VILLAGE OF WINDSOR
BOARD RESOLUTION 2018-25

CONDITIONAL APPROVAL OF A SITE PLAN REVIEW AND CONDOMINIUM PLAT FOR CORTLAND PARK CONDOMINIUMS

WHEREAS, Dwight Ziebler d/b/a Bear Tree Farms, Inc. ("Petitioner") is requesting a Site Plan Review and Condominium Plat approval for Lot 2 of Certified Survey Map No. 13080 in the Village of Windsor ("the Petition"). The property is located at the southwest intersection of Reardon Road and Pederson Crossing Boulevard; and

WHEREAS, following review of information presented at the meeting held on March 8, 2018 and inclusive of the Staff Review, the Plan Commission recommended **Conditional Approval** of the Petition to the Village Board, subject to the conditions specified in Plan Commission Resolution 2018-04; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the request and prepared a Staff Review dated April 5, 2018 (the "Staff Review") recommending **Conditional Approval**, subject to certain conditions specified in the Staff Review and incorporated herein.

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

The Village Board of the Village of Windsor **Conditionally Approves** the Site Plan Review and the Condominium Plat request for Dwight Ziegler (dba Bear Tree Farms, Inc) located at Lot 2 of CSM No. 13080, subject to completion of each and every condition contained herein:

1. Site Plan Review
    a. The Site Plan Review approval shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Rezone request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.
    b. The Site Plan Review shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Condominium Plat request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.
    c. The Petitioner shall construct up to eleven (11) duplex condominium buildings as illustrated on the following Plan Sheets as presented to the Village of Windsor Board at its meeting on April 05, 2018.
        i. Condominium Plat

ii. Site Plan - C100

iii. Grading and Erosion Control Plan - C200

iv. Utility Plan - C300

v. Details - C400

vi. Details (2) - C500

vii. Detail (3) - C600

viii. Landscape Plan - L101

ix. Landscape Plan - L102

x. Architectural Floor Plans & Elevations (Condo #1)

xi. Architectural Floor Plans & Elevations (Condo #2)

d. The Petitioner shall address the Planning, Zoning and Development Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Attorney and Village Director of Planning/Zoning Administrator.

e. The Petitioner shall address the Engineering Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Attorney and Village Engineer.

f. The Petitioner shall address the Windsor Utility technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Attorney and Windsor Utility.

g. The Petitioner shall address the DeForest Windsor Fire & EMS technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Attorney and the DeForest Windsor Fire & EMS.

h. The Petitioner shall obtain approval of the interior traffic pattern and private road by Advanced Disposal (or designee). The Petitioner shall comply with any and all recommendations by Advanced Disposal (or designee) prior to the start of construction.

i. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County Land & Water Resources, and CARPC. The Petitioner shall comply with any and all recommendation by the Village of Windsor, Dane County Land & Water Resources, and CARPC prior to the start of construction.

j. The Petitioner shall present to the Village of Windsor Director of Planning/Zoning Administrator the following fully executed original document:

   i. A Stormwater Management Agreement, in a form satisfactory to the Village Attorney and Village Director of Planning/Zoning Administrator, for all stormwater management facilities.

k. 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

Site Plan Review request, 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.

l. The Village of Windsor Board's approval of the Site Plan 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.

2. Condominium Plat

a. The Condominium Plat shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Rezone request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

b. The Condominium Plat shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Site Plan Review request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

c. The Petitioner shall construct up to eleven (11) duplex condominium buildings as illustrated on the Condominium Plat as presented to the Village of Windsor Board at its meeting on April 05, 2018.

d. The Petitioner shall address Planning, Zoning and Development Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Attorney and Village Director of Planning/Zoning Administrator.

e. The Petitioner shall present to the Village of Windsor Director of Planning/Zoning Administrator the following fully executed original document:

    i. A Private Covenants and Restrictions, in a form satisfactory to the Village Attorney and Village Director of Planning/Zoning Administrator, ensuring the quality of the development and representations made to the Village of Windsor Board on April 05, 2018.

f. The Petitioner shall submit cash payment to the Village of Windsor for Fees in Lieu of Land in the amount determined pursuant to Section 38-636(b) of the Village of Windsor Code of Ordinances.

g. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to Section 38-636(e) of the Village of Windsor Code of Ordinances.

h. 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 Condominium Plat request, 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.

i. The Village of Windsor Board's approval of the Condominium Plat request 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.

3. Delegation of Authority to the Village Director of Planning / Zoning Administrator and Village Engineer to address Erosion & Sedimentation Control and Stormwater Management. In the event the Petitioner reduces the number of duplex condominium buildings to less than eleven (11) solely in order to comply with applicable erosion & sedimentation control and stormwater management requirements, notwithstanding all other conditions set forth above, the Village Director of Planning / Zoning Administrator and Village Engineer are authorized to approve such reduction in duplex condominium buildings without further review or approval by the Village of Windsor Plan Commission or Village Board.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on April 5, 2018, by a vote of 4 in favor and 1 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth

Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran

Christine Capstran – Village Clerk

INCORPORATED BY REFERENCE:
Staff Review dated April 5, 2018
Deed Restriction

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, Kevin Richardson, Jerry Groth
Rpt Date:	March 22, 2018
Mtg Date:	April 05, 2018
Submtl Date:	February 06, 2018
Aprvl Date:	May 07, 2018
Re:	Cortland Park – Rezone, Site Plan Review and Condominium Plat

BACKGROUND:

Petitioner: Dwight Ziegler (dba Bear Tree Farms, Inc)

Property Owner: Dwight Ziegler (dba Bear Tree Farms, Inc)

Location / Address: Lot 2 of CSM 13080 (Southwest corner of Pederson Crossing and Reardon Road)

Taxkey Number: 196/0910-332-8205-0

Area: 3.892 Acres

Existing Zoning: A-3, Agriculture District

Proposed Zoning: MF-3, Multi-Family Residential District

Future Land Use: Neighborhood Mixed Use

REQUEST:

The Petitioner is requesting a Rezone, Site Plan Review and Condominium Plat approval for Lot 2 of Certified Survey Map No. 13080 in the Village of Windsor. The property is located at the southwest intersection of Reardon Road and Pederson Crossing.

OVERVIEW:

The Petitioner wishes to construct a condominium development consisting of eleven (11) duplexes, for a total of twenty-two (22) units, on 3.89 acres. Each building is two-and-one half (2-½) stories. Each unit is 1,763 ft^2, excluding the lower level. If the lower level is finished, each unit would have an additional 766 ft^2. Each unit includes a foyer, kitchen, dinette, family room, three bedrooms, and two-and-one half (2-½) bathrooms. The lower level can be finished to include a storage room, recreation room, bedroom and bathroom. In addition, each unit includes a two (2) car garage.

The condominium development can be accessed from Pederson Crossing Boulevard and Reardon Road by a twenty-four (24) foot wide private drive. The primary entrance is from Pederson Crossing Boulevard. The garage for each unit can be accessed from the private drive.

Stormwater management for the condominium development is located on the south end of the subject property as a bioretention basin.

Sanitary sewer services and water services will be provided by the Village of Windsor.

VILLAGE STAFF COMMENTS:

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

1. *Village of Windsor Code of Ordinances – Chapter 10 Building and Building Regulations*

    a. Site design-parking: Each unit includes a two (2) car garage with a driveway approach that can accommodate an additional two (2) vehicles for the resident and/or visitor. In addition, the Site Plan provides an additional twelve (12) parking stalls for visitors that are located in between the units and are accessible by the private drive.

    b. Site design-refuse: The Site Plan does not illustrate a shared refuse and recycling area; therefore, the Village Staff assumes the Petitioner will contract with a private waste management company for refuse and recycling collection of each unit.

    c. Circulation and access: The condominium development can be accessed from Pederson Crossing Boulevard and Reardon Road by a twenty-four (24) foot wide private drive. The primary entrance is from Pederson Crossing Boulevard. The garage for each unit can be accessed from the private drive.

    d. Landscape and buffers: The Petitioner submitted a robust landscape plan. Features to note include an earth berm with landscape plantings along the western edge of the subject property to provide screening from the adjacent businesses, foundation plantings adjacent to unit and garage entries, perimeter plantings, and a landscaped boulevard entrance from Pederson Crossing Boulevard.

    e. Architecture: The eleven (11) duplex buildings have identical floors plan with the exception of the fourteen (14) foot x ten (10) foot screen porch. The duplex buildings on the west edge of the subject property have the screen porch on the rear elevation and the duplex buildings on the east edge of the subject property have the screen porch on the side elevation. The exterior of the duplex buildings will include Rockaway Grey vinyl siding, Weathered Edge Petoskey stone veneer, and Weathered Wood asphalt shingles. Each unit has a prominent side entry accessible by a sidewalk from the driveway.

    f. Signage: The Petitioner did not submit plans and/or specifications for signage for the condominium development. All signage shall comply with Sections 10-499, 52-23 and 52-101(7) of the Village of Windsor Code of Ordinances.

    g. Lighting: The Petitioner has indicated they will place carriage lighting above each doorway entrance and garage entry. All lighting shall comply with Section 10-500 of the Village of Windsor Code of Ordinances.

    h. The Planning, Zoning and Development Department requests the Petitioner address the following:

        i. Provide a signage plan and specifications.

