

**TOWN OF WINDSOR  
TOWN BOARD RESOLUTION 2014-17**

**RESOLUTION TO REZONE  
A SINGLE LOT DESCRIBED IN A CERTIFIED SURVEY MAP (CSM)  
SUBMITTED BY WINDSOR GOLF VENTURES, INC. AND  
LOCATED ALONG OAK LANE NEAR THE INTERSECTION OF MAPLE LANE,  
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN  
FROM RE-1 RECREATION DISTRICT TO R-1 RESIDENCE DISTRICT**

**WHEREAS**, on February 20, 2014, the Town Board conditionally approved the above-referenced CSM in Town Board Resolution 2014-06; and

**WHEREAS**, one of the conditions set forth in Town Board Resolution 2014-06 was for the petitioner to obtain rezoning of the property described in the CSM (the "Lot"); and

**WHEREAS**, Windsor Golf Ventures, Inc., as the petitioner, submitted to the Town a request for rezoning of the Lot from RE-1 Recreation District to R-1 Residence District. The Lot is depicted on the Rezoning Map Revised 2-4-14 and is specifically described on Exhibit A, which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Town Planner submitted a staff report dated March 11, 2014, which contains an overview and staff recommendation, and which has been reviewed and confirmed by the Plan Commission; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed rezone 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 rezone; and

**WHEREAS**, the Plan Commission duly considered the comments made by the public, reviewed the request, staff report and such other information as it deems appropriate, found that the request for a rezone was appropriate for the Lot and surrounding area, and thereafter recommended such approval as set forth in Plan Commission Resolution 2014-06; and

**WHEREAS**, the Town Board has reviewed 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 rezone request submitted by Windsor Golf Ventures, Inc. for the rezone of the Lot from RE-1 Recreation District to R-1 Residence District, subject to the following conditions:
  1. Recording of the Certified Survey Map with the Dane County Register of Deeds. The petitioner has obtained conditional approval of the CSM from the

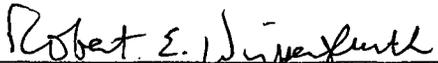
Town as set forth in Town Board Resolution 2014-06. The Petitioner shall satisfy the conditions set forth therein, obtain any and all further approvals provided by law, and shall thereafter promptly record the CSM. The petitioner shall provide a copy of the recorded CSM to the Town Clerk.

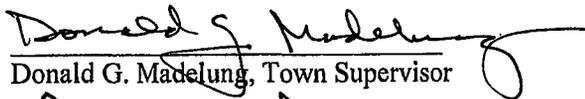
2. Approval of Rezoning by Dane County. The petitioner shall obtain rezoning approval from Dane County that is in compliance with the Dane County Zoning Ordinance and consistent with the rezoning approved by the Town.
3. Payment of Costs and Expenses. The petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM and Rezone, 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.

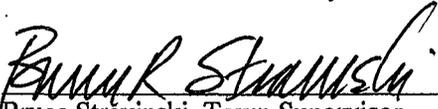
B. It is the Petitioner's obligation to satisfy those conditions adopted by the Town Board, and to provide satisfactory verification of compliance to the Town. All submissions to the Town for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification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

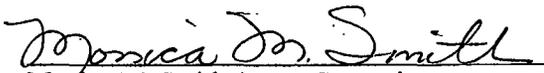
**TOWN OF WINDSOR**

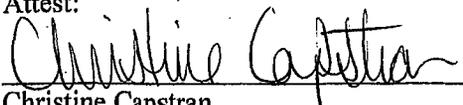
  
Robert E. Wipperfurth, Town Chairman

  
Donald G. Madelung, Town Supervisor

  
Bruce Stravinski, Town Supervisor

  
Alan Buchner, Town Supervisor

  
Monica M. Smith, Town Supervisor

Attest:  
  
Christine Capstran  
Clerk



**REZONE**

**RE-1 TO R-1**

Being part of the SW ¼ of the SE ¼ the SE ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

**COMMENCING** at the Southeast Corner of Section 30;

thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane and the **POINT OF BEGINNING**;

thence S59°55'19"W, 165.44 feet;

thence N67°20'07"W, 125.64 feet to the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor;

thence N59°55'19"E, 208.93 feet (recorded as N59°43'E, 208.80 feet) along the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor to the east corner of said Lot 5;

thence S48°07'12"E (recorded as S48°28'E), 105.17 feet along the southwest right-of-way of Oak Lane to the **POINT OF BEGINNING**.

Containing 18,720 square feet, 0.43 acres.

