

**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2018-09**

**RECOMMENDING APPROVAL OF A CERTIFIED SURVEY MAP  
FOR 3430 COUNTY HIGHWAY V  
IN THE VILLAGE OF WINDSOR, DANE COUNTY**

**WHEREAS**, Dale Meixner ("Petitioner") being the owner of 3430 County Highway V, has requested approval of (1) a certified survey map that will adjust the common property boundary line between 3430 County Highway V and the adjoining parent parcel; and (2) a rezone from A1-EX, Exclusive Agriculture Zoning District to A-2(4), Agriculture Zoning District; and

**WHEREAS**, the Plan Commission reviewed this Petition on January 11, 2018, and recommended conditional approval as set forth in Plan Resolution 2018-01; and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the request and prepared a Staff Review (the "Staff Review") recommending approval, subject to certain conditions specified in the Staff Review; and

**WHEREAS**, following review of information presented at the Plan Commission and Village Board meetings and the Staff Review, the Village Board has decided to approve, subject to the conditions set forth herein.

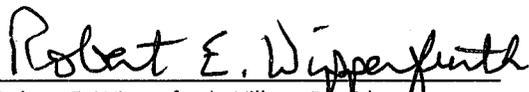
**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board Approves of the Certified Survey Map and Rezone request for Dale Meixner located at 3430 County Highway V, DeForest, WI 53532, subject to the following conditions:

1. The newly created 5.0-acre parcel shall be rezoned from A1-EX, Exclusive Agriculture Zoning District to A-2(4), Agriculture Zoning District.
2. The Rezone shall have a delayed effective date, and shall take effect at such time as the accompanying Certified Survey Map has been recorded in the Dane County Register of Deed's office.
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.
4. The Village of Windsor shall waive requirements for payment of Fees in Lieu of Parkland and Fees for Initial Improvement of Parkland because the Certified Survey Map does not create any new parcels or "splits".
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 and Rezone, 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.
6. The Village Board's recommendation expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on February 01, 2018, by a vote of 4 in favor and 0 opposed.

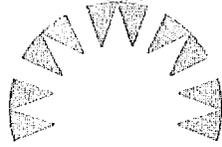
**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, Village President

**Attested by:**

  
Christine Capstran, Village Clerk

**INCORPORATED BY REFERENCE:**  
Staff Review Dated January 24, 2018



# Windsor

Growing Forward

To: Village of Windsor Board  
Cc: Robert Wipperfurth, Tina Butteris, Christine Capstran, Kevin Richardson, William Cole  
From: Amy Anderson Schweppe, Jamie Rybarczyk  
Rpt Date: January 24, 2018  
Mtg Date: February 01, 2018  
Submtl Date: December 12, 2017  
Aprvl Date: March 15, 2018  
Re: Meixner - Certified Survey Map and Rezone

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## BACKGROUND:

Petitioner: Dale Meixner

Property Owner: Dale Meixner & The Estate of Betty Lou Meixner (Dale Meixner as Personal Representative for the Estate)

Location / Address: 3430 County Highway V, DeForest, WI 53532

Taxkey Numbers: 196/0910-024-9871-0 & (part of) 196/0910-024-9501-0

Area: 1.0 acre & 39.0 acres

Existing Zoning: A1-EX, Exclusive Agriculture Zoning District

Proposed Zoning: A-2(4), Agriculture Zoning District and A1-EX, Exclusive Agriculture Zoning District

Future Land Use: Agriculture Preservation

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## REQUEST:

The Petitioner is requesting approval of a Certified Survey Map for a lot line adjustment in order to expand the current property from 1.0 acre to 5.0 acres in size. The remnant agriculture parcel would decrease in size from 39.0 acres to 35.0 acres in size. In addition, the Petitioner is requesting a rezone of the newly created 5.0-acre parcel from A1-EX, Exclusive Agriculture Zoning District to A-2(4), Agriculture Zoning District in order to comply with the Village of Windsor Code of Ordinances regarding zoning. The remnant 35.0-acre parcel will remain A1-EX, Exclusive Agriculture Zoning District.

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## OVERVIEW:

The newly created 5.0-acre parcel will allow the Petitioner the ability to have agricultural uses on the property including the housing of livestock. The Certified Survey Map does not create any new parcels or "splits". As stated, the remnant 35.0-acre parcel will remain A1-EX, Exclusive Agriculture Zoning District.