2. *Village of Windsor Code of Ordinances – Chapter 38 Planning and Development*

a. Land division-procedural requirements: Village Staff reviewed the Condominium Plat per the requirements of Article IV of the Village of Windsor Code of Ordinances.

b. Land division-technical requirements: Village Staff reviewed the Condominium Plat per the requirements of Chapter 703 of the Wisconsin Statutes.

c. Land division-fees: the condominium development is subject to Fees in Lieu of Parkland Dedication and Initial Fee for Parkland Improvement. The Fee In Lieu of Parkland Dedication is $32,997.51 and the Initial Fee for Parkland Improvement is $25,906.98.

d. The Planning, Zoning and Development Department requests the Petitioner address the following:

   i. Provide Private Covenants and Restrictions.

3. *Village of Windsor Code of Ordinances – Chapter 52 Zoning Districts*

   a. Off-street parking and loading: the condominium development is required to provide a total of forty-four (44) parking stalls. The condominium development proposes a total of fifty-six (56) parking stalls, forty-four (44) parking stalls in front of the duplex building garages and twelve (12) parking stalls between the duplex buildings.

   b. Districts: the subject property is currently zoned A-3, Agriculture District. The Petitioner is requesting a rezone of the subject property to MF-3, Multi-Family Residential District in order to construct the condominium development. The MF-3, Multi-Family Residential District requires the following:

      i. A minimum lot area of 16,000 ft2 for each duplex unit.

      ii. A front yard setback of thirty (30) feet Pederson Crossing Boulevard and Reardon Road.

      iii. An interior front yard setback of fifteen (15) feet from the private drive.

      iv. A side yard setback of ten (10) feet from the south property line.

      v. A rear yard setback of thirty (30) feet from the west property line. The additional five (5) is required because the duplex units are two-and-one half (2-½) stories in height.

   The proposed condominium development is consistent with the requirements of the MF-3, Multi-Family Residential District.

4. *Village of Windsor Comprehensive Plan: 2035*

   The subject property is designated as 'Neighborhood Mixed Use' that allows for a mix of commercial, residential and civic uses. The proposed condominium development is consistent with the 'Neighborhood Mixed Use' land use designation.

5. *Village of Windsor Comprehensive Outdoor Recreation Plan: 2015-2020*

   The Rezone, Site Plan Review and Condominium Plat request is consistent with the Village of Windsor Comprehensive Outdoor Recreation Plan: 2015-2020.

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

1. *Village of Windsor Code of Ordinances – Chapter 10 Building and Building Regulations*

   a. Site design-grading, erosion control and stormwater management: Village Staff reviewed the Grading Plan and Erosion Control and Stormwater Management report.

b. The Engineering Department requests the Petitioner address the following:

   i. Regarding Exhibit D, the drainage area should encompass all of the subject property (3.892 acres) including the earth berm that was constructed after the approval of the Northern Urban Service Area application.

   ii. 9.5 inches should be used for infiltration volume to satisfy the 100% predevelopment stay on volume (0.8 ft x 3.892 acres = 3.11 acre-feet).

   iii. Confirm that the runoff curve number of 68 was used for the stormwater runoff calculations.

   iv. The consumptive use infiltration requirement should be (55 gallons/day/person) x (2.66 average Windsor household per CARPC) x (365 days) x (22 households) = 1,174,789 gallons or 3.6 acre-feet.

   v. The total acre-feet to be infiltrated is 100% predevelopment (3.11 acre-feet) + consumptive use (3.6 acre-feet) = 6.71 acre-feet. The 6.71 acre-feet must be infiltrated on the subject property using the illustrated bio retention facility and pervious surface.

   vi. Confirm that the consumptive use calculation on Page 61 of the report is the correct method to satisfy the consumptive use requirement.

The Windsor Utility provides the Village Plan Commission with the following **utility** comment(s):

1. The Windsor Utility requests the Petitioner address the following as it relates to water service:

   a. Provide calculations for available fire flow at the end of proposed 6-inch water main and confirm that the resultant fire flow meets Deforest Windsor Fire and EMS recommended level of fire protection needed for the proposed development along with maximum day demands.

   b. Revise Water Utility Plan regarding connection to Windsor system to provide a new valve between Deforest hydrant and the Windsor system. Note that existing mains behind the curb are 12-inch.

   c. Confirm that the watermain is private in a public easement.

   d. Confirm that fire hydrants have Storz Hydrant nozzle connection.

2. The Windsor Utility requests the Petitioner address the following as it relates to sanitary sewer service:

   a. Confirm that the sanitary sewer is a private sewer in a public easement.

   b. Provide outside or inside drop details for proposed sanitary connection on Pederson Crossing.

   c. Confirm that all sanitary manholes will be supplied with water-tight, flexible, pipe to manhole connection, approved chimney seal, and concrete flow channels.

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

1. Ensure trees and/or vegetation in the boulevard at the entrance from Pederson Crossing Boulevard do not infringe upon the roadway in a manner that limits clearance for fire apparatus.

VILLAGE POLICY COMMENTS/CONCERNS:

The Village Staff is supportive of the Rezone, Site Plan Review and Condominium Plat request for the subject property with the exception of stormwater management. The Petitioner's Consultants, Village of Windsor Engineer, and representatives from Dane County and CARPC continue to modify the Erosion Control and Stormwater Management Plan for the condominium development to address comments and concerns regarding the Northern Urban Service Area retention and infiltration requirements. It is the Village Staff's opinion that approval of the Site Plan and Condominium Plat would be premature until such time the Petitioner's Consultants, Village of Windsor Engineer, and representatives from Dane County and CARPC can agree finalize the Erosion Control and Stormwater Management Plan.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On March 08, 2018 the Village Plan Commission recommended to the Village Board **Conditional Approval** of the Rezone, Site Plan Review, and Condominium Plat request for Dwight Ziegler (dba Bear Tree Farms, Inc) located at Lot 2 of CSM No. 13080 by Plan Commission Resolution 2018-04.

VILLAGE STAFF RECOMMENDATION:

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 **Conditionally Approves** the Rezone, Site Plan Review, and Condominium Plat request for Dwight Ziegler (dba Bear Tree Farms, Inc) located at Lot 2 of CSM No. 13080, subject to the following conditions:

1. Rezone
    a. Lot 2 of CSM No. 13080 shall be rezoned from A-3, Agriculture District to MF-3, Multi-Family Residential District. The Subject Property shall be and hereby is restricted to up to eleven (11) duplex condominium buildings. A Deed Restriction shall be executed confirming this restriction prior to issuance of any building permits.
    b. The Rezone shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Site Plan Review request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.
    c. The Rezone shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Condominium Plat request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.
    d. 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 Rezone request, 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.

e. The Village of Windsor Board's approval of the Rezone request expires one hundred-eighty (180) days from the date of adoption of the Ordinance. 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-eight (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.

2. Site Plan Review

   a. The Site Plan Review shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Rezone request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

   b. The Site Plan Review shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Condominium Plat request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

   c. The Petitioner shall construct up to eleven (11) duplex condominium buildings as illustrated on the Plan Sheets as presented to the Village of Windsor Board at its meeting on April 05, 2018.

      i. Condominium Plat
      ii. Site Plan - C100
      iii. Grading and Erosion Control Plan - C200
      iv. Utility Plan - C300
      v. Details - C400
      vi. Details (2) - C500
      vii. Detail (3) - C600
      viii. Landscape Plan - L101
      ix. Landscape Plan - L102
      x. Architectural Floor Plans & Elevations (Condo #1)
      xi. Architectural Floor Plans & Elevations (Condo #2)

   d. The Petitioner shall address the Planning, Zoning and Development Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Board, Village Attorney, and Village Director of Planning/Zoning Administrator.

   e. The Petitioner shall address the Engineering Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Board, Village Attorney, and Village Engineer.

   f. The Petitioner shall address the Windsor Utility technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Board, Village Attorney, and Windsor Utility.

g. The Petitioner shall address the DeForest Windsor Fire & EMS technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Board, Village Attorney, and the DeForest Windsor Fire & EMS.

h. The Petitioner shall obtain approval of the interior traffic pattern and private road by Advanced Disposal (or designee). The Petitioner shall comply with any and all recommendations by Advanced Disposal (or designee) prior to the start of construction.

i. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County Land & Water Resources, and CARPC. The Petitioner shall comply with any and all recommendation by the Village of Windsor, Dane County Land & Water Resources, and CARPC prior to the start of construction.

j. The Petitioner shall present to the Village of Windsor Director of Planning/Zoning Administrator the following fully executed original document:

    i. A Stormwater Management Agreement, in a form satisfactory to the Village Board, Village Attorney, and Village Director of Planning/Zoning Administrator, for all stormwater management facilities.

k. 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 Site Plan Review request, 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.

l. The Village of Windsor Board's approval of the Site Plan expires one hundred-eighty (180) days from the date of adoption of the 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-eight (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.

