

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2014-15**

**RESOLUTION TO APPROVE A MAP AMENDMENT TO THE
TOWN OF WINDSOR COMPREHENSIVE PLAN: 2025 FOR
WINDSOR GOLF VENTURES, INC. (C/O TIMOTHY GOTZION)
PURSUANT TO WISCONSIN STATUTES § 66.1001**

WHEREAS, the Town of Windsor was granted Village powers by the Town Meeting, which powers include the planning powers set forth in Wis. Stat. § 62.23; and

WHEREAS, the Town has, by ordinance, established a Plan Commission for the Town of Windsor empowered to make and adopt a Comprehensive Plan for the physical development of the Town pursuant to Wis. Stat. §§ 62.23(1), (2), and (3), and § 66.1001; and

WHEREAS, the Comprehensive Plan for the Town was adopted by the Plan Commission on May 5, 2005; and

WHEREAS, the Town received a map amendment request from Windsor Golf Ventures, Inc. (c/o Timothy Gotzion) to reclassify properties generally referred to as the Windsor Blue Plat, Windsor Blue CSM, and Windsor Link Plat areas, and specifically described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission reviewed the Town Planner's staff report dated March 11, 2014, and concurred with the overview and staff recommendation set forth therein; and

WHEREAS, the Plan Commission held a public hearing on the proposed Comprehensive Plan map amendment at 6:00 p.m. on Tuesday, March 18, 2014, at the Windsor Town Hall, 4084 Mueller Road, DeForest, WI 53532, to obtain public comments regarding the proposed Comprehensive Plan map amendments; and

WHEREAS, the Plan Commission duly considered the comments made by the public and the Comprehensive Plan map amendment, found that the requests for a Comprehensive Plan Map Amendment were appropriate for the properties and surrounding area and met the intent of the Comprehensive Plan, and thereafter recommended such approval as set forth in Plan Commission Resolution 2014-04; and

WHEREAS, the Town Board has reviewed the aforementioned information and an updated staff report dated April 7, 2014, and concurs with the overview and staff recommendations set forth therein.

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

- A. The Town Board of the Town of Windsor hereby **APPROVES** the requested Comprehensive Plan Map Amendment for the properties described in the Town Planner's staff report dated April 7, 2014, as reviewed at the April 17, 2014 Town Board meeting. The Town Board's approval is made following consideration of and

in accordance with Plan Commission's recommendation made pursuant to the authority granted under Wis. Stat. §§ 62.23(3) and 66.1001(4)(b).

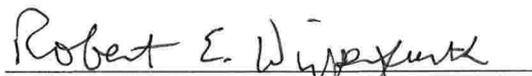
B. The Town Board's approval is further subject to the following conditions set forth in the Town Planner's staff report dated April 7, 2014, as follows:

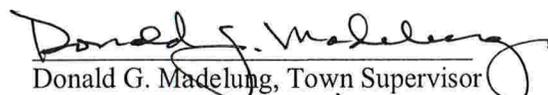
1. The Final Plat shall be submitted to the Town of Windsor and acted upon by the Town of Windsor Plan Commission and Town Board. The Final Plat shall be consistent with the Preliminary Plat as set forth at the February 20, 2014 Town of Windsor Town Board meeting as determined by Town staff. If the Final Plat is not consistent therewith, then Town staff may request consideration by the Town of Windsor Plan Commission and Town Board.
2. The petitioner shall apply for and obtain a zoning change so that the Final Plat and Certified Survey Map are in compliance with the Dane County Zoning Ordinance.
3. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Plat, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

C. It is the Petitioner's obligation to satisfy those conditions adopted by the Town Board, and to provide satisfactory verification of compliance to the Town. All submissions to the Town for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 17th day of April, 2014.

TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chairperson


Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

Attested by:-

Christine Capstran, Town Clerk

TO: Town of Windsor Board

CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schweppe, Planning & Development Coordinator
Kevin Richardson, Engineer
Connie Anderson, Attorney

FROM: Jamie Rybarczyk, Planning Consultant

RPT DATE: April 07, 2014

MTG DATE: April 17, 2014

FOTH FILE: 13W027.01/19

RE: Windsor Golf Ventures, Inc. - Comprehensive Plan Amendment

BACKGROUND:

1. Petitioner: Windsor Golf Ventures, Inc. (c/o Tim Gotzion)
2. Agent: Paulson & Associates, LLC (c/o Dan Paulson)
3. Location/Address:
 - a. Windsor Blue Plat: located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin.
 - b. Windsor Blue CSM: located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 30 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin.
 - c. Windsor Links Plat: located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30 and part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 31 all in Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin.
4. Taxkey Number: N/A
5. Area:
 - a. Windsor Blue Plat: 10.77 acres
 - b. Windsor Blue CSM: 0.43 acres
 - c. Windsor Links Plat: 25.9 acres
6. Existing Zoning:
 - a. Windsor Blue Plat: RE-1 Recreation District
 - b. Windsor Blue CSM: RE-1 Recreation District
 - c. Windsor Links Plat: RE-1 Recreation District

7. Proposed Zoning:
 - a. Windsor Blue Plat: R-1 Residence District and R-3A Residence District
 - b. Windsor Blue CSM: R-1 Residence District
 - c. Windsor Links Plat: RE-1 Recreation District
8. Future Land Use:
 - a. Windsor Blue Plat: Traditional Single Family and Mixed Residential
 - b. Windsor Blue CSM: Traditional Single Family
 - c. Windsor Links Plat: Environmental Preservation & Parks

OVERVIEW:

The proposed Windsor Blue Plat will be replacing two holes of the Lake Windsor Country Club golf course. The development is 10.77 acres located south of Golf Drive, west of Birch Drive, and north of Oak Lane. The development contains eleven (11) single-family lots, two (2) duplex lots, a neighborhood park, and two (2) outlots to be conveyed to Lots 1 and 2 of CSM 13005. In order for the development to proceed the Town of Windsor Plan Commission and Town Board must approve an amendment to the Comprehensive Plan and a zoning change. The current land use designation for this area is Environmental Preservation and Parks. Staff is in favor of the development; therefore, recommends that the designation be amended to Traditional Single Family Residential and Mixed Residential (Refer to Exhibit A).

The proposed Windsor Blue CSM is for a single lot located along Oak Lane near the intersection of Maple Lane in conjunction with the Windsor Blue Plat. The lot will be 0.43 acres in size. In order for the development to proceed the Town of Windsor Plan Commission and Town Board must approve an amendment to the Comprehensive Plan and a zoning change. The current land use designation for this area is Environmental Preservation and Parks. Staff is in favor of the development; therefore, recommends that the designation be amended to Traditional Single Family Residential (Refer to Exhibit A).

The former Windsor Links Plat was a 25.9 acre development that included thirty-eight (38) single-family lots and four (4) condominium lots. At the end of last year, Windsor Golf Ventures, Inc. informed the Town of Windsor Town Board that it would no longer be pursuing the development based on several factors. In addition, the zoning petition (Rezone No. 10443) has been withdrawn by Windsor Golf Ventures, Inc. and rendered null and void by Dane County. As a result it is the opinion of Staff that the land use designation for this area be amended from Traditional Single-Family to Environmental Preservation and Parks.

STAFF RECOMMENDATION:

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

The Town of Windsor Board **Approves** the Comprehensive Plan Amendments for Windsor Golf Ventures, Inc. (c/o Tim Gotzion) for the Windsor Blue Plat, Windsor Blue CSM, and Windsor Links Plat areas, subject to the following conditions:

1. The Final Plat shall be submitted to the Town of Windsor and acted upon by the Town of Windsor Plan Commission and Town Board. The Final Plat shall be consistent with the Preliminary Plat as set forth at the February 20, 2014 Town of Windsor Town Board meeting as determined by Town staff. If the Final Plat is not consistent therewith, then Town staff may request consideration by the Town of Windsor Plan Commission and Town Board.
2. The petitioner shall apply for and obtain a zoning change so that the Final Plat and Certified Survey Map are in compliance with the Dane County Zoning Ordinance.

