

**TOWN OF WINDSOR
TOWN BOARD
RESOLUTION 2014-24**

**RESOLUTION APPROVING AMUNDSEN CERTIFIED SURVEY MAP IN ORDER TO
COMBINE LOT 64 OF TERRACE PARK AND A REMNANT INTO ONE LOT, AND
GENERALLY LOCATED AT 6562 WINDING WAY, IN TOWN OF WINDSOR,
DANE COUNTY, WISCONSIN.**

WHEREAS, Aaron and Andrea Amundsen (“Amundsens” or the “petitioner”), by Paulson & Associates, LLC, as surveyor, prepared Certified Survey Map (“CSM”) to combine Lot 64 of Terrace Park with a remnant sliver of land, both of which are owned by Amundsens, to allow Amundsens to lawfully construct a shed southeast of the 6 foot utility easement; and

WHEREAS, Lot 64 and the remnant are zoned ER-1 Estate Residential and AG-35AC Agricultural, respectively; and

WHEREAS, the Town Planner has prepared a Staff Report dated April 8, 2014 and an updated Staff Report for the May 15, 2014 Town Board meeting (collectively, “Staff Report”), which Staff Report recommends approval of the CSM subject to certain conditions; and

WHEREAS, following review of the above information, and Plan Commission Resolution 2014-09, the Town Board wishes to approve the CSM subject to the conditions set forth herein.

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

- A. The Town Board hereby approves the CSM subject to the following conditions:
1. The petitioner shall obtain approval of the CSM by the City of Sun Prairie.
 2. The petitioner shall obtain approval of the CSM by Dane County.
 3. The petitioner shall satisfy all conditions of approval by the Town of Windsor, City of Sun Prairie and Dane County, and shall thereafter promptly record the CSM with the Dane County Register of Deeds.
 4. The petitioner shall obtain approval of a zoning change from AG-35AC Agricultural to ER-1 Estate Residential for the land east of the six (6) foot utility easement by the Town of Windsor and City of Sun Prairie. The Town of Windsor shall submit the request for said zoning change to the City of Sun Prairie.

5. 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 CSM, 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. The Town Board confirms that the petitioner shall not be required to make any payment toward parkland dedication fees because of the above approval.
 - C. The Town Board's approval expires six (6) months from the date of adoption of this Resolution. Time is of the essence. The Town Board's approval expires six (6) months from the date of adoption of this Resolution. Time is of the essence. If the petitioner has not met all of the conditions set forth above prior to expiration, then this matter shall be re-referred to the Plan Commission prior to further action by the Town Board.

The above and foregoing Resolution was duly adopted at a regular meeting of the Town Board of the Town of Windsor on the 15th day of May, 2014.

TOWN OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, Town Chairperson

Bruce Stravinski
Bruce Stravinski, Town Supervisor

Monica M. Smith
Monica M. Smith, Town Supervisor

Donald G. Madalung
Donald G. Madalung, Town Supervisor

Alan Buchner
Alan Buchner, Town Supervisor

Attest: Christine Capstran
Christine Capstran
Clerk

Attachment: CSM (incorporated by reference)

TO: Town of Windsor Board
CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schweppe, Planning & Development Coordinator
Kevin Richardson, Engineer
Constance Anderson, Attorney
FROM: Jamie Rybarczyk, Planning Consultant
RPT DATE: May 05, 2014
MTG DATE: May 15, 2014
FOTH FILE: 12W027.01/22
RE: Aaron & Andrea Amundsen - Certified Survey Map

BACKGROUND:

1. Property Owner/Petitioner: Aaron & Andrea Amundsen
2. Agent: Paulson & Associates, LLC.
3. Location/Address: 6562 Winding Way, DeForest, WI 53532
4. Taxkey Number: 0910-331-0374-0 & 0910-342-8503-0
5. Area: 0.70 ac
6. Existing Zoning: ER-1 Estate Residential & AG-35AC Agricultural
7. Proposed Zoning: N/A
8. Future Land Use: General Conservation Residential

OVERVIEW:

The petitioner wishes to combine Lot 64 of Terrace Park and a remnant sliver of land both owned by the petitioner but under separate tax keys into one lot by means of a Certified Survey Map. Following the creation of the new lot, the petitioner will construct a shed on the property southeast of the six (6) foot utility easement.