3. Condominium Plat

a. The Condominium Plat shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Rezone request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

b. The Condominium Plat shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Site Plan Review request for up to eleven (11) duplex condominium buildings from the Village of Windsor Board.

c. The Petitioner shall construct up to eleven (11) duplex condominium buildings as illustrated on the Condominium Plat as presented to the Village of Windsor Board at its meeting on April 05, 2018.

d. The Petitioner shall address Planning, Zoning and Development Department technical comments set forth in the Village Staff Comments section to the satisfaction of the Village Board, Village Attorney, and Village Director of Planning/Zoning Administrator.

e. The Petitioner shall present to the Village of Windsor Director of Planning/Zoning Administrator the following fully executed original document:

i. A Private Covenants and Restrictions, in a form satisfactory to the Village Board, Village Attorney, and Village Director of Planning/Zoning Administrator, ensuring the quality of the development and representations made to the Village of Windsor Board on April 05, 2018.

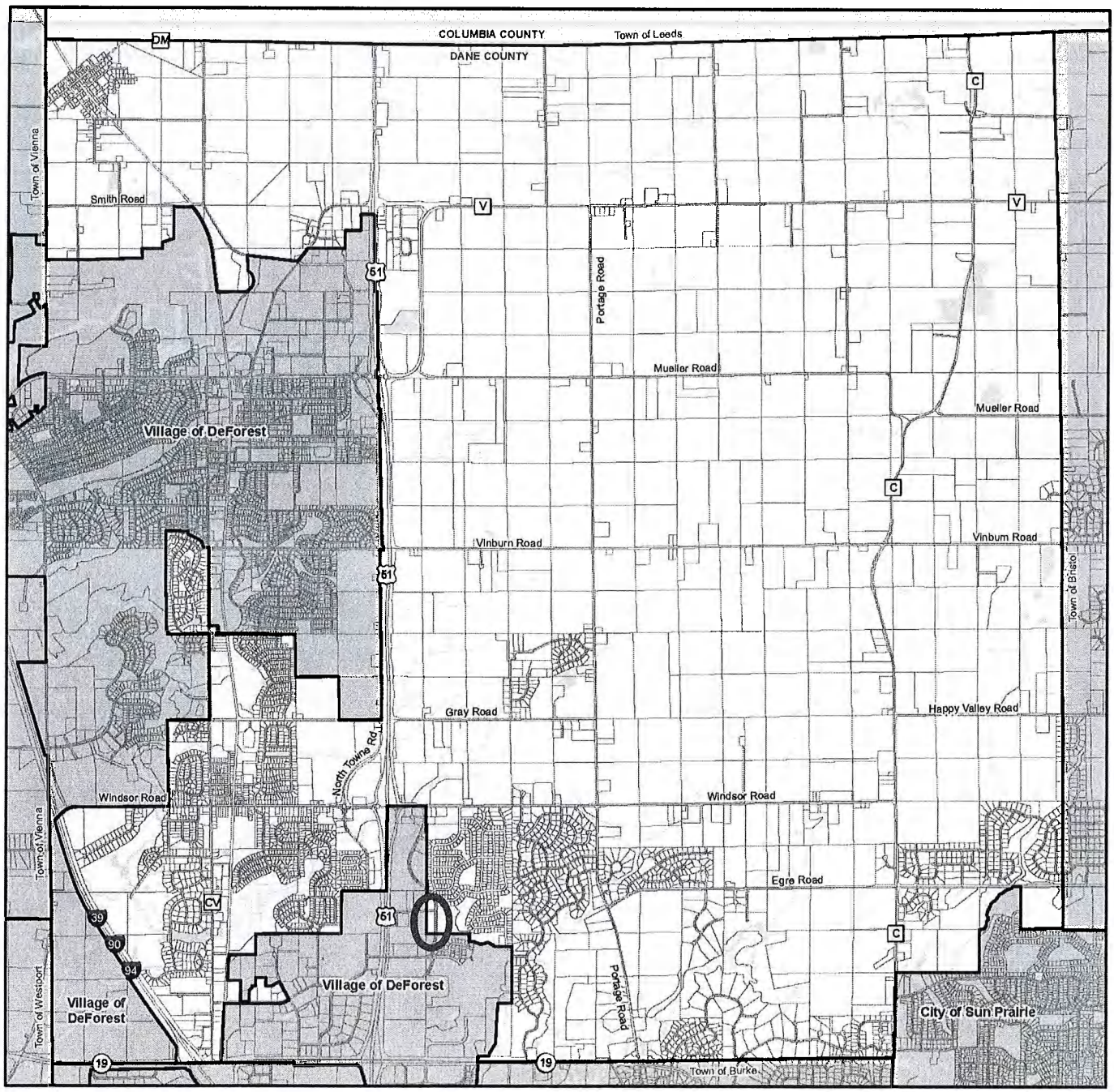
f. The Petitioner shall submit cash payment to the Village of Windsor for Fees in Lieu of Land in the amount determined pursuant to Section 38-636(b) of the Village of Windsor Code of Ordinances.

g. The Petitioner shall submit cash payment to the Village of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to Section 38-636(e) of the Village of Windsor Code of Ordinances.

h. 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 Condominium Plat request, 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.

i. The Village of Windsor Board's recommendation of the Condominium Plat request 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-eight (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.

LOCATION MAP:



EXHIBITS:

A. Petitioner Application

D'ONOFRIO KOTTKE AND ASSOCIATES, INC. 7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

December 12, 2017

Amy Anderson Schweppe
Village of Windsor
4084 Mueller Road
DeForest, WI 53532
(608) 846-3854

Re: Cortland Park
Village of Windsor

Amy,

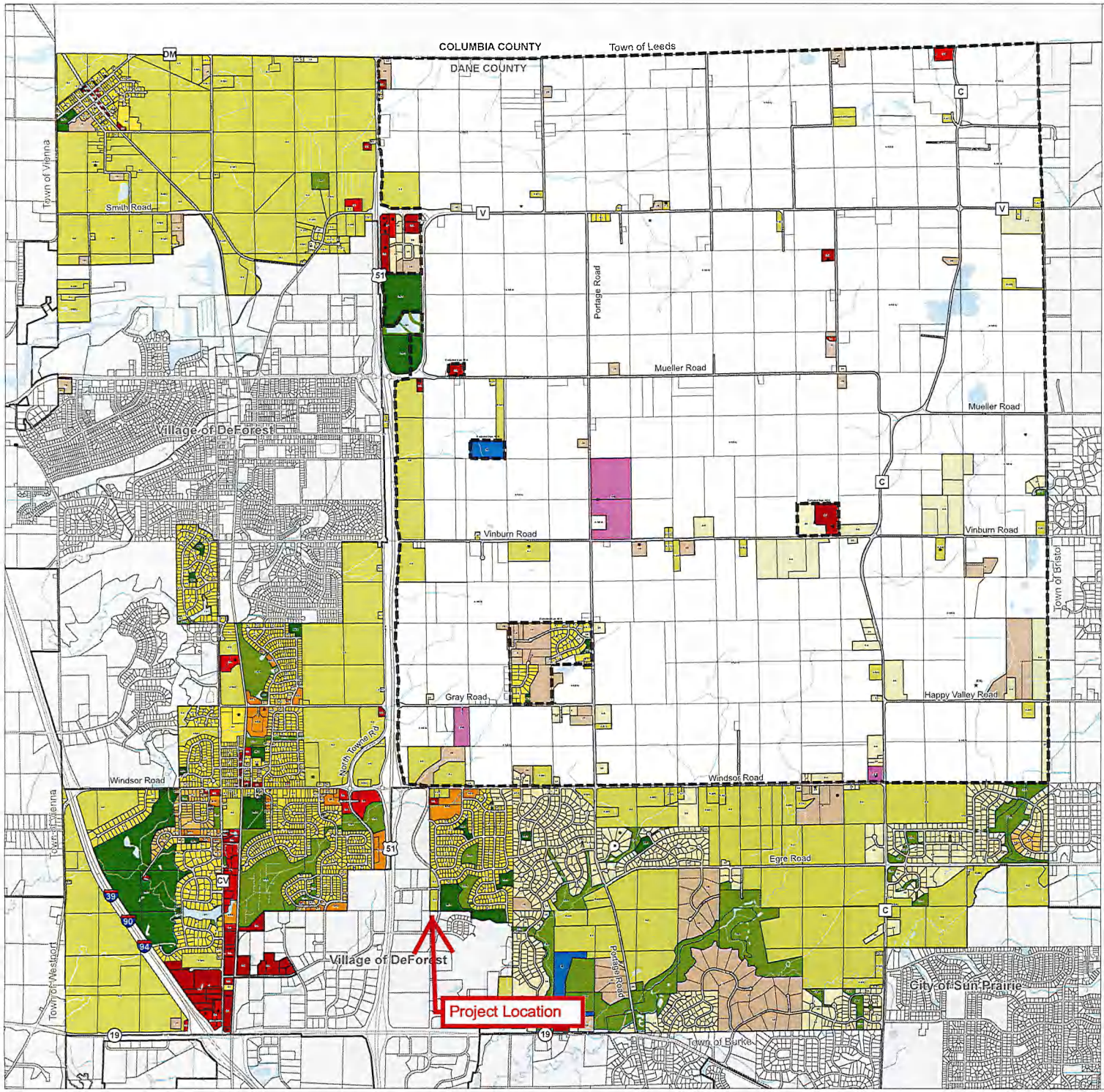
We are requesting a rezone to Lot 2 of CSM 1308 from A-3, Agricultural District to MF-3, Residential District. Existing neighboring properties include a landscaping company to the west, Reardon Road to the north, Pederson Crossing Boulevard to the east, and land zoned as O-R, Office Research (according to the Village of DeForest's zoning map) to the south. A rezoning permit application approval would allow the proposed development of 11 two-unit condominium buildings to be constructed along with a bituminous drive and a bioretention basin. The proposed development is planned to begin construction in early April 2018 with buildings completed per market demand.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Nathan Oswald,
D'Onofrio Kottke and Associates, Inc

