in Area 2 of the Village of DeForest/Town of Windsor Cooperative Plan. Area 2 is designated to attach to the Village of DeForest at the time of future development or at the end of the Cooperative Plan term. Prior to taking formal action on the Certified Survey Map, the Village of Windsor and/or the Petitioner shall consult with the Village of DeForest regarding the application and its consistency with the Cooperative Plan.

SURVEYOR COMMENTS:

I provide the Village of Windsor Plan Commission with the following surveying comments:

1. The wording "DANE COUNTY CERTIFIED SURVEY MAP NO. _____" should be printed on Sheets 2 and 3.
2. North Towne Road should be underscored by a dotted or dashed line on Sheet 1 of 3 and on the Zoning Change Map.
3. The sheet notation on Sheet 1 should read Sheet 1 of 3.
4. The Surveyor's Certificate should be revised to read: "west right-of-way" line of North Towne Road.
5. The sheet notation for the Zoning Change Map should read Sheet 1 of 2.
6. The sheet notation for the Legal Description for Zoning Change should read Sheet 2 of 2.
7. The Legal Description for Zoning Change should be revised to read: "west right-of-way" line of North Towne Road.
8. The reference to the rezone on the Zoning Change Map and the Legal Description for Zoning Change should be revised to read: "A-3 to A-2(2)".

VILLAGE POLICY CONCERNS:

Village Staff recommends that the Village of Windsor Plan Commission waive the Fees in Lieu of Parkland and Fees for Initial Improvement of Parkland since the principal farm residence and agricultural buildings already exist on the newly created lot.

No action will be required by the Village of Windsor Plan Commission for the remnant parcel regarding Fees in Lieu of Parkland and Fees for Initial Improvement of Parkland because any future development of the remnant parcel will require attachment to the Village of DeForest per the Village of DeForest/Town of Windsor Cooperative Plan.



Staff Review

STAFF 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 and Rezone request for Jay Rauls located at 6961 North Towne Road, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The Petitioner shall address the technical comments set forth in the Surveyor Comments section of this Staff Review to the satisfaction of the Village Planner.
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. This Condition includes the Village of Windsor and/or the Petitioner consulting with the Village of DeForest regarding the Certified Survey Map and Rezone application and its consistency with the Village of DeForest/Town of Windsor Cooperative Plan.
4. The Rezone shall be contingent on the Petitioner promptly recording the Certified Survey Map with the Dane County Register of Deeds.
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.

COMPREHENSIVE PLAN CONSISTENCY:

Since the Petitioner is only subdividing the principal farm residence and agricultural buildings from the parent parcel and is not changing the use of the parcels, it is Staff's opinion the Certified Survey Map and Rezone request are consistent with the Village of Windsor Comprehensive Plan: 2035.