SURVEYING COMMENTS:

Staff has no technical comments regarding the Certified Survey Map per Wis. Stats. 236.34 and the Town of Windsor Code of Ordinances.

PLANNING COMMENTS:

Currently Lot 64 of Terrace Park is zoned ER-1 Estate Residential and the remnant sliver of land is zoned AG-35AC Agricultural. The required side and rear setback for an accessory structure in the AG-35AC Agricultural district is one hundred (100) feet. The required side and rear setback for an accessory structure in the ER-1 Estate Residential district is eight (8) feet. If it is the petitioner's intend to construct a shed on the property southeast of the size (6) foot utility easement, it is the recommendation from Town Staff that the sliver of land be rezoned from AG-3AC Agricultural to ER-1 Estate Residential. In addition, it is the opinion from Town Staff that having a lot with split zoning is undesirable based on best planning practices.



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** of the Certified Survey Map for Aaron & Andrea Amundsen located at 6562 Winding Way, DeForest, WI 53532 subject to the following conditions:

1. The petitioner shall obtain approval of the CSM by the City of Sun Prairie.
2. The petitioner shall obtain approval of the CSM by Dane County.
3. The petitioner shall satisfy all conditions of approval by the Town of Windsor, City of Sun Prairie, and Dane County, and shall thereafter promptly record the CSM with the Dane County Register of Deeds.
4. The petitioner shall obtain approval of a zoning change from AG-35AC Agricultural to ER-1 Estate Residential for the land east of the six (6) foot utility easement by the Town of Windsor and City of Sun Prairie.
5. 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 CSM, 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.

COMPREHENSIVE PLAN CONSISTENCY:

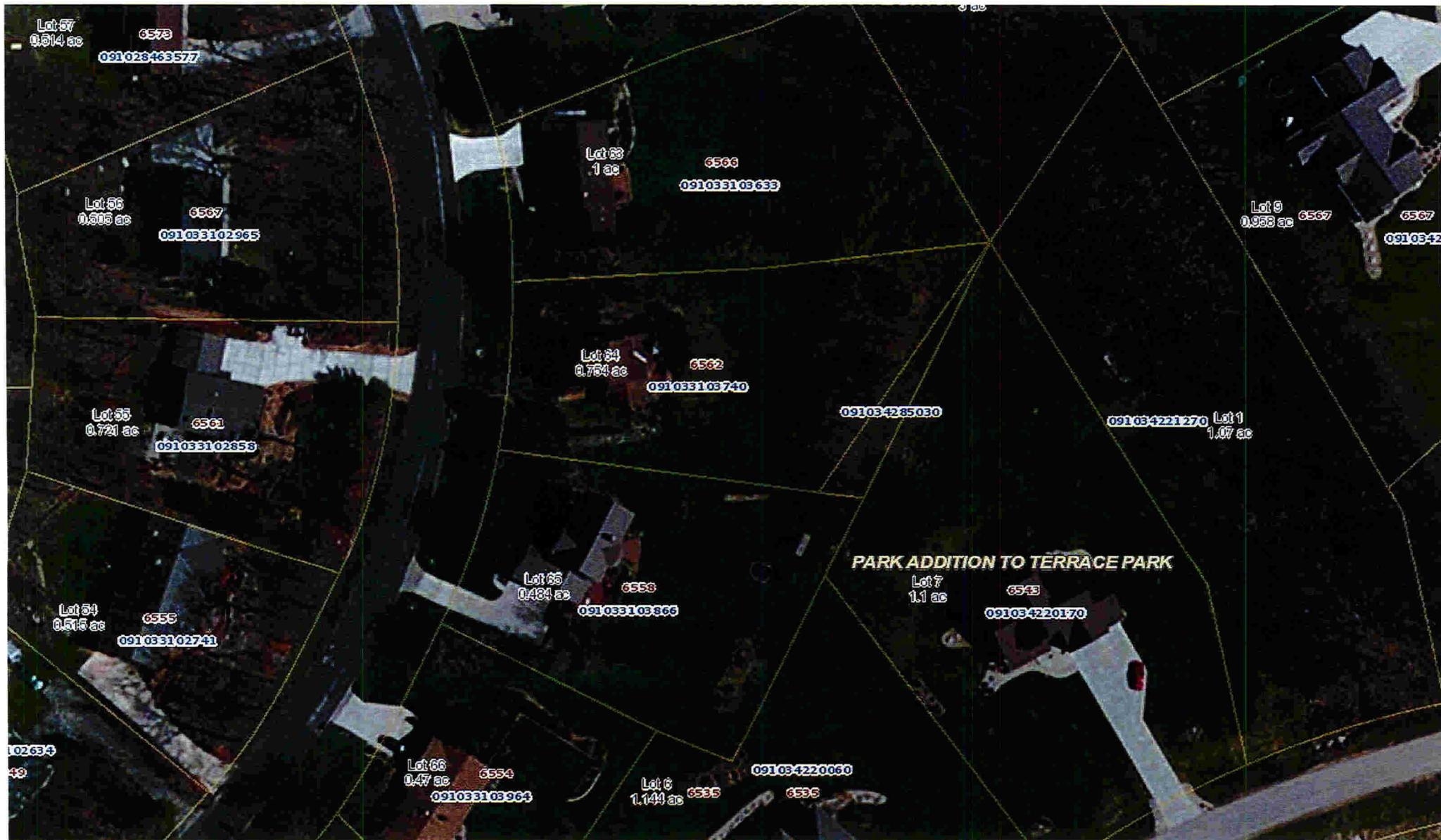
The property and use are in compliance with the Town of Windsor Comprehensive Plan: 2025.

ZONING ORDINANCE CONSISTENCY:

If it is the petitioner's intend to construct a shed on the property southeast of the size (6) foot utility easement, it is the recommendation from Town Staff that the sliver of land be rezoned from AG-3AC Agricultural to ER-1 Estate Residential. In addition, it is the opinion from Town Staff that having a lot with split zoning is undesirable based on best planning practices.

EXHIBIT:

- A. Certified Survey Map



Lot 57
0.614 ac
6573
091028463577

Lot 56
0.616 ac
6567
091033102965

Lot 55
0.721 ac
6561
091033102853

Lot 54
0.615 ac
6555
091033102741

102634
49

Lot 66
0.47 ac
6554
091033103964

Lot 63
.1 ac
6566
091033103633

Lot 64
0.764 ac
6562
091033103740

Lot 65
0.484 ac
6556
091033103866

Lot 6
1.144 ac
6585

091034220060

091034235030

091034221270 Lot 1
1.07 ac

Lot 9
0.933 ac
6567

6567
0910342

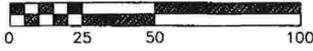
PARK ADDITION TO TERRACE PARK

Lot 7
1.1 ac
6543
091034220170

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING LOT 64, TERRACE PARK AND LANDS; LOCATED IN THE NE 1/4 OF THE NE 1/4, SECTION 33 AND THE NW 1/4 OF THE NW 1/4, SECTION 34, T9N, R10E, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