FN: 17-05-110



Village of Windsor
Zoning Map

Amended: July 27, 2016
Village Plan Commission Resolution: 2016-25
Village Board Ordinance: 2016-19

Zoning Districts

- A-1(EX) Exclusive Agriculture
- A-4 Agriculture
- A-2(1), A-2(2), A-2(4), A-2(8), A-2 & A-3 Agriculture
- A-B Agricultural Business
- C-1 Limited Commercial
- C-2 General Commercial
- GI Governmental & Institutional District
- R-1, R-2, R-3 & R-4 Single Family Residential
- MF-2 Two-Family Residential
- MF-3 Multiple Family Residential
- ER Estate Residential
- CR Countryside Residential
- RE-1 Recreational
- CO-1 Conservancy

* Approved Rezoning (as Noted) Becomes Effective Upon Recording of Plat or CSM

• Effective Conditional Use Permit

- Village of Windsor Boundary
- Other Municipal Boundary
- Parcels
- Windsor Agricultural Enterprise Area (AEA)
- Road Centerlines
- Surface Water

Z:\WIN\Windsor_Village\mxd\Windsor Zoning 07272018.mxd

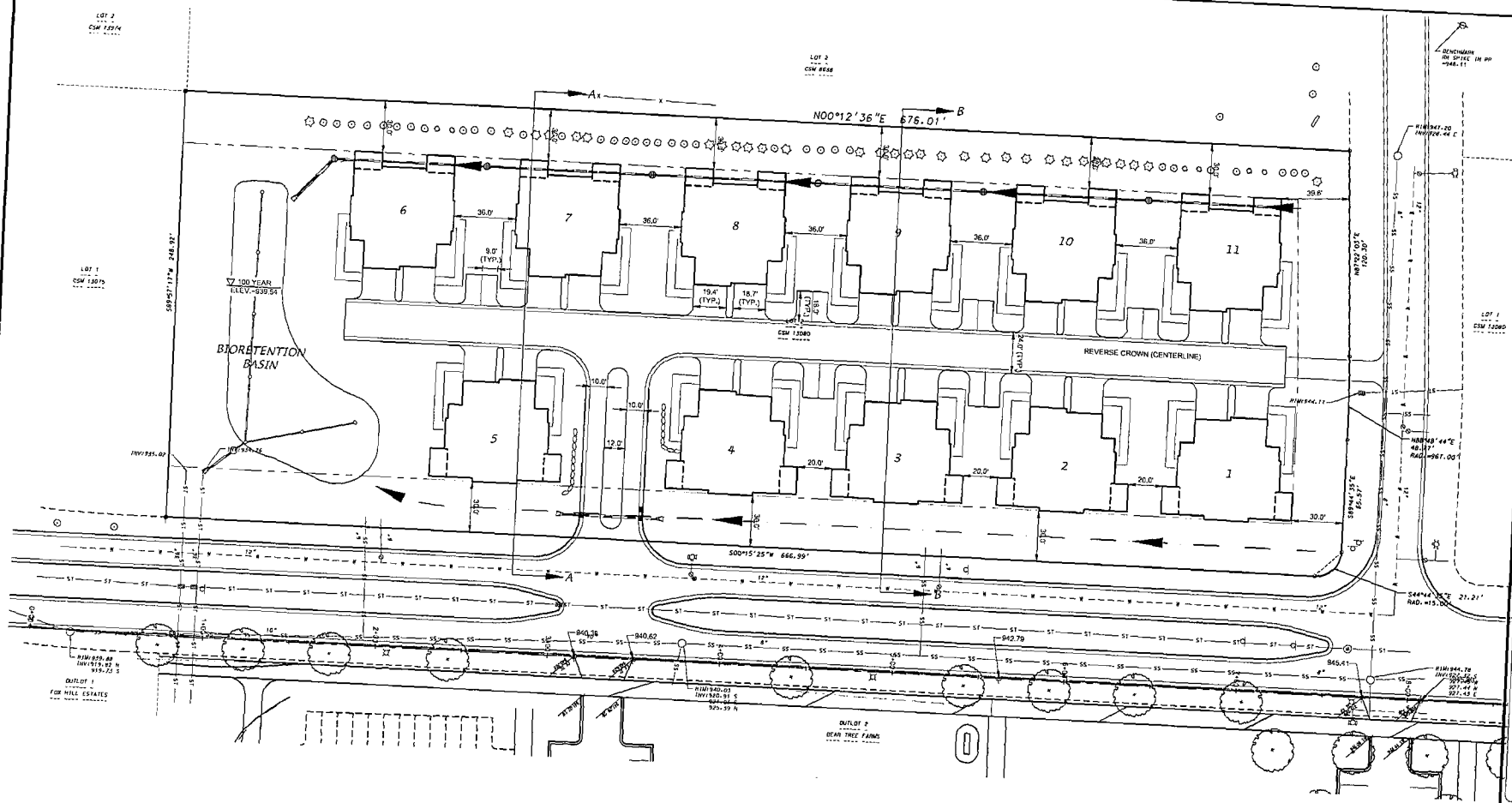
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Map data source: Dane County and Village of Windsor.

0 500 1,000 2,000 Feet

N

Windsor
Growing Forward

Foth



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATIONAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
(PAGE SIZE 22x34)

DATE: 12-11-17
REVISED:

DRAWN BY: NGO

FN: 17-05-110

Sheet Number:
C100

VILLAGE OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Village of Windsor Plan Commission typically meets on the Third Tuesday of every month at 6:00 p.m., and the Windsor Village Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

X Rezone

____ Concept Plan

____ Site Plan Review

____ Conditional Use Permit

____ Preliminary Plat

____ Final Plat

____ Variance

____ Certified Survey Map

Other Agencies that may need to be addressed (staff will provide direction):

X Dane County

____ City of Sun Prairie

____ Village of DeForest

____ Token Creek Conservancy Committee or Windsor Parks Commission

X Capital Area Regional Plan Commission (CARPC)

____ Wisconsin Department of Transportation (DOT)

X Wisconsin Department of Natural Resources (DNR)

Project Location:

Southwest corner of intersection of Reardon Rd & Pederson Crossing Blvd

Parcel Number(s)

0910-332-8205-0

Current Zoning Classification:

A-3

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Village of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Village's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Village and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in additional to any application fees.