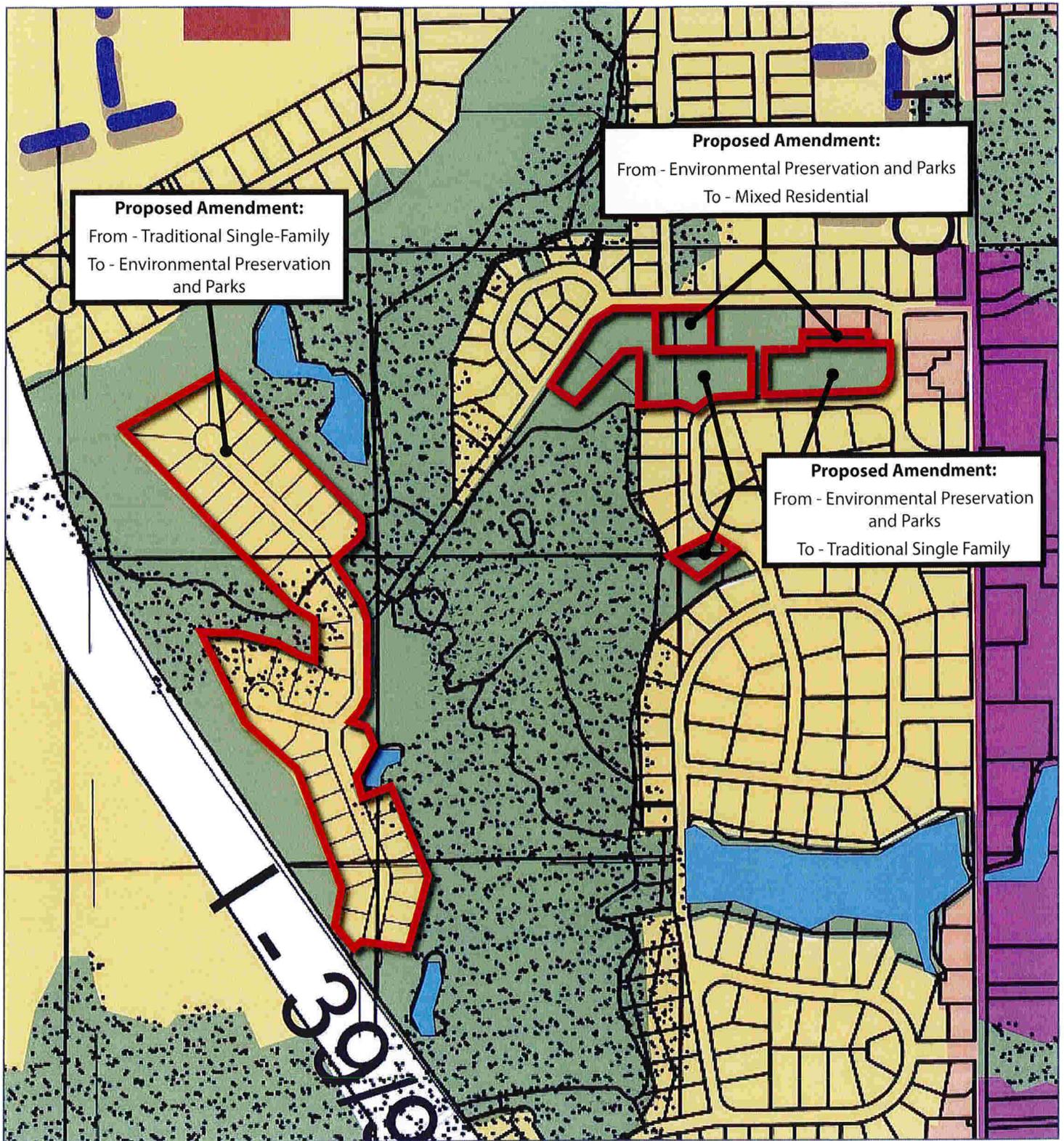


Staff Report

3. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Plat, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBITS:

- A. Comprehensive Plan Amendment Map
- B. Windsor Blue Plat
- C. Windsor Blue Certified Survey Map



Proposed Amendment:
 From - Traditional Single-Family
 To - Environmental Preservation
 and Parks

Proposed Amendment:
 From - Environmental Preservation and Parks
 To - Mixed Residential

Proposed Amendment:
 From - Environmental Preservation
 and Parks
 To - Traditional Single Family

- | | | | |
|---|--|---|--|
|  Traditional Single-Family Residential |  Transition Residential |  Regional Commercial |  Morrisonville Growth Area |
|  General Conservation Residential |  Mixed Residential |  Roadside Mixed Use |  Environmental Preservation and Parks |
|  Token Creek Conservation Residential |  Neighborhood Mixed Use |  Corporate Park |  Agricultural |

Windsor Golf Ventures, Inc.