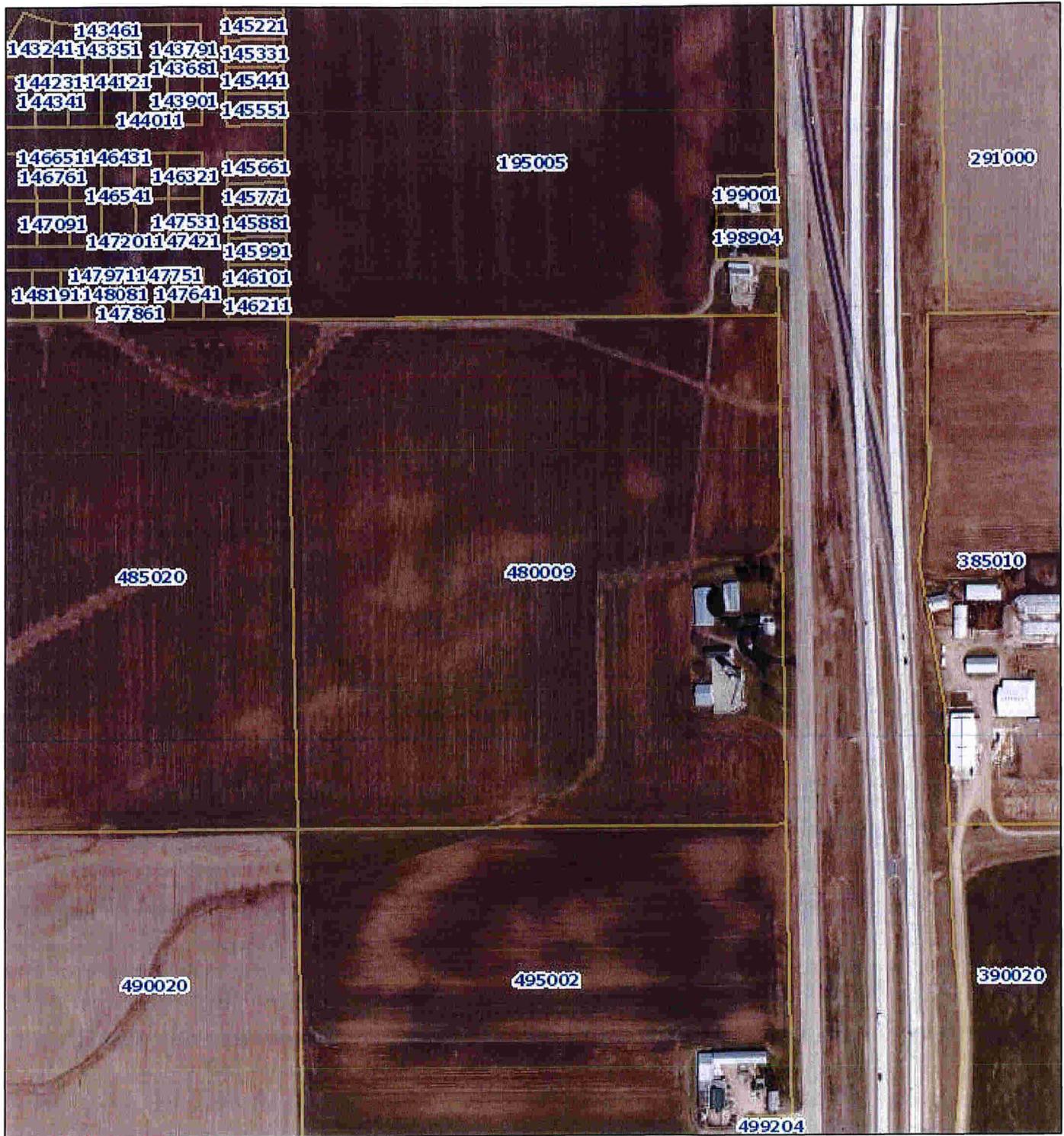
ORDINANCE CONSISTENCY:

Subject to the Petitioner addressing the above mentioned comments, the Certified Survey Map and Rezone request is consistent with Chapter 38, Land Division Ordinance and Chapter 52, Zoning Ordinance of the Village of Windsor Code of Ordinances.

EXHIBITS:

- A. Dane County Aerial
- B. Petitioner Application

Jay Rauls

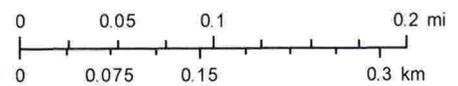


May 9, 2016

1:6,019

Parcel Number

Tax Parcels



Planning
Geophysical
Water Resources
Recreation
ParcelText

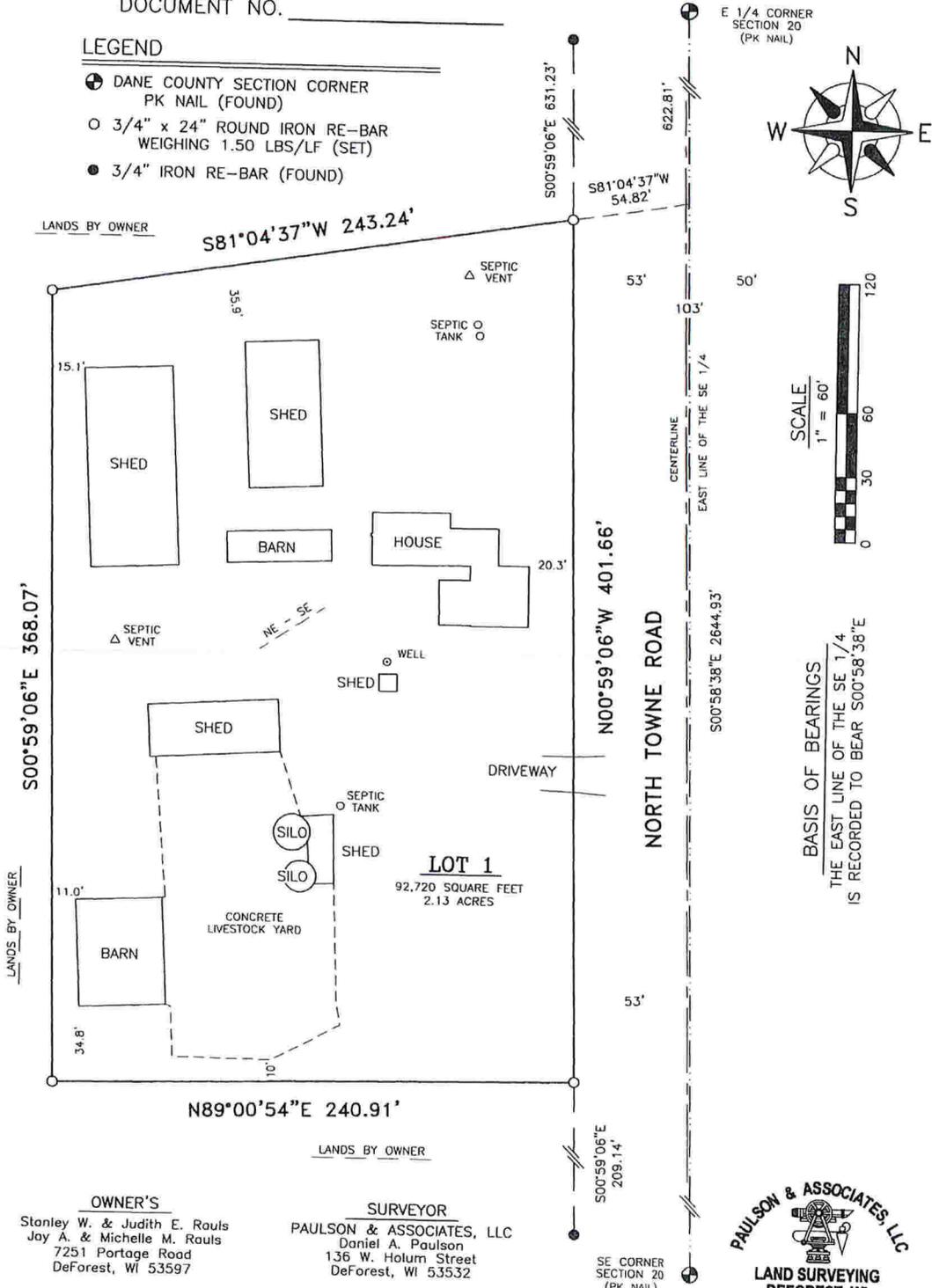
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 20,
T.09N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____

LEGEND

- ⊕ DANE COUNTY SECTION CORNER
PK NAIL (FOUND)
- 3/4" x 24" ROUND IRON RE-BAR
WEIGHING 1.50 LBS/LF (SET)
- 3/4" IRON RE-BAR (FOUND)



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Jay A. Rauls, I have surveyed, divided, monumented, and mapped part of the NE ¼ of the SE ¼ of Section 20, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the East ¼ Corner of Section 20;
thence S00°58'38"E, 622.81 feet along the east line of the SE ¼ of Section 20;
thence S81°04'37"W, 54.82 feet to the west right-of-way line of North Towne Road and
the **POINT OF BEGINNING**;
thence S81°04'37"W, 243.24 feet;
thence S00°59'06"E, 368.07 feet;
thence N89°00'54"E, 240.91 feet to the east right-of-way line of North Towne Road;
thence N00°59'06"W, 401.66 feet along the east right-of-way line of North Towne Road
to the **POINT OF BEGINNING**.

Containing 92,720 square feet, 2.13 acres.
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance and the Town of Windsor Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson PLS-1699

Date:

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

Approved for recording by the Windsor Village Board this ____ day of _____, 2016.

