

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2018-14**

**APPROVAL OF DEED RESTRICTION AND RELEASE FOR COMMERCIAL
PROPERTY IN WINDSOR CROSSING AND TAX INCREMENT DISTRICT NO. 1**

WHEREAS, Kwik Trip, Inc. is proceeding with the purchase and construction of a convenience store and fueling station on Parcel No. 196/0910-294-8111-1, which is located in the commercial area of the Windsor Crossing Development; and

WHEREAS, Kwik Trip, Inc. has requested that the Village of Windsor (“Village”) and the Community Development Authority of the Village of Windsor (“CDA”) deed restrict the undeveloped parcels in the commercial portion of the Windsor Crossing development; and

WHEREAS, Village staff has reviewed the request and supports execution of a deed restriction as set forth in on Exhibit A, which is attached and incorporated by reference; and

WHEREAS, in 2013, the CDA executed a deed restriction for Windsor Crossing (“2013 Deed Restriction”) and, as previously reviewed and approved, the Village and DeForest executed a Release of the 2013 Deed Restriction which was recorded on May 17, 2017; and

WHEREAS, to further clear title to the Property and the remainder of Windsor Crossing, and following a determination that the 2013 Deed Restriction is of no further benefit to the Village or the CDA, Village staff supports execution of a release of the 2013 Deed Restriction as set forth on Exhibit B; and

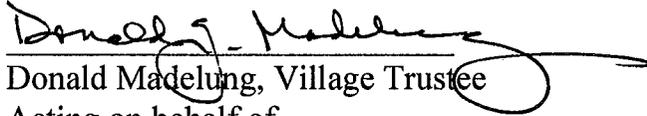
WHEREAS, the Village Board supports the Village’s and CDA’s execution of the attached deed restriction and the attached release, all as set forth herein.

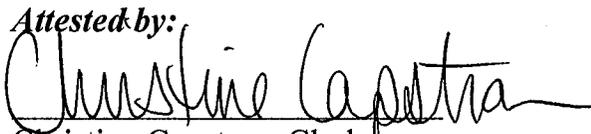
NOW, THEREFORE, IT IS HEREBY RESOLVED by the Village Board of the Village of Windsor as follows:

1. The Village finds that execution of the deed restriction attached as Exhibit A and the release attached as Exhibit B will benefit development of the commercial property in Windsor Crossing and Tax Increment District No. 1, and is in the Village’s and CDA’s best interest.
2. The Village authorizes the Village President to execute the release and recommends that the CDA execute both the deed restriction and release, all in the form attached hereto as Exhibits A and B.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on February 15, 2018, by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR


Donald Madelung, Village Trustee
Acting on behalf of
Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran, Clerk

Incorporated by Reference:
Exhibit A: Deed Restriction
Exhibit B: Release

EXHIBIT A
(To the Deed Restriction)

Exhibit A - Parcel List

CSM 14434	
Parcel Number	Lot Number
196/0910-294-8127-1	1

CSM 14307	
Parcel Number	Lot Number
196/0910-294-8445-1	2

**WINDSOR CROSSING,
VILLAGE OF WINDSOR,
DANE COUNTY, WISCONSIN:**

**RELEASE OF DEED RESTRICTION AFFECTING
LANDS COMMONLY KNOWN AS “WINDSOR
CROSSING”**

AFFECTED PROPERTY: Land located in the NE ¼, SE ¼, NW ¼ and SW ¼ of the SE ¼ of Section 29, T9N, R10E, and now located in Village of Windsor (“Property”), including those parcels more particularly described on Exhibit 1, which is attached and incorporated by reference.

DEED RESTRICTION RELEASED: Village of Windsor’s and Community Development Authority of the Village of Windsor’s interest in Deed Restriction recorded in the Dane County Registrar of Deeds Office as Document # 5009004 on July 23, 2013 (the “Deed Restriction”), a copy of which is attached as Exhibit 2, and incorporated by reference.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
Amy Anderson Schweppe
Village of Windsor
4084 Mueller Road
DeForest, WI 53532

DRAFTED BY:
Constance L. Anderson
Anderson Consults, LLC
Madison, WI

PARCEL IDENTIFICATION NUMBERS:
See EXHIBIT 1

THIS RELEASE OF DEED RESTRICTION (“Agreement”) is executed by the Village of Windsor, a Wisconsin municipal corporation (“Windsor”) and the Community Development Authority of the Village of Windsor (“CDA”), a community development authority created pursuant to Wis. Stats. 66.1355 (together, the “parties”) and shall be effective on the date executed by both of the parties.

