

**VILLAGE OF WINDSOR RESOLUTION 2016-84**

**A RESOLUTION AUTHORIZING PARTICIPATION IN THE  
PREPARATION OF AN AMENDMENT TO THE  
COOPERATIVE PLAN PURSUANT TO  
WIS. STATS. § 66.0307**

**WHEREAS**, the Village of DeForest and the Village of Windsor, as successor to the Town of Windsor, entered into a Cooperative Plan dated May 12, 2010 pursuant to Wis. Stats. § 66.0307; and

**WHEREAS**, on June 2, 2016 the Windsor Village Board determined that an amendment to the Cooperative Plan was prudent to ratify current plans for development of Windsor Crossing (see Exhibit 6); and

**WHEREAS**, by this Resolution, the Windsor Village Board commences the process of preparation of an amendment of the Cooperative Plan pursuant to Wis. Stats. § 66.0307(8)(c) for an expedited amendment procedure.

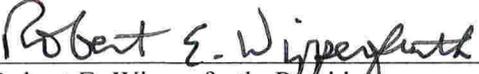
**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor, that:

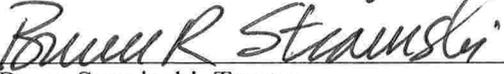
1. The Village Board, officers, staff and consultants are hereby authorized to participate in the preparation of an amendment to the Cooperative Plan under the procedures and standards set forth in Wis. Stats. § 66.0307(8)(c);
2. Notice of the adoption of this Resolution and that of the Village of DeForest shall be given by the Village Clerk, in writing, within five days of the adoption of this Resolution to:
  - (a) The State Department of Administration, the State Department of Natural Resources, the State Department of Agriculture, Trade and Consumer Protection and the State Department of Transportation;
  - (b) The Clerks of every municipality, School District, Technical College District, Sewerage District or Sanitary District which has any parts of its territory within five miles of the boundaries of either participating municipality;
  - (c) The Dane County Clerk; and

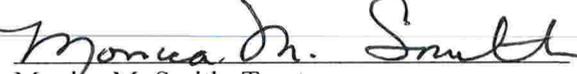
- (d) The Capital Area Regional Planning Commission and the Dane County Department of Planning and Development.

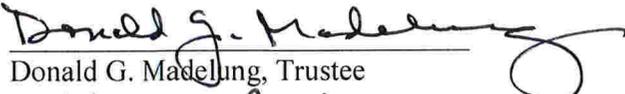
The above and foregoing Resolution was duly adopted at a regular meeting of the Village Board of the Village of Windsor on the 2<sup>nd</sup> day of June, 2016.

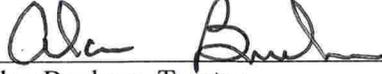
**VILLAGE OF WINDSOR**

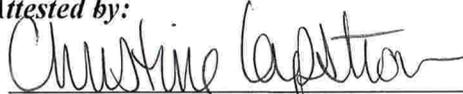
  
Robert E. Wipperfurth, President

  
Bruce Stravinski, Trustee

  
Monica M. Smith, Trustee

  
Donald G. Madelung, Trustee

  
Alan Buchner, Trustee

*Attested by:*  
  
Christine Capstran, Village Clerk

**Incorporated by Reference:**

Exhibit 6

**Village of DeForest /  
Village of Windsor  
Cooperative Plan**

**Exhibit 6: Standards for Future Development  
of Windsor Crossing Site**

(3 pages)

~~As Amended By Resolutions of DeForest and Windsor to be Effective April 15, 2016~~

## Exhibit 6: Standards for Future Development of Windsor Crossing Site

The following provisions apply to the development known as Windsor Crossing, located on a site in the NE ¼ and SE ¼ of the SE ¼ of Section 29, T9N, R10E, in the Village of Windsor (i.e. all lands south of Windsor Road in Area A on Exhibit 2), and to any substitute or future development proposed on that same site.

- 1) In total, including all phases of development, the total number of housing units on the above described site shall not exceed 392.
- 2) There shall be no fewer than ~~60-90~~ senior housing units, with senior housing units defined as those that meet U.S. Housing for Older Persons Act (HOPA) of 1995 standards. There shall be a maximum of 228 multiple family rental housing units that are not senior-restricted units.
- ~~3) Beginning in 2016, building permits issued for new housing construction in Windsor Crossing shall not result in greater than 300 housing units permitted in 2016, and 50 units per year thereafter until the total number of housing units (392) is met, except that:
  - ~~) The developer may carry forward any unused housing units under these limits to future years, for example, if there is no housing for which building permits are issued in 2016 within this area, the developer may obtain building permits to construct 350 units within this area in 2017.~~
  - ~~) Each restricted senior housing unit that meets U.S. Housing for Older Persons Act (HOPA) of 1995 standards shall be counted as ½ of a housing unit for purposes of calculating the number of units the developer may obtain building permits for in any year after 2011 (based on lower traffic generation by HOPA developments compared to non-restricted senior housing).~~~~
- ~~6-3) 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 platted 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 developer's replat (See reference below), or in other locations as may subsequently be approved by DeForest and Windsor if the Windsor Crossing development does not proceed.~~
- ~~7-4) 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 (Pleasant Hill DeForest) lands to the west or south, respectively.~~
- ~~8-5) North Towne Road:
  - ~~a) As dedicated through Windsor Crossing, follows an alignment acceptable to both Windsor and DeForest, and such dedicated right-of-way shall not be vacated or relocated without DeForest's approval.~~
  - ~~a) Has been named exactly "North Towne Road" and is dedicated, and matches the name on~~~~

~~the segment of North Towne Road to the south that was already dedicated.~~

- b) ~~Has been~~ **Shall be** designed and constructed in accordance with standards acceptable to both Windsor and DeForest.
  - c) Shall be fully constructed by the developer of the Windsor Crossing site for its full length through the development no later than when the southerly segment of that road is constructed from the Acker/Buhler (Pleasant Hill DeForest) lands to Windsor Crossing's south property line, and dedicated to the public.
- ~~Follows an alignment acceptable to both Windsor and DeForest.~~

9-6 The Village of Windsor has adopted and shall maintain and follow a set of development design guidelines covering future mixed use, multiple family residential, and commercial development on the Windsor Crossing development site, with such guidelines meeting the following objectives:

- a) Ensure that all new development creates a vibrant, diverse, sustainable, attractive, and safe Village Center, ensuring both initial and lasting site, building, and neighborhood design.
- b) Create meaningful, active, and attractive public places and public streets, along with an interactive social environment which corresponds with the concept of a "Town Center" type development.
- c) Ensure that the character and quality of future development compliments existing uses, the scale of neighboring development, and Windsor's overall vision and direction presented through its comprehensive plan.
- d) Consider flexibility in the design of future buildings and sites on the development site, without compromising the overall development design quality envisioned under the Town of Windsor/Windsor Crossing Master Plan and Design Guidelines, Windsor Crossing Town Center, dated December 11, 2008.
- e) Create and maintain optimal economic and social value as these areas develop and redevelop over time.

10-7 All development shall be served by public sanitary sewer and water service.

**ATTACHMENTS INCORPORATED BY REFERENCE:**

Plat of Windsor Crossing, a Replat, as approved with conditions on March 29, 2016