Authorized Representative
Windsor Village Board

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this ____ day of _____, 2016, at ____ o'clock ____
M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages
_____.

DOCUMENT NO. _____
Dane County Register of Deeds

OWNERS CERTIFICATE

We, Stanley W. & Judith E. Rauls and Jay A. & Michelle M. Rauls, as owners hereby certify that we caused the land described to be surveyed, divided, and mapped as represented on the map.

Stanley W. Rauls Date

Judith E. Rauls Date

Jay A. Rauls Date

Michelle M. Rauls Date

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me this _____ day of _____, 2016, the above Stanley W. & Judith E. Rauls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me this _____ day of _____, 2016, the above Jay A. & Michelle M. Rauls to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Dated this _____ day of _____, 2016.

STATE OF WISCONSIN)
_____ COUNTY))SS

Personally came before me this _____ day of _____, 2016, the above _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

LEGAL DESCRIPTION FOR ZONING CHANGE

A-1 EX TO A-2(2)

Being part of NE ¼ of the SE ¼ of Section 20, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the East ¼ Corner of Section 20;
thence S00°58'38"E, 622.81 feet along the east line of the SE ¼ of Section 20;
thence S81°04'37"W, 54.82 feet to the west right-of-way line of North Towne Road and
the **POINT OF BEGINNING**;
thence S81°04'37"W, 243.24 feet;
thence S00°59'06"E, 368.07 feet;
thence N89°00'54"E, 240.91 feet to the east right-of-way line of North Towne Road;
thence N00°59'06"W, 401.66 feet along the east right-of-way line of North Towne Road to
the **POINT OF BEGINNING**.

Containing 92,720 square feet, 2.13 acres.
Subject to all recorded and unrecorded easements

SEE "ZONING CHANGE MAP"

Daniel A. Paulson

S-1699

Contact Information

Applicant: *cell* Name: JAY RAULS
Address: 7251 Portage Road
City, State, Zip: DeForest, WI 53532
Phone Number(s): 608-444-0561
Cell Phone(s): _____
Email Address(es): raulsfam@centurytel.net

Surveyor: Name: PAULSON ? Associates LLC
Address: 136 W Holum St
City, State, Zip: DeForest, WI 53532
Phone Number(s): 608-846-2523
Cell Phone(s): _____
Email Address(es): dan@paulsonllc.net

Attorney: Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Owner: Name: SAME as Applicant
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Engineer: Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Village of Windsor

Certified Survey Map Review

Certified Survey Map Application Form

The Village of Windsor Plan Commission typically meets on the third Tuesday of every month at 6:00 p.m., and the Village Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Windsor Municipal Building, 4084 Mueller Road. Applicants must submit an application for a Certified Survey Map no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The application shall: 1) be on forms made available from the Village and accompanied by the required fee and review escrow, 2) include 15 copies of the certified survey map drawn per the requirements of the Village Subdivision Ordinance, Chapter 38 - Article IV - Division 6; and 3) include a digital pdf copy of all submitted drawings and supplementary data.

The applicant is responsible for adhering to all requirements of Village ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Village ordinances, regulations, plans, and policies.

Process for Review and Approval

- 1) Consultation meeting with Village Staff (Optional)
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, application fee, review escrow, and CSM with supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Village Board review, public hearing, and action
- 6) Subdivider shall record the CSM with the Dane County Register of Deeds within 30 days of approval by Village Board and any other approving agencies, and provide a copy of executed documents to Village Clerk

Technical Requirements of CSM

The CSM shall show correctly on its face all the information required by Wis. Statute 236.34, and shall meet all the surveying and monumenting requirements of Wis. Statute 236.15. In addition, the applicant shall submit the following documents which shall be considered to be incorporated with and made part of the CSM:

Item	Applicant
1 Deed Restrictions	x NIS
2 Joint Maintenance Agreements	x N/A
3 All certificates required by Wis. Stat. 236.34	x ✓

4	Final Street Plan	x	N/A
5	Final Stormwater Management Plan	x	N/A
6	Final Erosion and Sedimentation Control Plan	x	N/A
7	Soil and Subsurface Investigation Report	x	N/A
5	Traffic Control Plan	x	N/A
8	Water and Sewer Plans	x	N/A
9	Opinion of Probable Cost	x	N/A
10	Additional Plans or Information	x	N/A
11	Owner's and Mortgagee's certificates for Street Dedication	x	✓