Exhibit A

February 2014



NOTES

- THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
- ALL ROADS AS SHOWN ON THE PLAT SHALL BE "DEDICATED TO THE PUBLIC".
- DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
- NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
- ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF FARMING ACTIVITIES IN THE VICINITY.
- ELEVATIONS ARE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT BENCHMARKS IS NGS CONTROL POINT DESIGNATED "WINDSOR W GPS" (PID OF D154449) WITH AN ELEVATION OF 926.82' (NAVD88). THREE OTHER BENCHMARKS ARE NGS CONTROL POINT DESIGNATED "BURKE N GPS" (PID OF D9805) WITH AN ELEVATION OF 884.13' (NAVD88), A WOOD BRASS CAP DISK ON THE STH 19 BRIDGE OVER THE YAHARA RIVER (B13-861-58) WITH AN ELEVATION OF 873.38' (NAVD88) AND A WOOD BRASS CAP DISK ON THE STH 51 BRIDGE OVER THE TOKEN CREEK (B13-097) WITH AN ELEVATION OF 862.06' (NAVD88).
- ALL DETAILS ARE NOT TO SCALE.

OWNER & SUBDIVIDER
WINDSOR GOLF VENTURES, INC.
TIMOTHY W. GATZON,
PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598
PHONE: 608-846-1531

SURVEYOR
PAULSON & ASSOCIATES, LLC
PARKVIEW OFFICE BUILDING
136 WEST HOLLIS STREET
DEFOREST, WI 53532
PHONE: 608-846-2523



NUMBER	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1	44°44'20"	210.00	N66°38'51"E (846°17')	159.84 (159.71)	163.98	PC N44°16'40"E PT N89°01'02"E
C2	12°47'44"	1619.22	N84°56'53"E (84°35')	360.86 (360.88)	361.61	PC S88°30'15"E PT N78°33'01"E
C3	82°14'46"	95.20	N39°52'50"E (39°30')	125.22 (125.25)	156.66	PC N81°00'13"E PT N01°14'33"W
C4	10°19'30"	213.00	N49°03'03"E	38.33	38.38	PC N43°53'17"E PT N54°12'48"E
C5	17°10'16"	213.00	N62°47'56"E	64.60	63.83	
C6	17°37'58"	213.00	N80°12'03"E	65.29	65.55	PC N71°23'04"E PT N89°01'02"E
C7	04°33'04"	1619.22	N89°04'20"E	128.36	128.39	PC S88°39'07"E PT N86°47'47"E
C8	05°29'40"	1619.22	N84°02'58"E	154.92	154.98	
C9	02°45'14"	1619.22	N79°55'30"E	77.69	77.69	PC N81°18'08"E PT N78°33'01"E
C10	82°17'08"	92.20	N39°54'02"E	121.32	132.41	PC N81°02'58"E PT N01°14'33"W

LEGEND

- DANE COUNTY ALUMINUM MONUMENT (FOUND) (UNLESS NOTED)
- 1-1/4 INCH IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4 INCH IRON REBAR (FOUND)
- 1-1/4" x 30" IRON REBAR (SET), WEIGHING 4.30 LBS./LF.
- ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 24" IRON REBAR WEIGHING 1.50 LBS./LF.
- "RECORDED AS" INFORMATION
- 100-YR FLOODPLAIN BOUNDARY (NAVD 88)
PER FEMA FIRM NO. 55025C0253A
PRELIMINARY MAP DATE MAY 17, 2013
- 12' PUBLIC UTILITY EASEMENT AS GRAPHICALLY SHOWN (UNLESS NOTED)
- DECIDUOUS TREE
- CONIFEROUS TREE

PRELIMINARY PLAT OF WINDSOR BLUE

LOCATED IN PART OF SW 1/4-SE 1/4, AND THE SE 1/4-SE 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

LOCATION MAP
NOT TO SCALE



THE S 1/2 OF SEC. 30 & THE N 1/2 OF SEC. 31, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATION OF DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat as required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

- VILLAGE OF DEFOREST
- TOWN OF WINDSOR
- DANE COUNTY ZONING & LAND REGULATION COMMITTEE
- DEPARTMENT OF ADMINISTRATION

Dated this _____ day of _____, 20__.