Subject to all recorded and unrecorded easements.

See Zoning Change Map

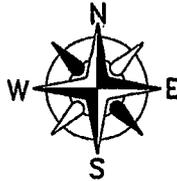
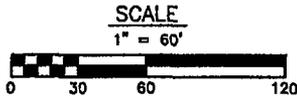
This Description Prepared by:  
Paulson and Associates, LLC  
Daniel A. Paulson

February 4, 2014

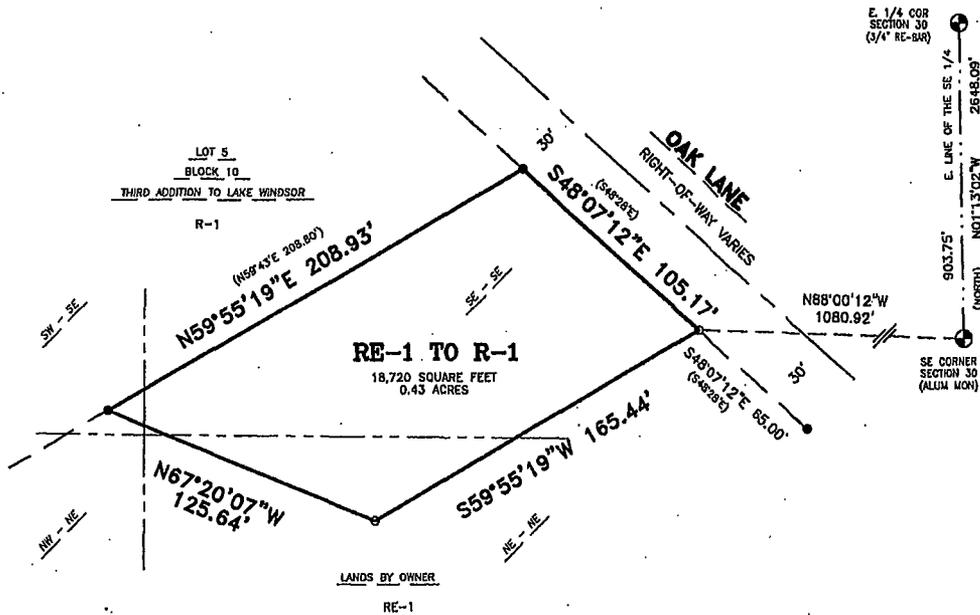
TB RES 2014-17  
EXHIBIT A  
1 of 2

# REZONING MAP REVISED 2-4-14

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



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  
138 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.



TB RES 2014-17  
EXHIBIT A  
2 of 2



<b>TO:</b>	Town of Windsor Board
<b>CC:</b>	Robert Wipperfurth, Chairman Tina Butteris, Office Manager Amy Anderson Schweppe, Planning & Development Coordinator Kevin Richardson, Engineer Connie Anderson, Attorney
<b>FROM:</b>	Jamie Rybarczyk, Planning Consultant
<b>RPT DATE:</b>	April 07, 2014
<b>MTG DATE:</b>	April 17, 2014
<b>FOTH FILE:</b>	13W027.01/19
<b>RE:</b>	Windsor Golf Ventures, Inc. - Certified Survey Map Rezone

**BACKGROUND:**

1. Petitioner: Windsor Golf Ventures, Inc. (c/o Tim Gotzion)
2. Agent: Paulson & Associates, LLC (c/o Dan Paulson)
3. Location/Address: Located in the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼, Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin.
4. Taxkey Number: N/A
5. Area: 0.43 acres
6. Existing Zoning: RE-1 Recreation District
7. Proposed Zoning: R-1 Residence District
8. Future Land Use: Traditional Single Family

**OVERVIEW:**

The petitioner is proposing 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 a zoning change. The current zoning classification for this area is RE-1 Recreational District. Staff is in favor of the development; therefore, recommends that the zoning classification be amended to R-1 Residence District (Refer to Exhibit A).