Checklist Legend:

✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: _____

**PREDEVELOPMENT AGREEMENT FOR COSTS SUSTAINED
BY THE TOWN OF WINDSOR, DANE COUNTY WISCONSIN, IN
REVIEWING, CONSIDERING AND/OR ADMINISTERING
LAND DEVELOPMENT RELATED ACTIVITIES**

THIS AGREEMENT is entered into between the Town of Windsor, Wisconsin, a Municipal Government, hereinafter called the (Town), and
JAY RAULS (DEVELOPER) of the following described
lands within the Town of Windsor:

WHEREAS, the person(s) above-named wish to engage in the following land development related activities

LAND DIVISION 3 RE ZONE

within the **TOWN** approval of this land development related activity; which may include but is not limited to land divisions, zoning map amendments, conditional use permits, variances, annexations, site plan reviews, landscape plan reviews, planned unit developments, comprehensive plan amendments, official map amendments, and urban service area amendments, in accordance with applicable federal and state laws and **TOWN** ordinances; and

WHEREAS, the **TOWN** agrees to review the land development related activity, as defined above, of the **DEVELOPER** in accordance with law and desires to have such review made without unreasonable expense to the **TOWN** taxpayers:

NOW, THEREFORE, the parties agree as follows:

PART A. PAYMENT FOR REVIEW SERVICES

The **DEVELOPER** agrees to pay all review, processing, approving and/or administration costs incurred by the **TOWN** including without limitation because of enumeration, costs of publications and special meetings, legal, engineering, planning and design service costs incurred by the **TOWN** in connection with this review, processing, approving and/or administration.

The **DEVELOPER** understands the legal, engineering, planning or design consultants retained by the **TOWN** are acting exclusively on behalf of the **TOWN** and not the **DEVELOPER**.

PART B. GUARANTEE OF PAYMENT

If the **TOWN**, in its sole discretion, determines that the costs the **TOWN** may incur in connection with the land development related activity are significant, then the **TOWN** shall require the **DEVELOPER** to guarantee reimbursement of the **TOWN** for costs described in **PART A** by depositing with the **TOWN** Clerk/Treasurer a (cash deposit) (cashier's check) (irrevocable letter of credit) in the name of the **TOWN** in the principal sum of

\$ 2100.00, which includes the sum of
\$ 2000.00 to cover the cost of unanticipated contingencies.

If guarantee is made by cash deposit, the **TOWN** agrees to deposit the guarantee payment in an interest bearing account and to make payments from such account for the above described services.

If at any time moneys in the account, including earned interest, or the principal amount of the irrevocable letter of credit are insufficient to pay expenses incurred by the **TOWN** for review, processing, approving and/or administration costs, **DEVELOPER** agrees to deposit required additional amounts within fifteen (15) days of written demand by the **TOWN** Clerk/Treasurer, the **TOWN** shall not be required to take any further action on such activity until the amount in arrears plus interest at the rate of 18% annually are paid in full.

PART C: TERMINATION OF GUARANTEE

Sixty (60) days after completion of review, processing, approving or administering, evidenced by resolution or ordinance of the **TOWN** Board approving, conditionally approving or rejecting the land development related activity, the **TOWN** agrees to refund the **DEVELOPER** any moneys remaining in the deposit account, including any interest earned thereon; or if guarantee is made in the form of an irrevocable letter of credit, to give a written release, sufficient to terminate the guarantees of such letter less, in either case, any amounts owing for administrative costs described in **PART A**.

PART D. EFFECT OF APPROVAL

Subject to the applicable regulations of any governmental entity with jurisdiction and/or the ordinances, rules and regulations of the **TOWN**, the approval of the land development related activity shall entitle the **DEVELOPER** to final approval of land development related activity only if all conditions of approval have been met, and only if all required guarantee deposits, and all amounts payable under this Agreement have been paid.