RECITALS

WHEREAS, the Community Development Authority of the Town of Windsor executed a certain Deed Restriction affecting the Property on July 19, 2013 and recorded in the Dane County Register of Deeds office on July 23, 2013 as Document No. 5009004 (the “Deed Restriction”); and

WHEREAS, Paragraph 4 of the Deed Restriction, which references the Village of DeForest-Town of Windsor Cooperative Plan adopted June 23, 2010, was released on the terms and conditions set forth in the Agreement executed by the Village of DeForest (“DeForest”), Windsor and the CDA and recorded in the Dane County Register of Deeds office on May 12, 2017 as Document No. 5324957 (the “Cooperative Plan Release”); and

WHEREAS, the remaining paragraphs of the Deed Restriction no longer burden the Property because of the Town of Windsor’s incorporation as a village, which by operation of law eliminated Dane County’s zoning authority over the Property, created the Village of Windsor

("Village") as the successor in interest to the Town of Windsor with full zoning authority over the Property, and created the Community Development Authority of the Village of Windsor ("CDA") as the successor in interest to the Community Development Authority of the Town of Windsor; and

WHEREAS, the Village, as the government entity with zoning jurisdiction over the Property, and the CDA, as the former and/or current owner of the Property, wish to clarify the record as to the complete release of the Deed Restriction as to the Property, all as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by reference, and other valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **FULL RELEASE OF THE DEED RESTRICTION:** The Village and CDA, together and individually, do hereby fully and forever release their remaining rights and interests as they appear in the Deed Restriction. As set forth above in the recitals, DeForest released its rights and interests as set forth in Paragraph 4 of the Deed Restrictions when DeForest executed the Cooperative Plan Release in 2017. Therefore, the Deed Restriction and any and all rights arising therefrom as to the Property are hereby extinguished and deemed null and void ab initio.
2. **AGREEMENT AND RELEASE RUNS WITH THE LAND:** This Agreement and the release contained herein shall run with the land described herein as the Property. This Agreement shall be binding on the parties and on the parties' heirs, successors and assigns. This Agreement is a covenant that runs with the land, and shall bind future owners of the Property.
3. **GENERAL PROVISIONS:**
 - a. Each person signing below represents and warrants that he or she is duly authorized to execute this Agreement and bind the party for whom he or she is signing.
 - b. This Agreement is the full and complete expression of the parties' agreement as to the subject matter herein, and cannot be amended orally. To bind the parties, an amendment must be in writing and duly executed by the parties hereto, or their heirs, successors and assigns.

SIGNATURES ON NEXT TWO PAGES

IN WITNESS, WHEREOF, the parties have executed this Agreement in Dane County, Wisconsin, to be effective when fully executed.

Executed in Dane County, Wisconsin, by the authorized representatives of the Village of Windsor, on this _____ day of _____, 20__.

VILLAGE OF WINDSOR

By: _____
Robert E. Wipperfurth, Village President

Attest: _____
Christine Capstran, Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20__, the above-named Robert E. Wipperfurth and Christine Capstran, President and Clerk of the Village of Windsor, respectively, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same as such officers by the Village's authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

Executed in Dane County, Wisconsin by the authorized representatives of Village of Windsor Community Development Authority, on this _____ day of _____, 20__.

**VILLAGE OF WINDSOR
COMMUNITY DEVELOPMENT AUTHORITY**

By: _____
Steven Austin, Chairperson

By: _____
Jamie Rybarczyk, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this ___ day of _____, 20__, the above-named Steve Austin, as Chairperson of Village of Windsor Community Development Authority and Jamie Rybarczyk, as Executive Director of Village of Windsor Community Development Authority, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of such entity.

Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT 1

**LEGAL DESCRIPTION AND PARCEL NUMBERS
(Attached)**

EXHIBIT 1 - Parcel Numbers

Windsor Crossing Replat Single Family

Parcel Number	Lot Number	Parcel Number	Lot Number
196/0910-294-5821-1	101	196/0910-294-5872-1	142
196/0910-294-5832-1	102	196/0910-294-7513-1	143
196/0910-294-7103-1	103	196/0910-294-7524-1	144
196/0910-294-7114-1	104	196/0910-294-7535-1	145
196/0910-294-7125-1	105	196/0910-294-7546-1	146
196/0910-294-7136-1	106	196/0910-294-7557-1	147
196/0910-294-7147-1	107	196/0910-294-7568-1	148
196/0910-294-7158-1	108	196/0910-294-7579-1	149
196/0910-294-7169-1	109	196/0910-294-7590-1	150
196/0910-294-7180-1	110	196/0910-294-7601-1	151
196/0910-294-7191-1	111	196/0910-294-7612-1	152
196/0910-294-7202-1	112	196/0910-294-7623-1	153
196/0910-294-7213-1	113	196/0910-294-7634-1	154
196/0910-294-7224-1	114	196/0910-294-7645-1	155
196/0910-294-7235-1	115	196/0910-294-5886-1	156
196/0910-294-7246-1	116	196/0910-294-5897-1	157
196/0910-294-7257-1	117	196/0910-294-5908-1	158
196/0910-294-7268-1	118	196/0910-294-5919-1	159
196/0910-294-7279-1	119	196/0910-294-5930-1	160
196/0910-294-7290-1	120	196/0910-294-5941-1	161
196/0910-294-7301-1	121	196/0910-294-5952-1	162
196/0910-294-7312-1	122	196/0910-294-5963-1	163
196/0910-294-7323-1	123	196/0910-294-7674-1	164
196/0910-294-7334-1	124	196/0910-294-7685-1	165
196/0910-294-7345-1	125	196/0910-294-7696-1	166
196/0910-294-7356-1	126	196/0910-294-7707-1	167
196/0910-294-7367-1	127	196/0910-294-7718-1	168
196/0910-294-7378-1	128	196/0910-294-7729-1	169
196/0910-294-7389-1	129	196/0910-294-7740-1	170
196/0910-294-7400-1	130	196/0910-294-7751-1	171
196/0910-294-7411-1	131	196/0910-294-7762-1	172
196/0910-294-7422-1	132	196/0910-294-7773-1	173
196/0910-294-7433-1	133	196/0910-294-7784-1	174
196/0910-294-7444-1	134	196/0910-294-5975-1	Outlot 1
196/0910-294-7455-1	135		
196/0910-294-7466-1	136		
196/0910-294-7477-1	137		
196/0910-294-7488-1	138		
196/0910-294-7499-1	139		
196/0910-294-5850-1	140		
196/0910-294-5861-1	141		

Continued on next page

Windsor Crossing CSM 14258

Parcel Number	Lot Number
196/0910-294-8111-1	1
196/0910-294-8160-1	Outlot 1

Windsor Crossing CSM 14434

Parcel Number	Lot Number
196/0910-294-8127-1	1
196/0910-294-8143-1	2

Windsor Crossing CSM 14307

Parcel Number	Lot Number
196/0910-294-8420-1	1
196/0910-294-8445-1	2
196/0910-294-8470-1	Outlot 1

Windsor Crossing CSM 14319

Parcel Number	Lot Number
196/0910-294-6973-1	1
196/0910-294-6988-1	2
196/0910-294-6996-1	3
196/0910-294-7004-1	4

EXHIBIT 2

**DEED RESTRICTIONS
(Attached)**

Document # 5009004

AND

Document # 5324957

DEED RESTRICTION

Re: A parcel of land located in the NE 1/4, SE 1/4, NW 1/4 and SW 1/4 of the SE 1/4 of Section 29, T9N, R10E, Town of Windsor, Dane County, Wisconsin, more particularly described on the attached Exhibit A.