**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:



## Staff Report

The Town of Windsor Board **Approves** the Rezone for Windsor Golf Ventures, Inc. (c/o Tim Gotzion) to be 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, subject to the following conditions:

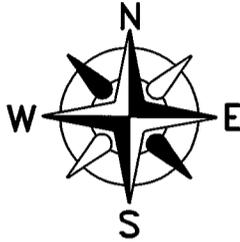
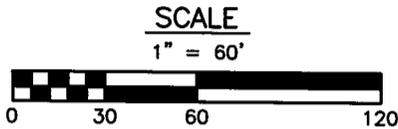
1. Recording of the Certified Survey Map with the Dane County Register of Deeds. The petitioner has obtained conditional approval of the CSM from the Town as set forth in Town Board Resolution 2014-06. The Petitioner shall satisfy the conditions set forth therein, obtain any and all further approvals required by law, and shall thereafter promptly record the Plat. The petitioner shall provide a copy of the recorded CSM to the Town Clerk.
2. Approval of Rezoning by Dane County. The petitioner shall obtain rezoning approval from Dane County that is in compliance with the Dane County Zoning Ordinance and consistent with the rezoning approval by the Town.
3. Payment of Costs and Expenses. 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:

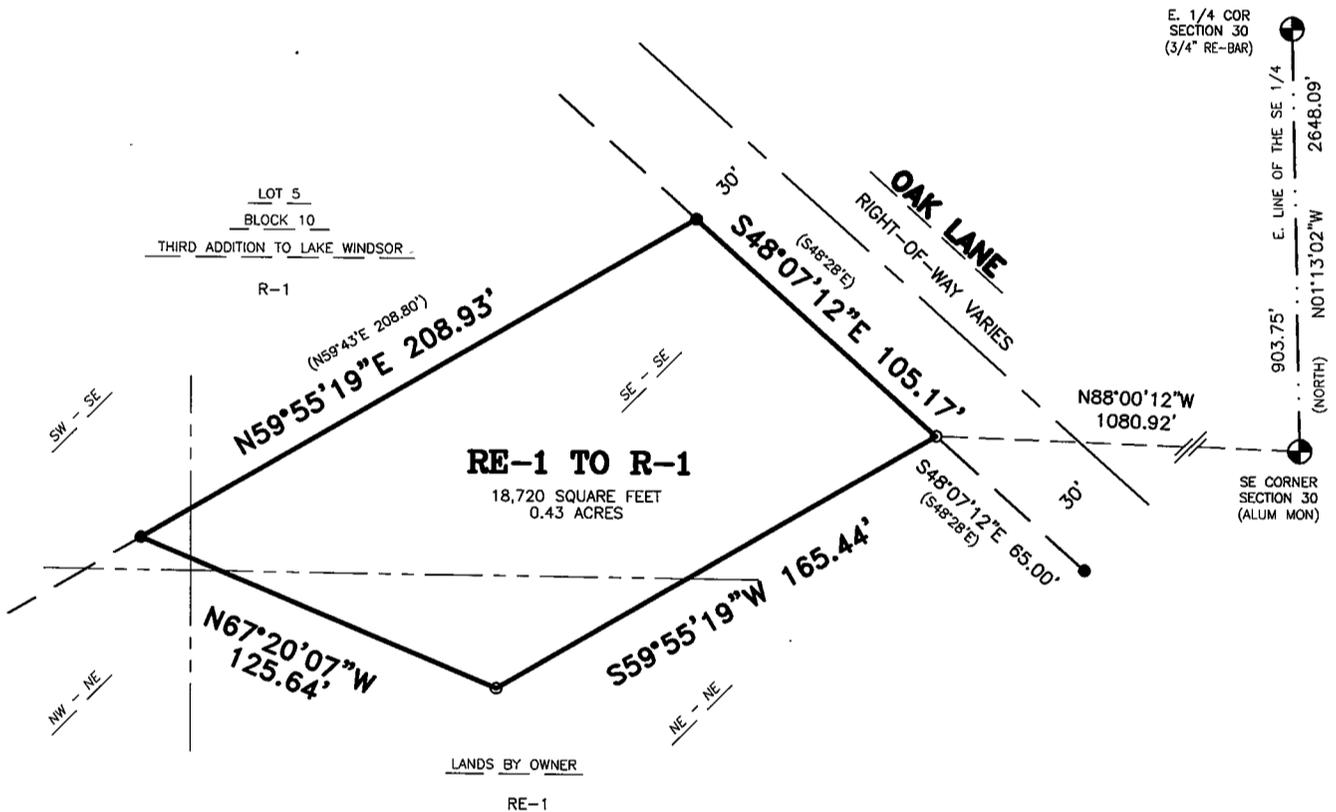
- A. Windsor Blue CSM Rezone
- B. Windsor Blue CSM

# REZONING MAP REVISED 2-4-14

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



**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 HOLM 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.



**REZONE**

**RE-1 TO R-1**

Being part of the SW ¼ of the SE ¼ the SE ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

**COMMENCING** at the Southeast Corner of Section 30;  
thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane and the  
**POINT OF BEGINNING**;  
thence S59°55'19"W, 165.44 feet;  
thence N67°20'07"W, 125.64 feet to the southeast line of Lot 5, Block 10, Third  
Addition to Lake Windsor;  
thence N59°55'19"E, 208.93 feet (recorded as N59°43'E, 208.80 feet) along the  
southeast line of Lot 5, Block 10, Third Addition to Lake Windsor to the east  
corner of said Lot 5;  
thence S48°07'12"E (recorded as S48°28'E), 105.17 feet along the southwest right-  
of-way of Oak Lane to the **POINT OF BEGINNING**.