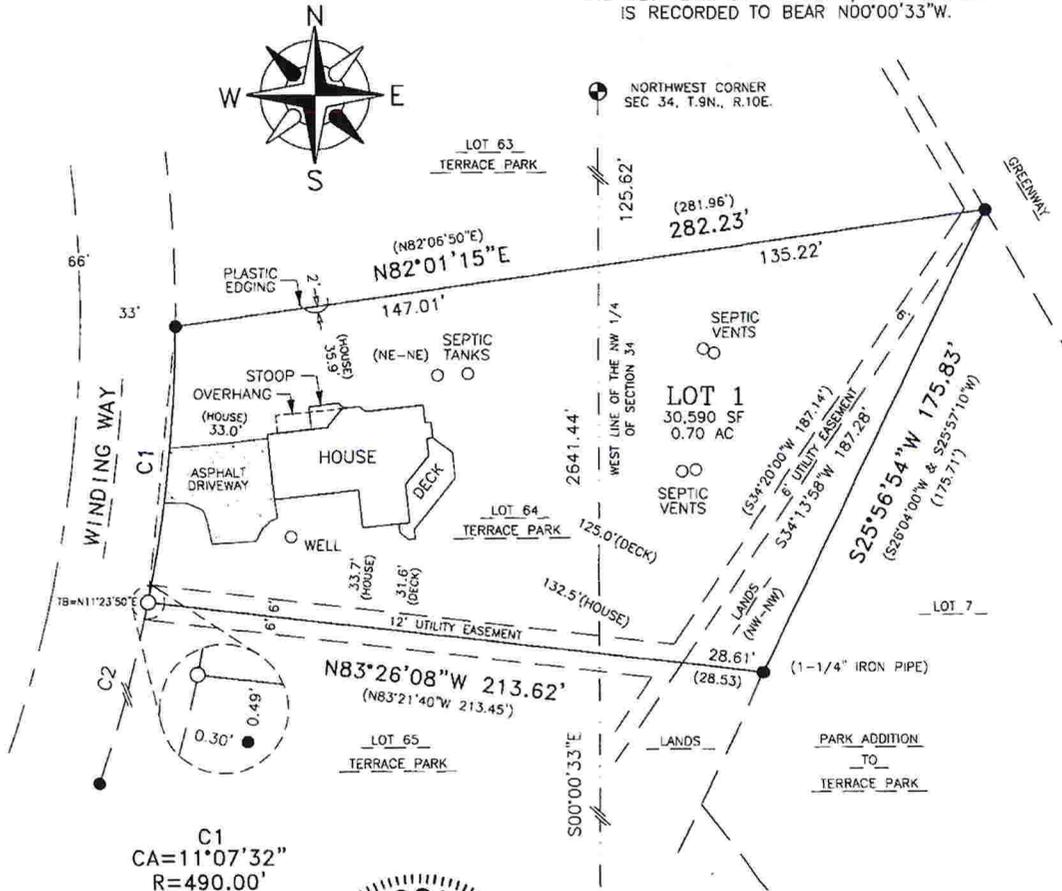
SCALE
1" = 50'



DOCUMENT NUMBER _____

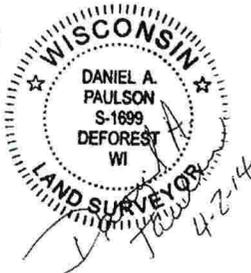
BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4 OF SEC 34 IS RECORDED TO BEAR N00°00'33"W.



C1
CA=11°07'32"
R=490.00'
LC=N05°50'03"E
(LC=N06°00'14"E)
95.00'
ARC=95.15'

C2
CA=12°25'08"
R=490.00'
LC=N17°36'24"E
(LC=N17°46'34"E)
106.00'
ARC=106.21'



OWNER/CLIENT
Aaron J. & Andrea R. Amundsen
5562 Winding Way
DeForest, WI 53532

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532



LEGEND

- ⊙ DANE COUNTY SECTION CORNER ALUMINUM MONUMENT (FOUND)
- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- () "RECORDED AS" INFORMATION