WHEREAS, the Town of Windsor Community Development Authority (the "CDA") is the owner of the above-described property (the "Property") and;

WHEREAS, the CDA is pursuing approval of the Plat of Windsor Crossing, which is coextensive with the Property, and has caused the appropriate zoning to be placed on the Property for single family and multi-family development; and

WHEREAS, the CDA intends to sell the Property to a developer who will develop, market and sell the lots in the Plat of Windsor Crossing rather than develop the Property itself; and

WHEREAS, the CDA wishes to ensure the Property develops for its intended uses consistent with the usual agreements, restrictions, approvals and protections applicable to other similar developments within the Town of Windsor;

NOW, THEREFORE, the Town of Windsor Community Development Authority hereby declares that the Property may not be sold except in its entirety, regardless of the separate legal parcels created by the Plat of Windsor Crossing or any other plat, survey or other instrument, for any purpose unless and until the owner satisfies the following conditions:

1. A Developer's Agreement is entered into with the Town of Windsor, and with respect to public sewer and water facilities, Windsor Sanitary District No. 1. Such Agreement or Agreements shall be recorded in the office of the Dane County Register of Deeds ensuring the proper and complete installation of public improvements reflected on the Plat and as required by the Town of Windsor Land Division and Subdivision Ordinance and applicable Sanitary District ordinances, rules and regulations. The Developer's Agreement shall include provisions requiring:

- (a) Maintenance of a Letter of Credit or similar security approved by the Town and Sanitary District respectively in an amount equal to 125% of the estimated costs of public improvements. The Agreement may provide for development of the Property in identified phases agreed to by the Town of Windsor and Sanitary District respectively and maintenance of security limited to the public improvements installed with each phase.
- (b) The installation of all Public Improvements including public sewer and water in accordance with Plans and Specifications approved by the Town Engineer.



8 5 8 7 0 9 7
Tx:8473852

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5009004**

07/23/2013 10:31 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 6

Matthew J. Fleming
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

Tax Parcel Nos. See attached Exhibit B

2. A Stormwater Management Agreement is entered into with the Town of Windsor obligating the developer to install and maintain stormwater management facilities in accordance with the stormwater management plan approved by the Town Engineer and Dane County. Such Agreement may assign future maintenance responsibilities to a homeowner's association or other responsible party, but shall permit the Town of Windsor to undertake any of the responsibilities thereunder and assess the costs of doing so to the Lots as a special charge under Wis. Stats. § 66.0627.

3. A Deed Restriction, Covenant or similar document is approved by the Town Board of the Town of Windsor and recorded with the Dane County Register of Deeds containing, at a minimum:

- (a) Architectural control covenants no less restrictive than the Town of Windsor Design Review for Single and Two Family Dwellings and those portions of the Master Plan and Design Guidelines Windsor Crossing Town Center dated December 11, 2008 applicable to single-family and multi-family development.
- (b) A limitation on the number of single-family lots that may be sold to a single builder no greater than five.

4. All development activity on the Property shall conform to all applicable provisions of the Village of DeForest-Town of Windsor Cooperative Plan adopted June 23, 2010, including Exhibit 6 and any duly adopted amendments thereto. In furtherance of the restrictions on the number of residential units reflected in the Plan, no more than 205 multi-family units shall be permitted to be developed on the Property unless a greater number of units is approved by the Town Board under terms and conditions that assure the Property and the property subject to the Windsor Commons North Condominium develop consistent with the Plan or any duly adopted amendments thereto. The Restrictions set forth in this Section 4 may not be released or modified except in writing by approval of the Village Board of the Village of DeForest. Such approval shall not be unreasonably withheld.

5. This Deed Restriction is for the benefit of the public and may be enforced by the Town of Windsor, Dane County, Wisconsin. No provision of these Deed Restrictions may be released or modified except by the approval of the Town Board. Such approval shall not be unreasonably withheld.

6. Upon the Dane County Zoning and Land Regulation Committee's acceptance of this Deed Restriction in lieu of actual satisfaction of Conditions 8 through 12 of its July 9, 2013 approval of the Final Plat of Windsor Crossing, this Deed Restriction shall be enforceable by Dane County to the extent necessary to ensure the purpose of such conditions are fully satisfied. This Section 6 shall not be interpreted to require any additional procedures, approval requirements or standards not generally applicable to any other similar development. Further, this Section 6 shall not be interpreted to prohibit development of the Property in phases or filing of security with the Town of Windsor no sooner than reasonably necessary before the commencement of the installation of improvements as required by Wis. Stats. § 236.13(2)(a).