Containing 18,720 square feet, 0.43 acres.  
Subject to all recorded and unrecorded easements.

See Zoning Change Map

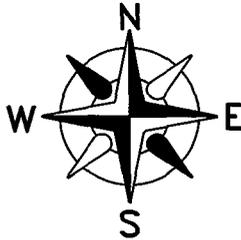
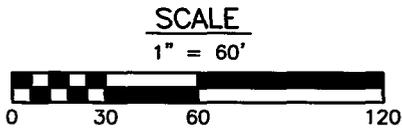
This Description Prepared by:  
Paulson and Associates, LLC  
Daniel A. Paulson

February 4, 2014

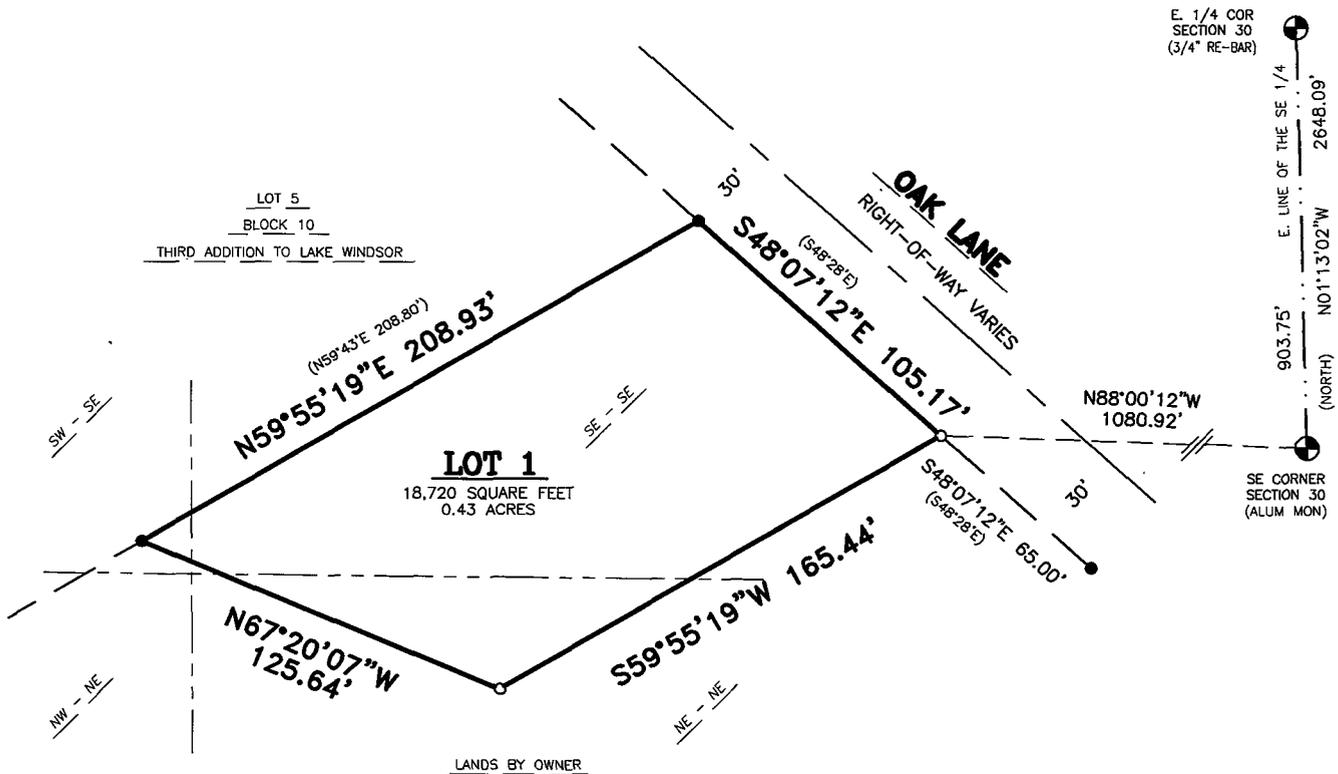
# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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.