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Registered Land Surveyor **DO HEREBY CERTIFY** that by the direction of Aaron J. Amundsen, I have surveyed, monumented, and mapped Lot 64, Terrace Park and lands; located in the NE ¼ of the NE ¼, Section 33 and the NW ¼ of the NW ¼, Section 34, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the Northwest Corner of Section 34;

thence S00°00'33"E, 125.62 feet along the west line of the NW ¼ of the Section 34 to the north line of Lot 64, Terrace Park and the **POINT OF BEGINNING**;

thence N82°01'15"E (recorded as N82°06'50"E), 135.22 feet, along the the north line of Lot 64, Terrace Park to the Northeast corner of said Lot 64;

thence S25°56'54"W, 175.83 feet (recorded as S26°04'00"W & S25°57'10"W, 175.71 feet) along the west line of Lot 7, Park Addition to Terrace Park;

thence N83°26'08"W, 213.62 (recorded as N83°31'40"W, 213.45 feet) along the south line of Lot 64, Terrace Park to the southwest corner of said Lot 64 and a point on a curve;

thence along said curve to the left with a central angle of 11°07'32", a radius of 490.00 feet and a long chord of N05°50'03"E (recorded as N06°00'14"E), 95.00 feet along the west line of Lot 64, Terrace Park to the northwest corner of said Lot 64;

thence N82°01'15"E (recorded as N82°06'50"E), 147.01 feet, along the the north line of Lot 64, Terrace Park to the **POINT OF BEGINNING**.

Containing 30,590 square feet, 0.70 acres.

Subject to all other 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 Section 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

Daniel A. Paulson RLS-1699

4-2-14

Date:



TOWN OF WINDSOR APPROVAL CERTIFICATE

Approved for recording by the Windsor Town Board this _____ day of _____, 2014.

Christine Capstran
Town Clerk

CITY OF SUN PRAIRIE APPROVAL CERTIFICATE

This Certified Survey Map, including any right of way dedication, or other dedications herein, is hereby approved by the City Planning Director for recording this _____ day of _____, 2014.

Scott Kugler
City of Sun Prairie Planning Director

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: _____

Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2014, at _____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____

Dane County Register of Deeds-Kristi Chlebowski

OWNERS CERTIFICATE

We, Aaron J. & Andrea R. Amundsen, hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval and we also certify that this certified survey map is required to be submitted to the City of Sun Prairie for approval.

Aaron J. Amundsen

Date

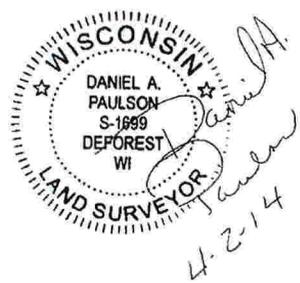
Andrea R. Amundsen

Date

STATE OF WISCONSIN)
)SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2014, the above Aaron J. & Andrea R. Amundsen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



Town of Windsor

Certified Survey Map Review

Certified Survey Map Application Form

The Town of Windsor Plan Commission typically meets on the third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 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 Town and accompanied by the required fee and review escrow, 2) include 30 copies of the certified survey map drawn per the requirements of Section 4.4 of the Town Subdivision Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

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

Process for Review and Approval (per Sections 4.1, 4.5, and 4.13 of Subdivision Ordinance)

- 1) Consultation meeting with Town Staff
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, fees and review escrow, and CSM and supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Town 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 Town Board and any other approving agencies, and provide a copy of executed documents to Town Clerk

Technical Requirements of CSM (per Section 4.12 of Town Subdivision Ordinance)

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	NA
2	Joint Maintenance Agreements	NS

3	All certificates required by Wis. Stat. 236.34	✓
4	Final Street Plan	N A
5	Final Stormwater Management Plan	N A
6	Final Erosion and Sedimentation Control Plan	N A
7	Soil and Subsurface Investigation Report	N A
5	Traffic Control Plan	N A
8	Water and Sewer Plans	N A
9	Opinion of Probable Cost	N S
10	Additional Plans or Information	N S
11	Owner's and Mortgagee's certificates for Street Dedication	N A

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: April 2, 2014