[signature] 12-12-17

Applicant Signature Date

Fees and Review Escrow Paid Yes ___ No ___ Receipt # _____

Contact Information

Applicant:

Name: D'Onofrio, Kottke & Associates Inc. - Nathan Oswald
Address: 7530 Westward Way
City, State, Zip: Madison, WI 53717
Phone Number(s):
Cell Phone(s): (608) 833-7530
Email Address(es): noswald@donofrio.cc

Surveyor:

Name: D'Onofrio, Kottke & Associates Inc.
Address: 7530 Westward Way
City, State, Zip: Madison, WI 53717
Phone Number(s): (608) 833-7530
Cell Phone(s):
Email Address(es): noswald@donofrio.cc

Attorney:

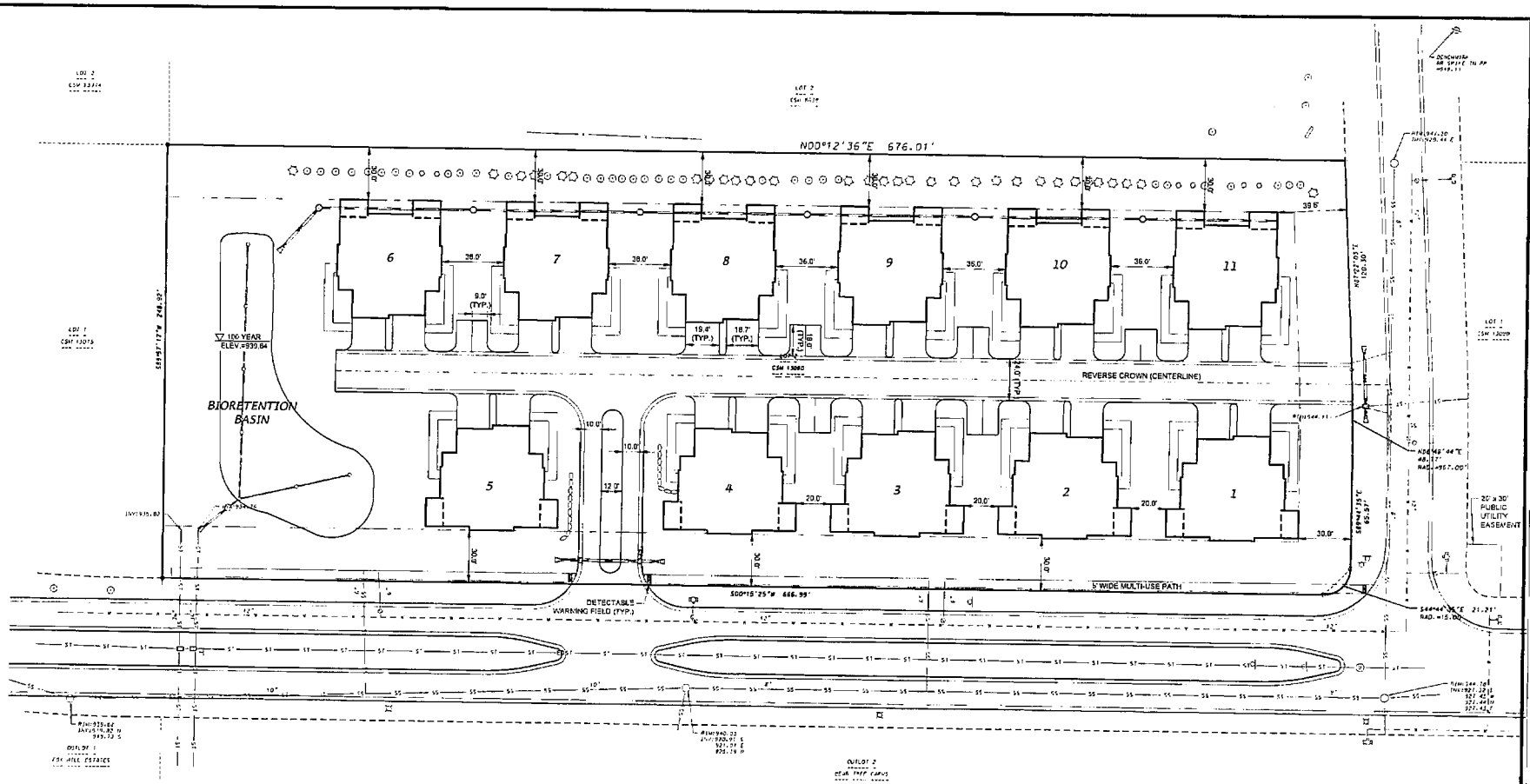
Name: Boardman & Clark LLP - Michael Lawton
Address: 1 S Pinckney St Ste 410
City, State, Zip: Madison, WI 53701-0927
Phone Number(s): (608) 286-7236
Cell Phone(s):
Email Address(es): mlawton@boardmanclark.com

Owner:

Name: Dwight Ziegler
Address: 370 Campbell Hill Court
City, State, Zip: DeForest, WI 53532
Phone Number(s): (608) 846-2800
Cell Phone(s):
Email Address(es): dbzig64@gmail.com

Engineer:

Name: D'Onofrio, Kottke & Associates Inc. - Nathan Oswald
Address: 7530 Westward Way
City, State, Zip:
Phone Number(s): Madison, WI 53717
Cell Phone(s): (608) 833-7530
Email Address(es): noswald@donofrio.cc



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

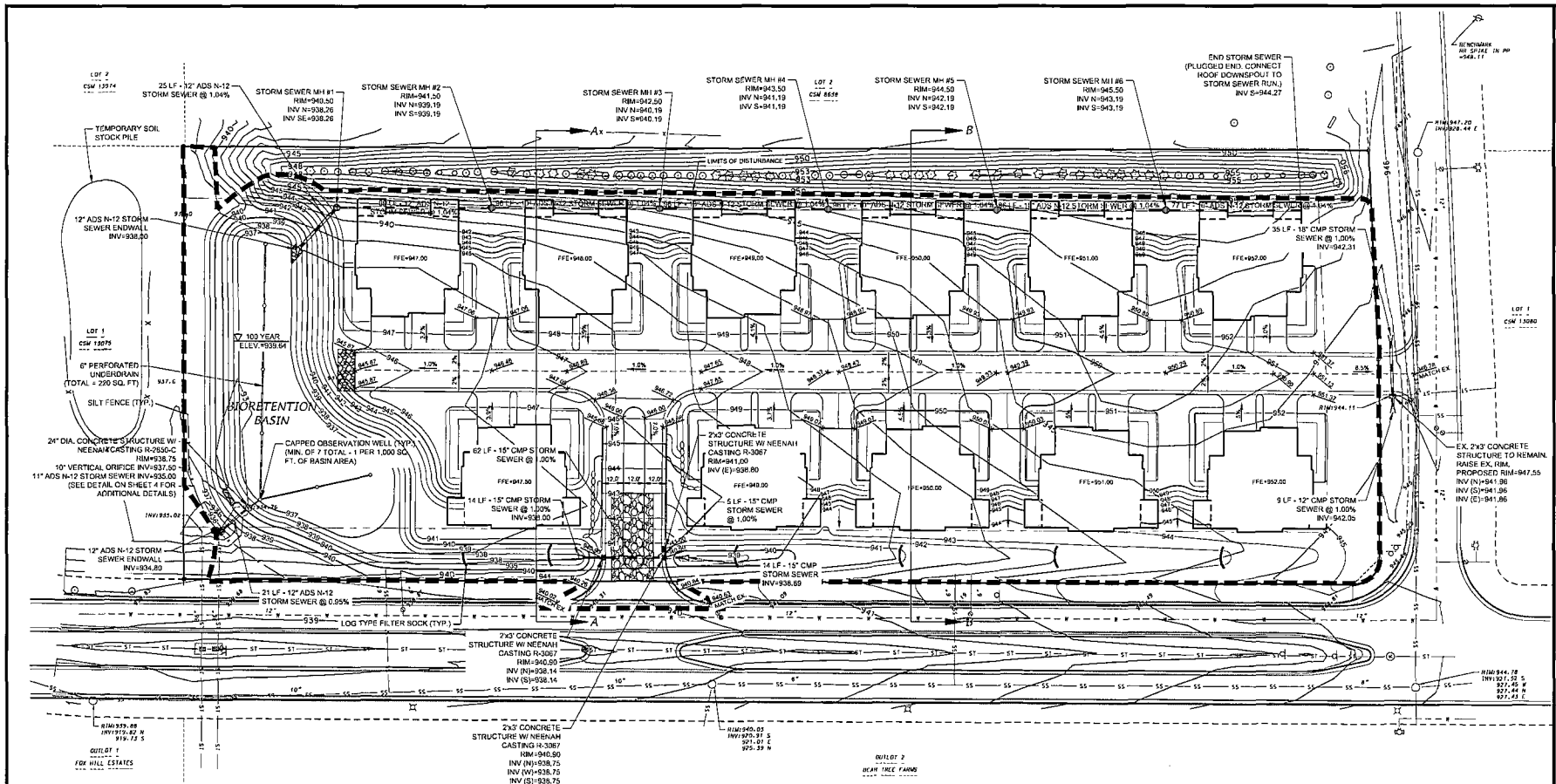
SCALE: 1" = 30'
(PAGE SIZE: 22x34)

DATE: 03-06-18
REVISED:

DRAWN BY: AGO

FN: 17-05-110

Sheet Number:
C100



EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER DANE COUNTY AND THE STATE OF WISCONSIN STANDARDS.
3. EROSION CONTROL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE CONSIDERED MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.
4. INSPECTIONS, REPORTING AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ONCE PER WEEK MINIMUM TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE OR DOWNSTREAM OF SILT FENCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH WISDOT CLASS I, TYPE B URBAN EROSION MATTING. BIORETENTION BASIN OVERFLOW BANK SHALL BE RESTORED USING CLASS III, TYPE A URBAN PERMANENT TURF REINFORCING MAT.
10. EROSION MATTING SHALL HAVE **NON-WELDED** JOINTS. TURF REINFORCEMENT MAT MAY HAVE WELDED JOINTS BUT ONLY WHEN IT IS COMPLETELY SOIL FILLED WHEN INSTALLED.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. ALL DISTURBED LOT AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1,000 SQ FT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 POUNDS PER 1,000 SQ FT SHALL BE ADDED TO THE THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION AREA SHALL BE SEEDED WITH THE RAINWATER RENEWAL SEED MIX BY AGRECOL OR EQUIVALENT. SEEDING RATES SHALL CONFORM TO THE SUPPLIER'S RECOMMENDATIONS.
15. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
16. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE WDNR, DANE COUNTY OR THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED WITHIN 24 HRS.
17. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE APPROVED PRIOR TO INSTALLATION.