Acceptance of this Deed Restriction shall be presumed to have occurred if the Chairman of the Dane County Zoning and Land Regulation Committee signs the final plat on or before July 23, 2013.

Specifically, Dane County shall have enforcement authority over the terms of these Deed Restrictions to the extent necessary to ensure:

- (a) all streets constructed on the Property are graded and surfaced in accordance with the standard plans, specifications and requirements of the Dane County Highway Commission and Town of Windsor applicable to the dedicated public roads on the approved Plat;
- (b) development of the Property proceeds in conformity with Section 14.45 of the Dane County Code of Ordinances regarding erosion control plans;
- (c) development of the Property proceeds in conformity with Section 14.46 of the Dane County Code of Ordinances relating to Stormwater Control Permits;
- (d) street lights and street signs are installed in accordance with the standard applicable specifications of the Town of Windsor;
- ~~(e) all public improvements required in conjunction with Plat approval are properly installed in accordance with all applicable standard specifications.~~

The Restrictions set forth in this Section 6, including any other provisions of this Deed Restriction related thereto, may not be released or modified except in writing by approval of the Dane County Zoning and Land Regulation Committee. Such approval shall not be unreasonably withheld.

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the NE1/4, SE1/4, NW1/4 and SW1/4 of the SE1/4 of Section 29, T9N, R10E, Town of Windsor, Dane County, Wisconsin, to-wit: Commencing at the southeast corner of said Section 29; thence S89°43'55"W along the south line of said SE1/4 of Section 29, 126.15 feet to the point of beginning; thence continuing S89°43'55"W along said south line, 1363.09 feet to the southeast corner of Wolf Hollow; thence N01°12'18"W along the east line of said Wolf Hollow, 1597.39 feet; thence N89°49'39"E, 577.89 feet; thence N53°03'20"E, 80.29 feet; thence N49°04'32"E, 150.02 feet; thence N17°31'27"E, 300.00 feet; thence N67°21'31"E, 483.02 feet to the westerly right-of-way line of U.S.H. 51; thence S11°52'56"E along said westerly right-of-way line, 379.93 feet; thence S09°01'05"W along said westerly right-of-way line, 142.49 feet; thence S02°05'30"E along said westerly right-of-way line, 100.87 feet; thence S11°13'22"E along said westerly right-of-way line, 246.79 feet; thence S02°12'08"E along said westerly right-of-way line, 1161.01 feet; thence S13°32'49"W along said westerly right-of-way line, 201.00 feet to the point of beginning. Containing 2,532,814 square feet (58.145 Acres).

**WINDSOR CROSSING,
VILLAGE OF WINDSOR,
DANE COUNTY, WISCONSIN:**

**RELEASE OF VILLAGE OF DEFOREST-VILLAGE OF WINDSOR
COOPERATIVE PLAN RESTRICTIONS AFFECTING LANDS
COMMONLY KNOWN AS "WINDSOR CROSSING"**

AFFECTED PROPERTY: Land located in the NE ¼, SE ¼, NW ¼ and SW ¼ of the SE ¼ of Section 29, T9N, R10E, and now located in Village of Windsor ("Property"), and as more particularly described on Exhibit 1, which is attached and incorporated by reference.

RESTRICTION RELEASED: Village of DeForest's interest in the Deed Restriction recorded in the Dane County Register of Deeds Office as Document # 5009004 on July 23, 2013, as set forth in Paragraph 4 therein (the "Deed Restriction"), which Deed Restriction is attached as Exhibit 2 and incorporated by reference.

THIS RELEASE OF RESTRICTIONS ("Agreement") is by and between the Village of DeForest, a Wisconsin municipal corporation ("DeForest"), the Village of Windsor, a Wisconsin municipal corporation ("Windsor") and the Village of Windsor Community Development Authority ("CDA") (collectively, the "Parties") and shall be effective on the date executed by all of the Parties.