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## VILLAGE STAFF COMMENTS:

The Planning, Zoning and Development Department provides the Village Board with the following **planning, zoning and development** comment(s):

1. Village of Windsor Code of Ordinances – Chapter 38 Planning and Development: The Certified Survey Map is consistent with the requirements for Land Divisions.
2. Village of Windsor Code of Ordinances – Chapter 52 Zoning: The Rezone of the 5.0-acre parcel from A1-EX, Exclusive Agriculture Zoning District to A-2(4), Agriculture Zoning District is consistent with the requirements for the Zoning District.
3. Village of Windsor Comprehensive Plan: 2035: The Certified Survey Map and Rezone are both consistent with the Village of Windsor Comprehensive Plan: 2035. No new parcels or “splits” are being created as a result of this lot line adjustment. In addition, the remnant 35.0-acre parcel complies with the requirements for agriculture preservation and shall remain subject to those land division requirements.
4. Village of Windsor Comprehensive Outdoor Recreation Plan: 2015-2020: The application does not impact any future park and recreation plans for the Village of Windsor.

The Engineering/Surveying Department provides the Village Board with the following **engineering/surveying** comment(s):

1. The Village Engineer and Surveyor have no comments or objections with the proposal.

The Utility District provides the Village Board with the following **utility** comment(s):

1. The Utility District has no comments or objections with the proposal.

The DeForest Windsor Fire & EMS District provides the Village Board with the following **fire and emergency services** comment(s):

1. The DeForest Windsor Fire & EMS has no comments or objections with the proposal.

**VILLAGE POLICY COMMENTS:**

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Village Staff has reviewed the Certified Survey Map and Rezone application and recommends that the Village Board waive the Fees in Lieu of Parkland and Fees for Initial Improvement of Parkland since the proposed Certified Survey Map is only modifying the existing lot boundaries and does not create any additional lots of record.

**VILLAGE PLAN COMMISSION RECOMMENDATION:**

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On January 11, 2018 the Village Plan Commission recommended to the Village Board Approval of the Certified Survey Map and Rezone request for Dale Meixner located at 3430 County Highway V, DeForest, WI 53532 by Resolution 2018-01.

**VILLAGE STAFF RECOMMENDATION:**

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

The Village of Windsor Board **Approves** the Certified Survey Map and Rezone request for Dale Meixner located at 3430 County Highway V, DeForest, WI 53532, subject to the following conditions:

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**EXHIBITS:**

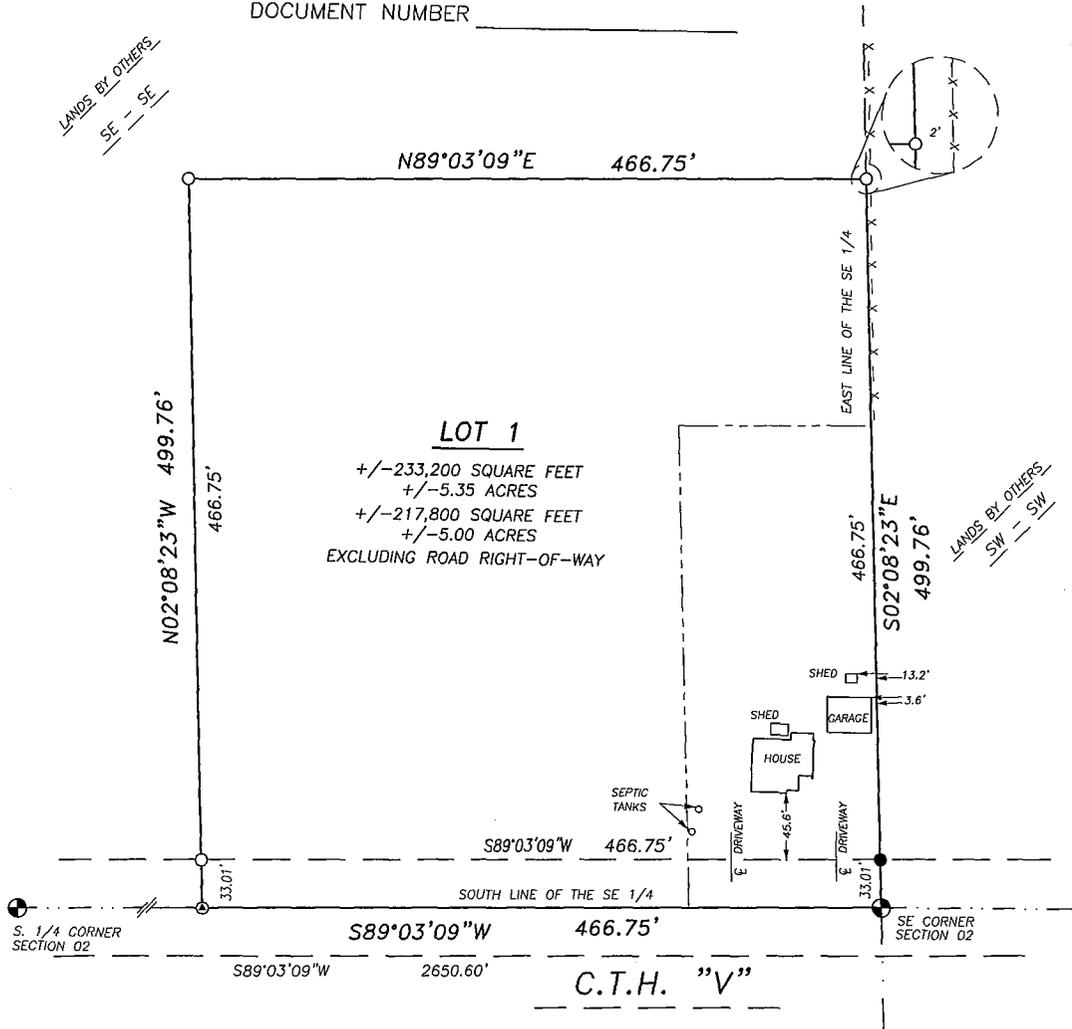
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- A. Petitioner Application