4/15/18	INSTALL EROSION CONTROL
4/15/18 - 5/15/18	SITE GRADING
5/15/18 - 6/02/18	UTILITY CONSTRUCTION
06/02/18 - 07/01/18	PARKING LOT CONSTRUCTION
07/01/18	FINAL LANDSCAPING/RESTORATION (SEED WITH MULCH OR EROSION MATTING)

AREA OF DISTURBANCE = 3.45 ACRES

LEGEND

- 900 — PROPOSED CONTOUR
- 900 — EXISTING CONTOUR
- PROPOSED REVERSE CROWN (LOW POINT)

ACCORDING TO THE USDA SOIL CONSERVATION SERVICE'S "SOIL SURVEY OF DANE COUNTY, WISCONSIN"

- DEPTH TO BEDROCK = >10'
- DEPTH TO SEASONAL HIGH WATER TABLE = 1-3'

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GRADING AND EROSION CONTROL PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

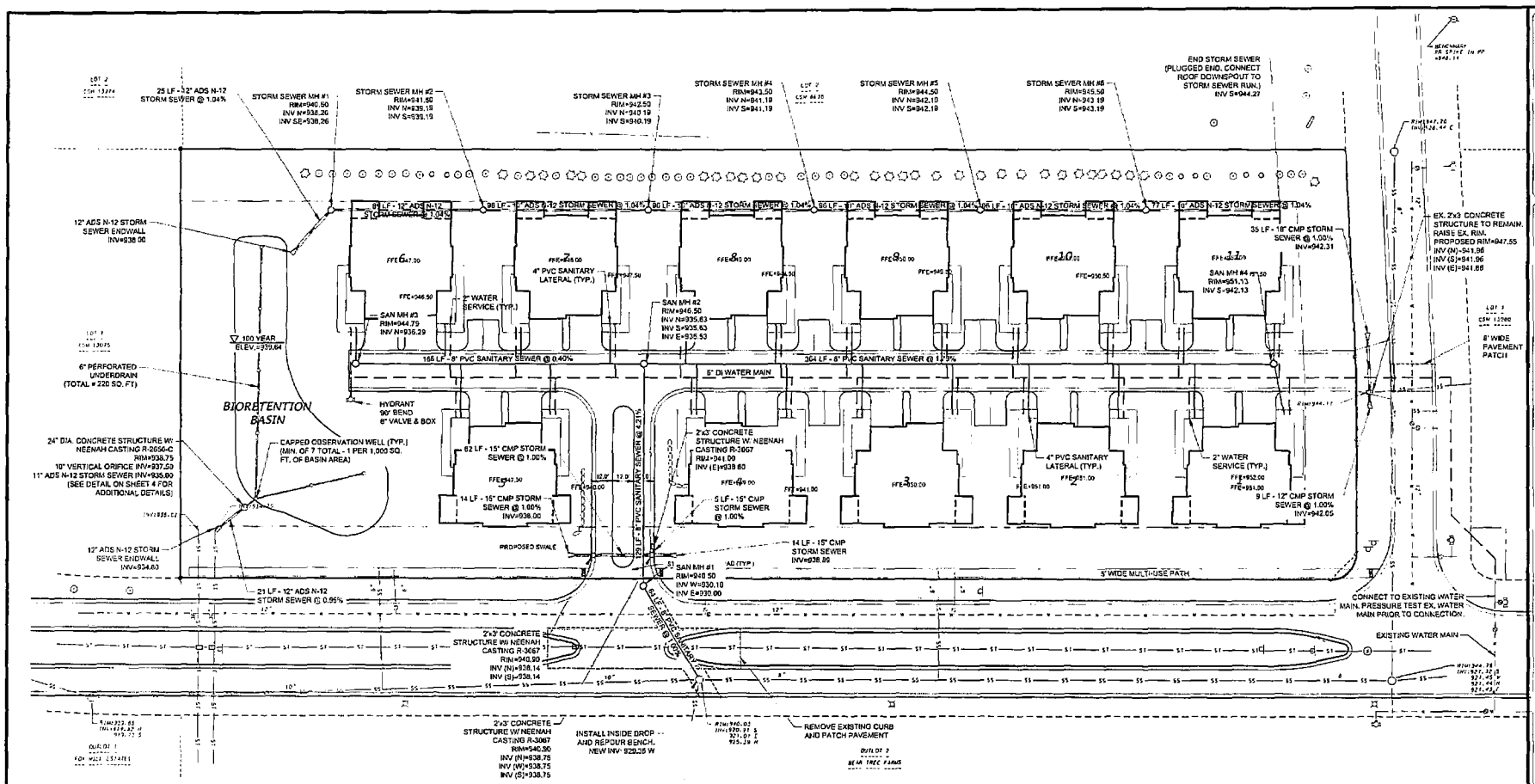
SCALE: 1"= 30'
(FACE SIZE 22x34)

DATE: 02-06-18
REVISED:

DRAWN BY: MGD

FN: 17-05-110

Sheet Number:
C200



NOTE

ALL SANITARY MANHOLES MUST BE SUPPLIED WITH KOR-N-SEAL BOOTS. APPROVED CHIMNEY SEAL AND CONCRETE FLOW CHANNELS.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT

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UTILITY PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

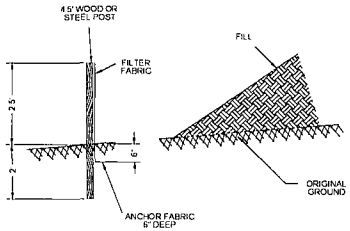
SCALE: 1" = 30'

DATE: 03-06-18
REVISED:

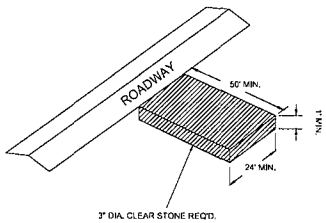
DRAWN BY: NGD

FN: 17-05-110

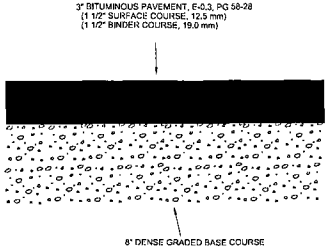
Sheet Number
C300



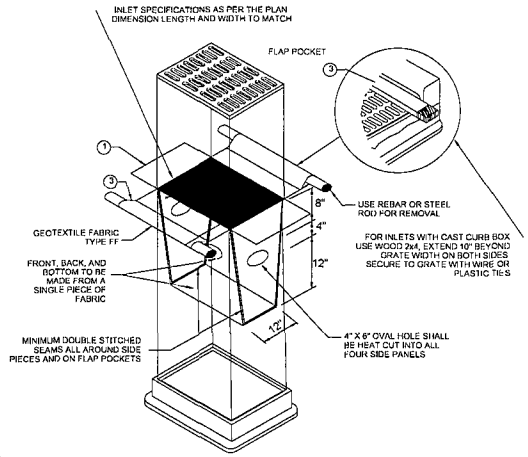
SILT FENCE DETAIL
NOT TO SCALE



STONE TRACKING PAD DETAIL
NOT TO SCALE



PARKING LOT PAVEMENT DETAIL
NOT TO SCALE

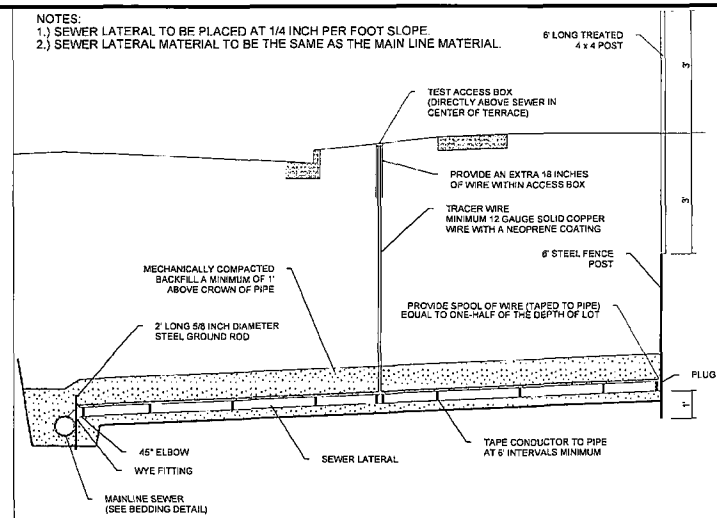


NOTES

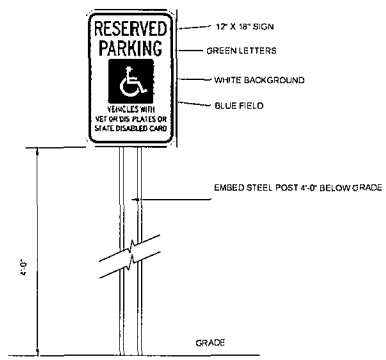
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

TYPE D INLET PROTECTION
NOT TO SCALE

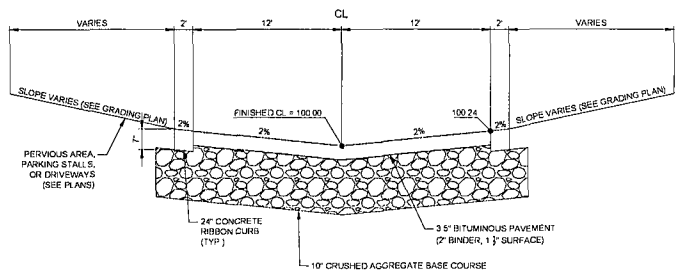
NOTES:
1.) SEWER LATERAL TO BE PLACED AT 1/4 INCH PER FOOT SLOPE.
2.) SEWER LATERAL MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.



SANITARY SEWER SERVICE LATERAL DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



TYPICAL FINISHED SECTION
NOT TO SCALE

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DETAILS

CORTLAND PARK

TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

DATE: 02-06-18
REVISED:

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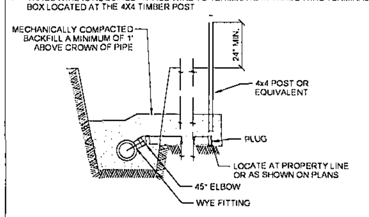
FN: 17-05-110

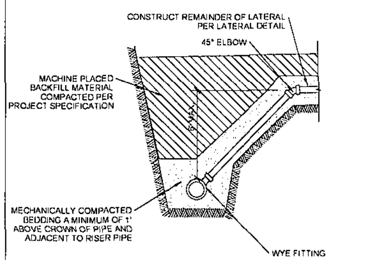
Sheet Number
C400

NOTES
1. SEWER LATERAL TO BE PLACED AT 1/8 INCH PER FOOT SLOPE
2. SEWER LATERAL MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL
3. RISERS ARE REQUIRED WHERE SEWER LATERAL IS GREATER THAN 10 FEET DEEP
4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST



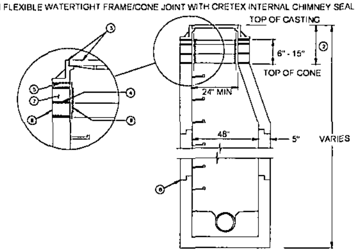
SANITARY SEWER LATERAL
NOT TO SCALE

NOTES
1. SEWER LATERAL WYE TO BE PLACED AT A 45° ANGLE FROM HORIZONTAL.
2. RISER TO BE CONSTRUCTED AT 45° ANGLE FROM HORIZONTAL TO THE PROPOSED ELEVATION OF THE SEWER LATERAL
3. SEWER RISER MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL
4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST

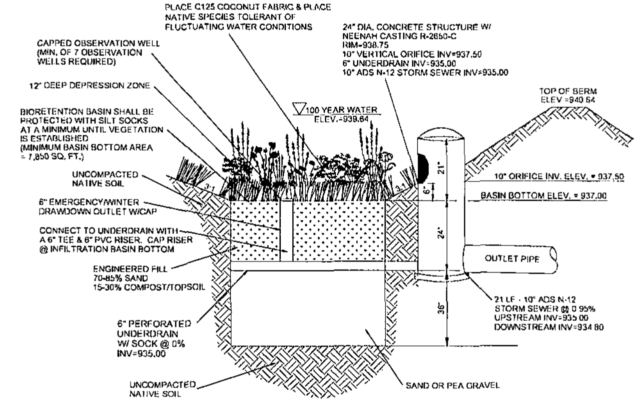


SANITARY LATERAL RISER
NOT TO SCALE

NOTES
1) WHEN MANHOLES ARE LOCATED UNDER PAVEMENTS, THE TOP OF THE MANHOLE FRAME SHALL BE ADJUSTED TO WITHIN 1/4" BELOW THE BINDER PAVEMENT GRADE. THE FINAL ADJUSTMENT SHALL BE MADE BY SHIMMING THE FRAME TO GRADE AND SETTING THE FRAME IN A BED OF MORTAR
2) ADJUST AS NECESSARY TO MEET PLAN BINDER PAVEMENT GRADE. MAXIMUM HEIGHT OF CHIMNEY AND CASTING SHALL BE 24" AND THE MINIMUM HEIGHT SHALL BE 12" (A MINIMUM OF ONE ADJUSTMENT RING SHALL BE USED). A 1 1/2" CASTING ADJUSTMENT RING WILL BE INSTALLED PRIOR TO SURFACE PAVING
3) MANHOLE FRAME & LID NEENAH R-1550 WITH NON-ROCKING SELF SEALING TYPE 'B' LID WITH TWO CONCEALED PICK HOLES
4) PRE-MOLDED BUTYL BASE SEALANT PLACED CONTINUOUSLY AROUND THE ENTIRE PERIMETER OF THE RINGS REQUIRED COMMENCING BETWEEN EACH RING TERMINATING BETWEEN BOTTOM RING AND TOP OF CONE. SEALANT SHALL BE PRE-MOLDED WITH AN APPROXIMATE CROSS-SECTION OF 3/8" BY 3-1/2"
5) SET MANHOLE FRAME WITH MORTAR. MANHOLE FRAME TO BE ORIENTATED OVER DOWNSTREAM MAIN LINE SEWER
6) COVER OUTSIDE OF CHIMNEY FROM FRAME TO CONE WITH TROWEL GRADE BUTYL BASED SEALANT. OVERLAP CONE SECTION A MIN. OF 4"
7) CONCRETE ADJUSTMENT RINGS SHALL HAVE A MAXIMUM THICKNESS OF 6" AND A MIMIMUM THICKNESS OF 2". ADJUST THE FRAME TO WITHIN 1/4" OF PLAN GRADE. ADJUSTMENT RINGS SHALL BE REINFORCED AS REQUIRED IN ASTM C-478. THE OUTSIDE DIAMETER OF THE RINGS SHALL BE UNIFORM AND EQUAL TO OR GREATER THAN OUTSIDE DIAMETER OF THE FRAME AND EQUAL TO OR LESS THAN THE TOP OF THE CONE. THE WALL THICKNESS OF THE RINGS SHALL EQUAL THE WALL THICKNESS OF THE MANHOLE SECTIONS. WHEN ASSEMBLED, THE TOP OF THE CONE, THE RINGS AND THE FRAME SHALL BE ALIGNED VERTICALLY WITH NO PROTRUSIONS
8) MANHOLE JOINTS SHALL BE SEALED WITH CIRCULAR O-RING CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL EQUAL TO EZ-STICK, KENT SEAL, RAM-NEK OR MAS-STIK BUTYL RUBBER GASKETS OR BUTYL RUBBER ROPE. EXTERNAL MANHOLE WRAP (MAC-WRAP OR APPROVED EQUAL) SHALL BE APPLIED AT ALL MANHOLE JOINTS
9) TYPE I FLEXIBLE WATERTIGHT FRAME/CONE JOINT WITH CRETEX INTERNAL CHIMNEY SEAL