Exhibit A

Amy Anderson Schweppe

From: Rybarczyk, Jamie A <Jamie.Rybarczyk@Foth.com>
Sent: Thursday, June 02, 2016 1:37 PM
To: Dan Paulson; Amy Anderson Schweppe; Connie Anderson
Subject: RE: Rauls CSM

Dan,

In my re-review of the Windsor Zoning Ordinance, I may have misguided us at the Plan Commission/Board meeting. We currently have proposed language in our Zoning Ordinance that reads as follows:

(10) Side and rear yard requirements.

- (a) Side yards for residential dwellings and residential accessory buildings shall be the same as the R-1 Single Family Residential District.
- (b) Accessory buildings for housing livestock including cages and hives shall be located at least:
 - 1. 50 feet from an R-1, R-2, R-3, R-4, MF-2, MF-3, or ER Residential District, except with respect to existing structures when the residence district has been created for an existing farm residence or by separating a farm residence from a farm property and the separated parcel has been rezoned to a residence district after or at the time of the division; and
 - 2. 10 feet from all other zoning districts.
- (c) Agricultural accessory buildings such as barns, silos, sheds and other structures related to a permitted agricultural or agricultural accessory use shall be located at least 10 feet from the lot line.

Based on our interpretation of the highlighted area, since the division was a result of separating the farm residence from the farm property and rezoned; and the remnant farmland surrounds the parcel created, the minimum setback for buildings housing livestock is 10'. The rule is somewhat of a first come, first serve; or we were here before any development. With that said, the notation on the CSM could read: "The housing of livestock in the existing accessory buildings is permitted under Sec. 52-57(7) of the Village of Windsor Zoning Ordinance".

If you have any additional questions please contact me.

Sincerely,

Jamie Rybarczyk | Senior Planner
Foth Infrastructure & Environment, LLC
Lincoln Center II
2514 South 102nd Street; Suite 278
West Allis, WI 53227
Ph: (414) 336-7908 / Fax: (414) 336-7901
Cell: (414) 405-6707
<http://www.foth.com>

 Go green, keep it on the screen. Please do not print this email unless necessary.

From: Dan Paulson [mailto:Dan@paulsonllc.net]
Sent: Thursday, June 02, 2016 1:13 PM
To: Rybarczyk, Jamie A; amy@windsorwi.gov; Connie Anderson
Subject: RE: Rauls CSM

Jamie:

Did you come up with a different note to place on the map (RE livestock setbacks)?

Thanks:

Dan

Paulson and Associates, LLC

Land Surveying

136 W. Holum Street

DeForest, WI 53532

Dan@PaulsonLLC.net

608-846-2523 (o)

This email and any attachments may contain confidential information to be used only by the intended recipient(s). If you are not the intended recipient of this email, you are expected to disregard the content, delete the email message, and notify the original sender.

From: Dan Paulson

Sent: Wednesday, May 18, 2016 12:02 PM

To: Jamie.Rybarczyk@Foth.com; amy@windsorwi.gov; Connie Anderson <canderson@staffordlaw.com>

Subject: Rauls CSM

Connie, Amy & Jamie:

Thanks for working through the Boards concern last night!

Would adding the following notice to the CSM satisfy the Boards condition of approval?

Accessory buildings for the housing of livestock or insects shall be located not less than 50 feet from any side and rear lot lines, unless a greater distance is required under sub. (b) of this section, or the applicable district regulations of this ordinance

Jamie:

Did your surveyor get a chance to review the other issue?

I don't mean to be a pain but I can see having multiply Title Blocks on a CSM as a potential issue in the future. (i.e. I can see the Register of Deeds not filling out every blank space where the number should be and someone questioning if the map was properly recorded in the future or if the Registers Office makes a typo and you end up with multiple CSM Numbers on the same document.

Thanks:

Dan

Paulson and Associates, LLC

Land Surveying

136 W. Holum Street

DeForest, WI 53532

Dan@PaulsonLLC.net

608-846-2523 (o)

This email and any attachments may contain confidential information to be used only by the intended recipient(s). If you are not the intended recipient of this email, you are expected to disregard the content, delete the email message, and notify the original sender.

IMPORTANT NOTICE

This communication including any attachments, (E-mail) is confidential and may be proprietary, privileged or otherwise protected from disclosure. If you are not the intended recipient, please notify the sender,