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

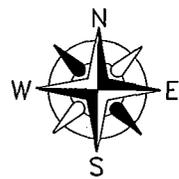
BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2,  
T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

DOCUMENT NUMBER \_\_\_\_\_



**LEGEND**

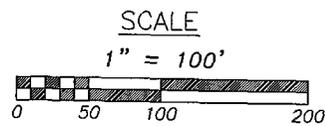
- ⊕ DANE COUNTY ALUMINUM MONUMENT (FOUND) (UNLESS NOTED) (4-TIES FOUND)
- 3/4" ROUND IRON RE-BAR (FD)
- 3/4" X 18" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- ⊙ PK NAIL (SET)
- ( ) "RECORDED AS" INFORMATION
- △ DRAIN FIELD VENT/OBSERVATION PIPES
- FORMER LOT LINES
- x-x-x- FENCE LINE



**BASIS OF BEARINGS**  
THE SOUTH LINE OF THE SE 1/4 IS ASSUMED TO BEAR N89°03'09"E.

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

**OWNER/CLIENT**  
Dale A. Meixner  
412 Market Street  
DeForest, WI 53532



**PAULSON & ASSOCIATES, LLC**  
LAND SURVEYING  
DEFOREST, WI  
608-846-2523

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

Located in the SE ¼ of the SE ¼ of Section 2, Town 9 North, Range 10 East, Village of Windsor,  
Dane County, Wisconsin

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Dale A. Meixner, I have surveyed, divided, monumented, and mapped part of the SE ¼ of the SE ¼ of Section 2, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

**BEGINNING** at the Southeast Corner of Section 2;  
thence S89°03'09"W, 466.75 feet along the south line of the SE ¼ of Section 2;  
thence N02°08'23"W, 499.76 feet;  
thence N89°03'09"E, 466.75 feet to the east line of the SE ¼ of Section 2;  
thence S02°08'23"E, 499.76 feet along the east line of the SE ¼ of Section 2 to the **POINT OF BEGINNING**.

Containing 233,200 square feet, (5.35 acres), 217,800 square feet (5.00 acres) excluding CTH "V" road Right-of-Way.

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my information, 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 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Authorized Representative  
Windsor Village Board

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_. M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

Dane County Register of Deeds

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

Located in the NE ¼ of the SE ¼ of Section 20, Town 9 North, Range 10 East, Village of Windsor,  
Dane County, Wisconsin

**OWNER'S CERTIFICATE**

I, Dale A. Meixner, as owner hereby certify that I caused the land described to be surveyed, divided, and mapped as represented on the map.