WINDSOR GOLF VENTURES, INC.
Timothy W. Gatzon, President

STATE OF WISCONSIN }
COUNTY OF _____ } SS

Signed before me on this _____ day of _____, 20__, by Timothy W. Paulson 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, Lynn A. Duesing, Vice President of DMB Community Bank, as mortgagee of the lands described hereon known as WINDSOR BLUE, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Timothy W. Gatzon as President of Windsor Golf Ventures, Inc.

Date: _____ Lynn A. Duesing, V.P.

STATE OF WISCONSIN }
COUNTY OF _____ } SS

Signed before me on this _____ day of _____, 20__, by Lynn A. Duesing to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My Commission Expires: _____

CERTIFICATE OF TOWN TREASURER

I, Tina Butters, being duly qualified and acting treasurer of the Town of Windsor, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__ affecting the lands included in WINDSOR BLUE.

Date: _____ Tina Butters, Town of Windsor Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

I, Adam Gallagher, being duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20__ affecting the lands included in WINDSOR BLUE.

Date: _____ Adam Gallagher, Dane County Treasurer

DANE COUNTY CERTIFICATE

This plat known as WINDSOR BLUE is hereby approved by the Dane County Zoning and Land Regulation Committee.

Date: _____ Patrick Miles, ZLR Chair

TOWN OF WINDSOR CERTIFICATE

This plat of WINDSOR BLUE has been approved for recording by the Town of Windsor Board this _____ day of _____, 20__. The public right-of-way dedication designated hereon is hereby acknowledged and accepted.

Date: _____ Christine Capstran, Town of Windsor Clerk

VILLAGE OF DEFOREST CERTIFICATE

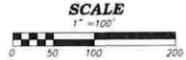
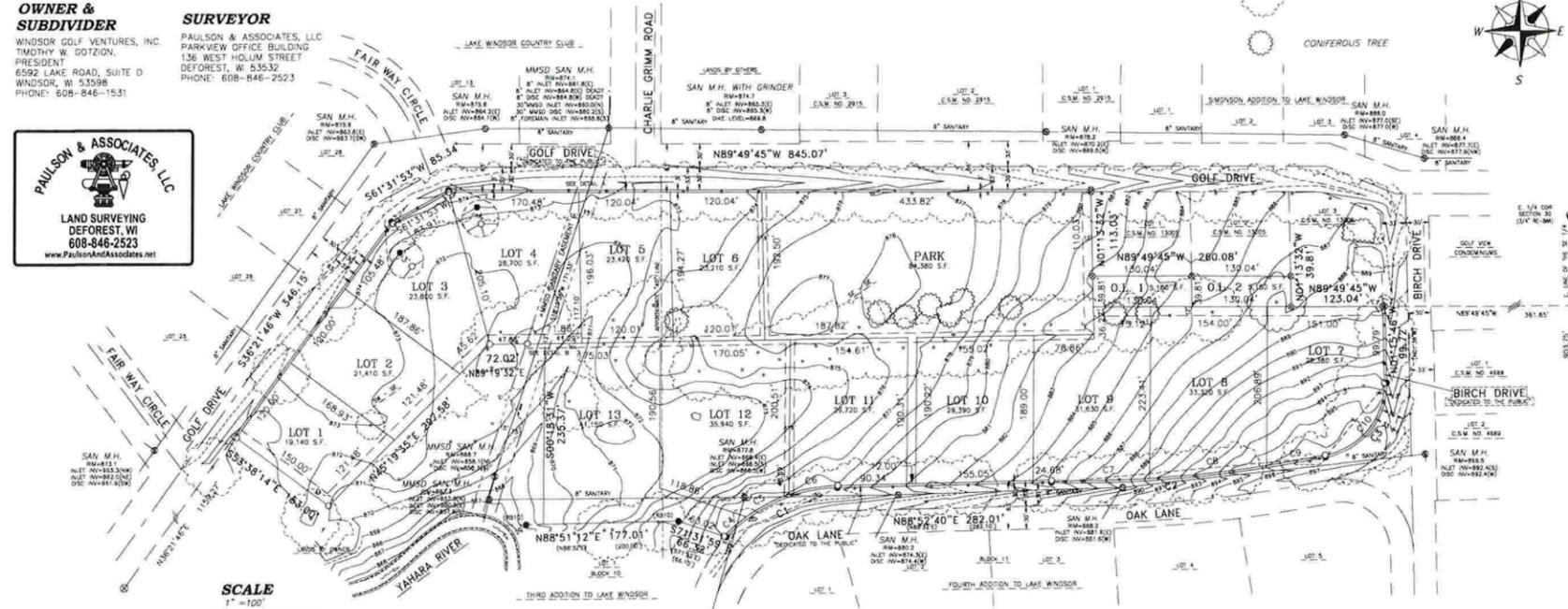
Resolved that the Village of DeForest has approved this plat of WINDSOR BLUE, located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 30, T9N, R10E, Town of Windsor, Dane County, Wisconsin, by the Village of DeForest Board Action on _____, 20__ Resolution No. _____.