RECITALS

WHEREAS, the CDA executed a certain Deed Restriction affecting the Property on July 19, 2013 and recorded said Deed Restriction in the Dane County Register of Deeds' office on July 23, 2013 as Document No. 5009004 (the "Deed Restriction"); and

WHEREAS, DeForest wishes to fully and forever release the CDA and Windsor from the restrictions contained in Paragraph 4 of the Deed Restriction on the terms and conditions set forth herein.

AGREEMENT

1. **FULL RELEASE OF PARAGRAPH 4 OF THE DEED RESTRICTION:** The Village of DeForest does hereby fully and forever release all of its rights and interests in the Property as such rights and interests appear in Paragraph 4 of the Deed Restriction to the extent that they burden or otherwise apply to the Property, which has heretofore been referred to generally as "Windsor Crossing." Paragraph 4 and any and all rights that the Village of DeForest or the CDA may have arising therefrom are hereby extinguished and deemed null and void as to the Property.
2. **GENERAL PROVISIONS:**
 - a. Each person signing below represents and warrants that he or she is duly authorized to execute this Agreement and bind the party for whom he or she is signing.
 - b. This Agreement is the full and complete expression of the parties' agreement as to the subject matter herein, and cannot be amended orally. To bind the parties, an amendment must be in writing and duly executed by the parties hereto, or their heirs, successors and assigns.



**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

DOCUMENT #

5324957

05/12/2017 10:00 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 13

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Amy Anderson Schwegge
Village of Windsor
4084 Mueller Road
DeForest, WI 53532

DRAFTED BY:

Constance L. Anderson
Allen D. Reuter
Madison, WI

PARCEL IDENTIFICATION NUMBERS:

See EXHIBIT 1

IN WITNESS, WHEREOF, the Parties have executed this Agreement in Dane County, Wisconsin, to be effective when executed by all Parties.

Executed in Dane County, Wisconsin, by the authorized representatives of the Village of DeForest, on this 11 day of May, 2017.

VILLAGE OF DEFOREST

By: [Signature]
Judd Blau, Village President

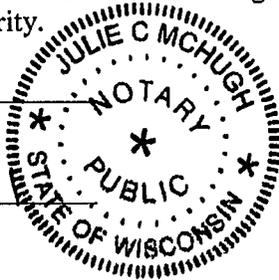
Attest: [Signature]
LuAnn Leggett, Deputy Admin./Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this 11 day of May, 2017, the above-named Judd Blau and LuAnn Leggett, President and Deputy Administrator/Clerk of the Village of DeForest, respectively, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same as such officers by the Village's authority.

[Signature]
Notary Public, State of Wisconsin
My Commission Expires: 10-27-2



Executed in Dane County, Wisconsin, by the authorized representatives of the Village of Windsor, on this 6th day of March, 2017.

VILLAGE OF WINDSOR

By: Robert E. Wipperfurth
Robert E. Wipperfurth, Village President

Attest: Christine Capstran
Christine Capstran, Village Clerk

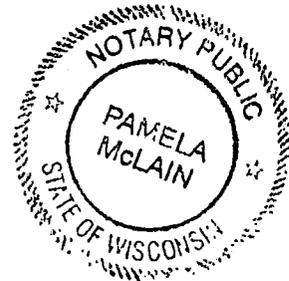
ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF DANE)

Personally came before me this 6th day of March, 2017, the above-named Robert E. Wipperfurth and Christine Capstran, President and Clerk of the Village of Windsor, respectively, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same as such officers by the Village's authority.

Pamela McQueen

Notary Public, State of Wisconsin
My Commission Expires: 8/19/19



Executed in Dane County, Wisconsin by the authorized representatives of Village of Windsor Community Development Authority, on this 14th day of March, 2017.

**VILLAGE OF WINDSOR
COMMUNITY DEVELOPMENT AUTHORITY**

By: [Signature]
Steven Austin, Chairperson

By: [Signature]
Kevin W. Richardson, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this 14th day of March, 2017, the above-named Steve Austin, as Chairperson of Village of Windsor Community Development Authority and Kevin W. Richardson, as Executive Director of Village of Windsor Community Development Authority, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of such entity.

[Signature]
Notary Public, State of Wisconsin
My Commission: May 23, 2017