\_\_\_\_\_  
Dale A. Meixner

\_\_\_\_\_  
Date

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above Dale A. Meixner to me known to be the person 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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(4)**

Being part of the SE ¼ of the SE ¼ of Section 2, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

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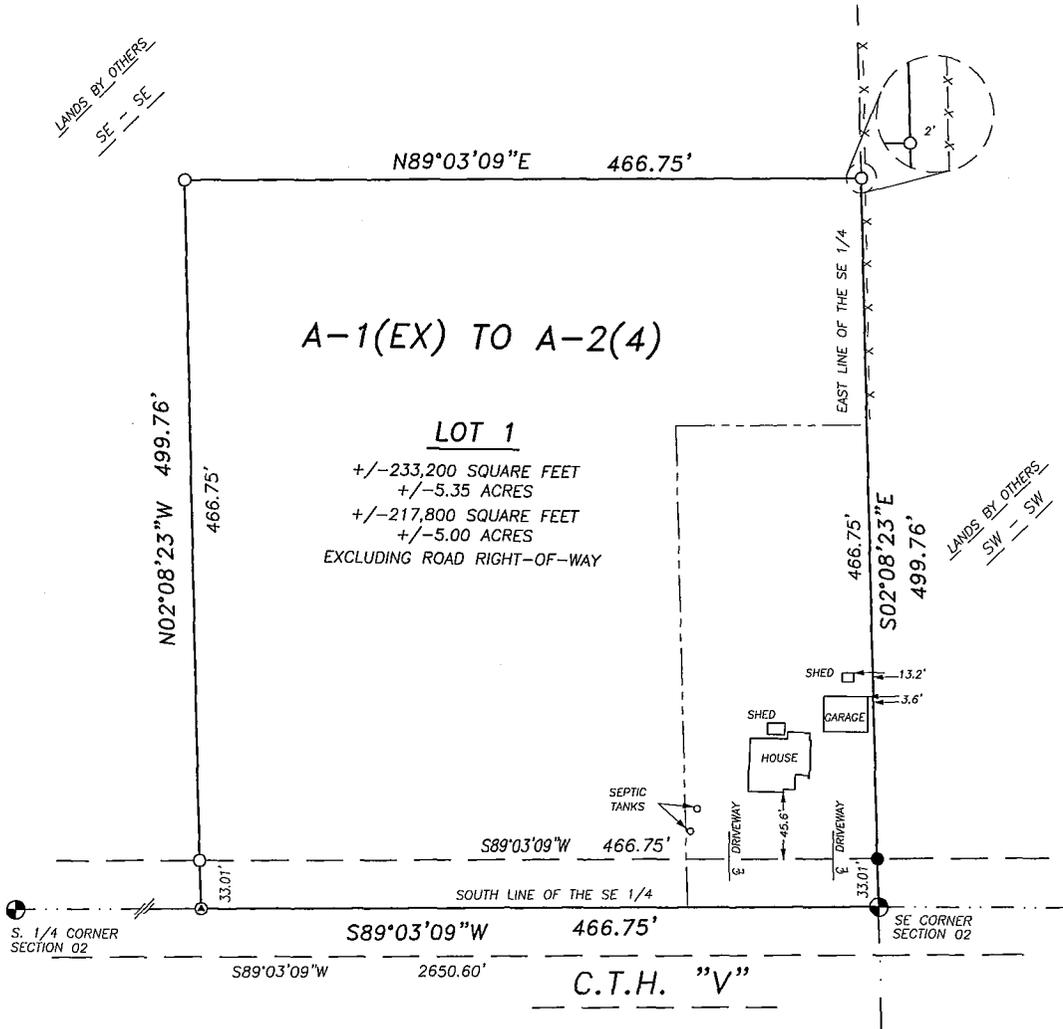
**SEE "ZONING CHANGE MAP"**

This Description Prepared By:  
Paulson & Associates, LLC  
Daniel A. Paulson PLS-1699

December 1, 2017

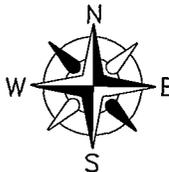
# ZONING CHANGE MAP

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2,  
T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



## LEGEND

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- 3/4" ROUND IRON RE-BAR (FD)
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## BASIS OF BEARINGS

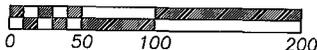
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## SCALE

1" = 100'



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