Date: _____ LuAnn Leggett, Village of DeForest, Clerk

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20__ at _____ o'clock, _____ m., recorded in Volume _____ of Plats on Pages _____.

Kristi Chlebowski, Dane County Register of Deeds Document No. _____



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

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor DO HEREBY CERTIFY that by the direction of Timothy W. Gatzon, President of Windsor Golf Ventures, Inc., I have surveyed, monumented and mapped a part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of Section 30;

thence N89°49'45"W, 361.65 feet to the southeast corner of CSM No. 13005 and the POINT OF BEGINNING;

thence continuing N89°49'45"W, 123.04 feet along the south line of CSM No. 13005 to the southwest corner of Lot 3, CSM No. 13005;

thence N01°13'32"W, 39.81 feet along the west line of Lot 3, CSM No. 13005 to the southeast corner of Lot 2, CSM No. 13005;

thence N89°49'45"W, 260.08 feet along the south line of Lots 1 and 2, CSM No. 13005 to the southwest corner of said Lot 1, CSM No. 13005;

thence N01°13'32"W, 113.03 feet along the west line of CSM No. 13005 to the northwest corner of said CSM and the south right-of-way line of Golf Drive;

thence N89°49'45"W, 845.07 feet along the south right-of-way line of Golf Drive;

thence continuing along the south right-of-way line of Golf Drive, S61°31'53"W, 85.34 feet;

thence S53°38'14"E, 153.00 feet;

thence N45°19'35"E, 297.58 feet;

thence N89°19'32"E, 72.02 feet;

thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor;

thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor;

thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 66.32 feet (recorded as S71°52'E, 66.10 feet) to a point on a curve along the north right-of-way line of Oak Lane;

thence along the arc of said curve to the right and along the north right-of-way line of Oak Lane with a radius of 210.00 feet, a central angle of 44°44'20" (recorded as 44°42') and a long chord of N66°38'51"E, 159.84' (recorded as N66°11'E, 159.71 feet) to a point of non-tangency;

thence continuing along the north right-of-way line of Oak Lane, N88°52'40"E, 282.01 feet (recorded as N88°32'E, 282.10 feet) to a point of curvature;

thence continuing along the north right-of-way line of Oak Lane and along the arc of said non-tangent curve to the left with a radius of 1,619.22 feet, a central angle of 12°47'44" (recorded as 7°54') and a long chord of N84°56'53"E, 360.86 feet (recorded as N84°35'E, 360.88 feet) to a non-tangent point of compound curvature;

thence continuing along the north right-of-way line of Oak Lane and the west right-of-way line of Birch Drive and along the arc of said non-tangent curve to the left with a radius of 95.20 feet, a central angle of 82°14'46" (recorded as 82°16') and a long chord of N39°52'50"E, 125.22 feet (recorded as N39°30'E, 125.25 feet) to a point of non-tangency;

thence continuing along the west right-of-way line of Birch Drive, N01°15'46"W (recorded as N01°38'W), 99.72 feet to the POINT OF BEGINNING.

Containing 468,950 square feet, 10.77 acres.

Subject to Golf Drive, Birch Drive and Oak Lane rights-of-way.

Subject to a 30 foot wide sanitary sewer easement as recorded in Doc. No. 1275719.

Subject to a sanitary sewer easement as recorded in Doc. No. 1387600.

Subject to all easements of record.

I DO FURTHER CERTIFY that to the best of my knowledge and belief this survey is a correct representation of the exterior boundaries of lands surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Dane County Land Division and Subdivision Regulations and the Town of Windsor Subdivision Ordinance in surveying, dividing and mapping the same.

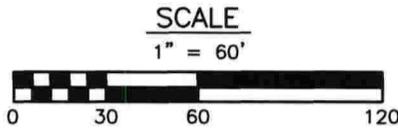
DANIEL A. PAULSON
Registered Land Surveyor
No. S-1699
Date: _____

BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R10E, IS RECORDED TO BEAR N01°13'02"W.

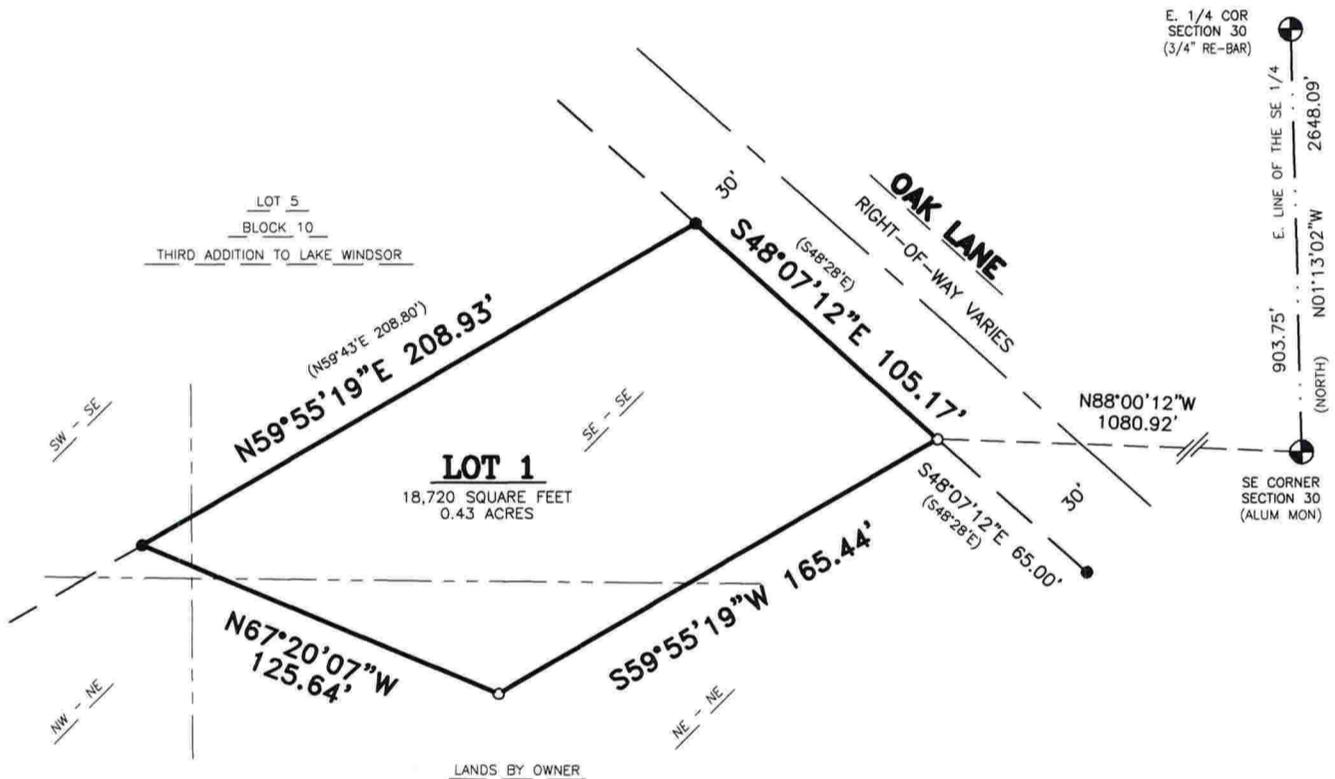
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4,
SECTION 30 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T.09N., R.10E.,
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____



BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4
IS RECORDED TO BEAR N01°13'02"W.



OWNER/SUBDIVIDER
WINDSOR GOLF VENTURES, INC
TIMOTHY W. GOTZION, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 WEST HOLUM STREET
DEFOREST, WI 53532

LEGEND

- ⊕ DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 1-1/4" ROUND IRON RE-BAR (FOUND)
- APPROXIMATE "40" LINE

NOTES:

- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