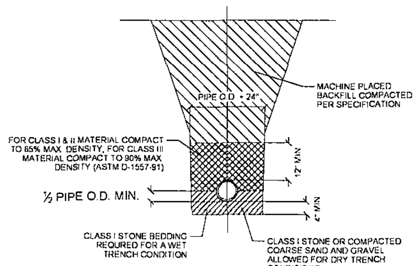
SANITARY SEWER MANHOLE DETAIL
NOT TO SCALE



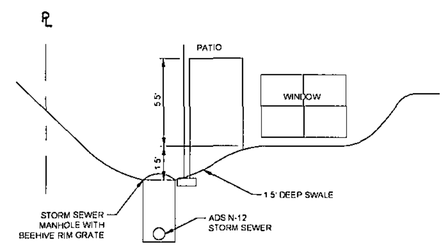
BIORETENTION BASIN DETAIL
MINIMUM BOTTOM AREA = 7,850 SQ. FT.
NOT TO SCALE

BIORETENTION BASIN NOTES
1. BIORETENTION BASIN TO BE EXCAVATED PRIOR TO SITE GRADING IN ORDER TO UTILIZE THE BIORETENTION BASIN AS A SEDIMENTATION BASIN DURING CONSTRUCTION. AFTER SITE RESTORATION, DEPOSITED SEDIMENTATION WITHIN THE BASIN SHALL BE REMOVED AND THE BASIN SHALL BE RESTORED WITH PLANT PLUGS THAT CONSIST OF NATIVE VEGETATION TOLERANT OF FLUCTUATING WATER CONDITIONS
2. BIORETENTION BASIN TO RECEIVE COCONUT MAT MULCH
3. BIORETENTION BASIN PLANTS TO BE INSTALLED 12" ON CENTER.
4. BIORETENTION BASIN TO BE CONSTRUCTED PER WIDNR SPECIFICATIONS (WIDNR TECHNICAL STANDARD 1004)

NOTES
CLASS I MATERIAL: ANGULAR 1/4" TO 3/4" GRADED STONE
CLASS II MATERIAL: COARSE SANDS AND GRAVELS
CLASS III MATERIAL: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES AND GRAVEL-CLAY MIXTURES



CLASS I, II, & III BEDDING DETAIL
FLEXIBLE PIPE - PVC, ABS, HDPE - ASTM D-3321
NOT TO SCALE



REAR SWALE TYPICAL SECTION
NOT TO SCALE

Wildflowers		Oz/Acre
Asclepias tuberosa	Butterfly Weed	2.00
Aster novae-angliae	New England Aster	0.50
Chamaecrista fasciculata	Partridge Pea	8.00
Coreopsis lanceolata	Lance-Leaf (Sand) Coreopsis	2.00
Dalea purpurea	Purple Prairie Clover	4.00
Echinacea purpurea	Purple Coneflower	8.00
Heliopsis helianthoides	Early Sunflower	6.00
Liatris pycnostachya	Prairie Blazing Star	2.00
Monarda fistulosa	Wild Bergamot	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Solidago rigida	Stiff Goldenrod	1.00
Tradescantia ohiensis	Ohio Spiderwort	4.00
Zizia aurea	Golden Alexanders	2.00
Grasses, Sedges, & Rushes		**Oz/Acre**
Andropogon gerardii	Big Bluestem	8.00
Bouteloua curtipendula	Side Oats Grama	32.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	20.00
Panicum virgatum	Switchgrass	8.00
Schizachyrium scoparium	Little Bluestem	16.00
Sorghastrum nutans	Indian Grass	12.00

NATIVE SLOPE STABILIZATION SEED MIX
APPLICATION RATE = 25 PLS LBS/AC

Wildflowers		Oz/Acre
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.30
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohiensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges, & Rushes		**Oz/Acre**
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	5.00

RAINWATER RENEWAL SEED MIX
APPLICATION RATE = 8 PLS LBS/AC

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DETAILS (2)

CORTLAND PARK

TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

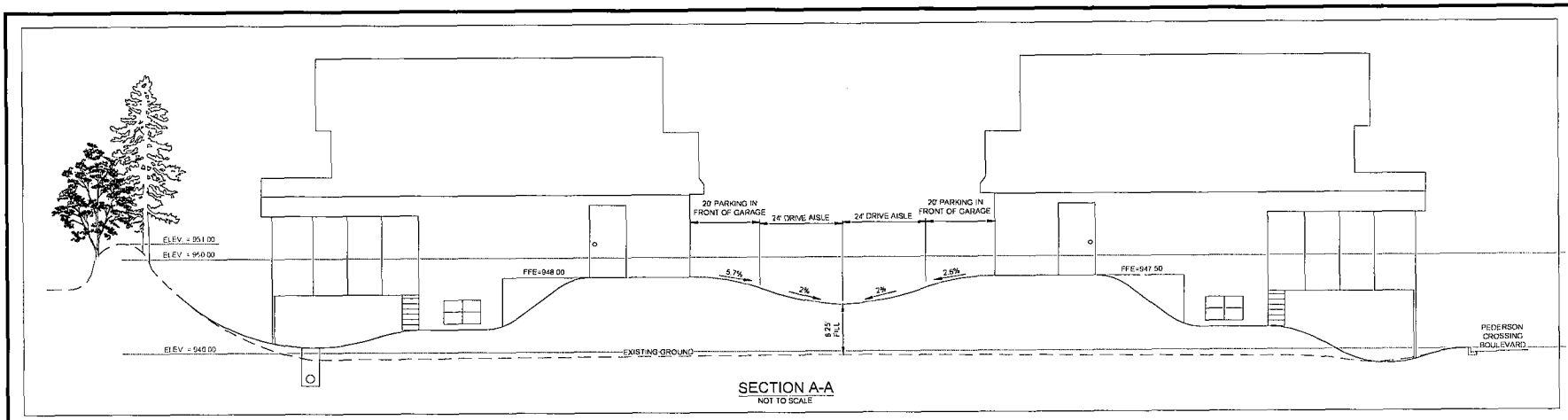
DATE: 02-06-18
REVISED:

DRAWN BY: NGO

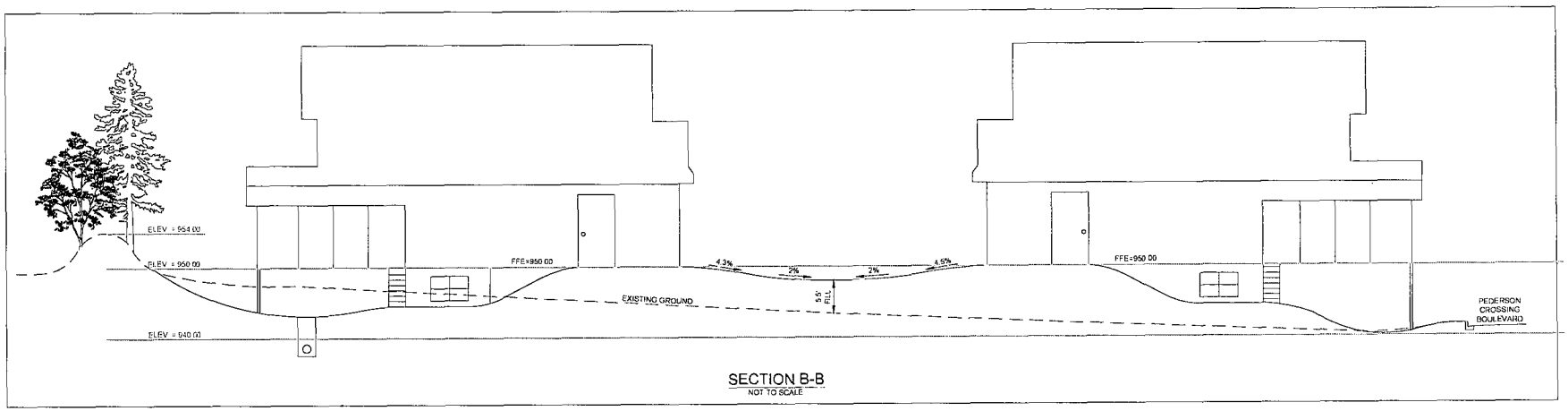
FN: 17-05-110

Sheet Number
C500

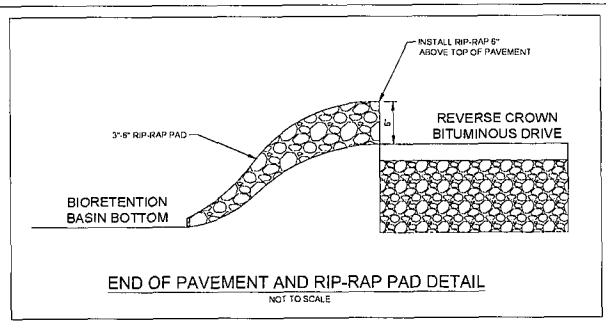
File: U:\Users\1705110\Drawings\Details.dwg DETAILS (2) Plotted Feb 07, 2018 - 9:11am



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



END OF PAVEMENT AND RIP-RAP PAD DETAIL
NOT TO SCALE

D'DONFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: (608) 833-7530 • Fax: (608) 833-1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DETAILS (3)

CORTLAND PARK

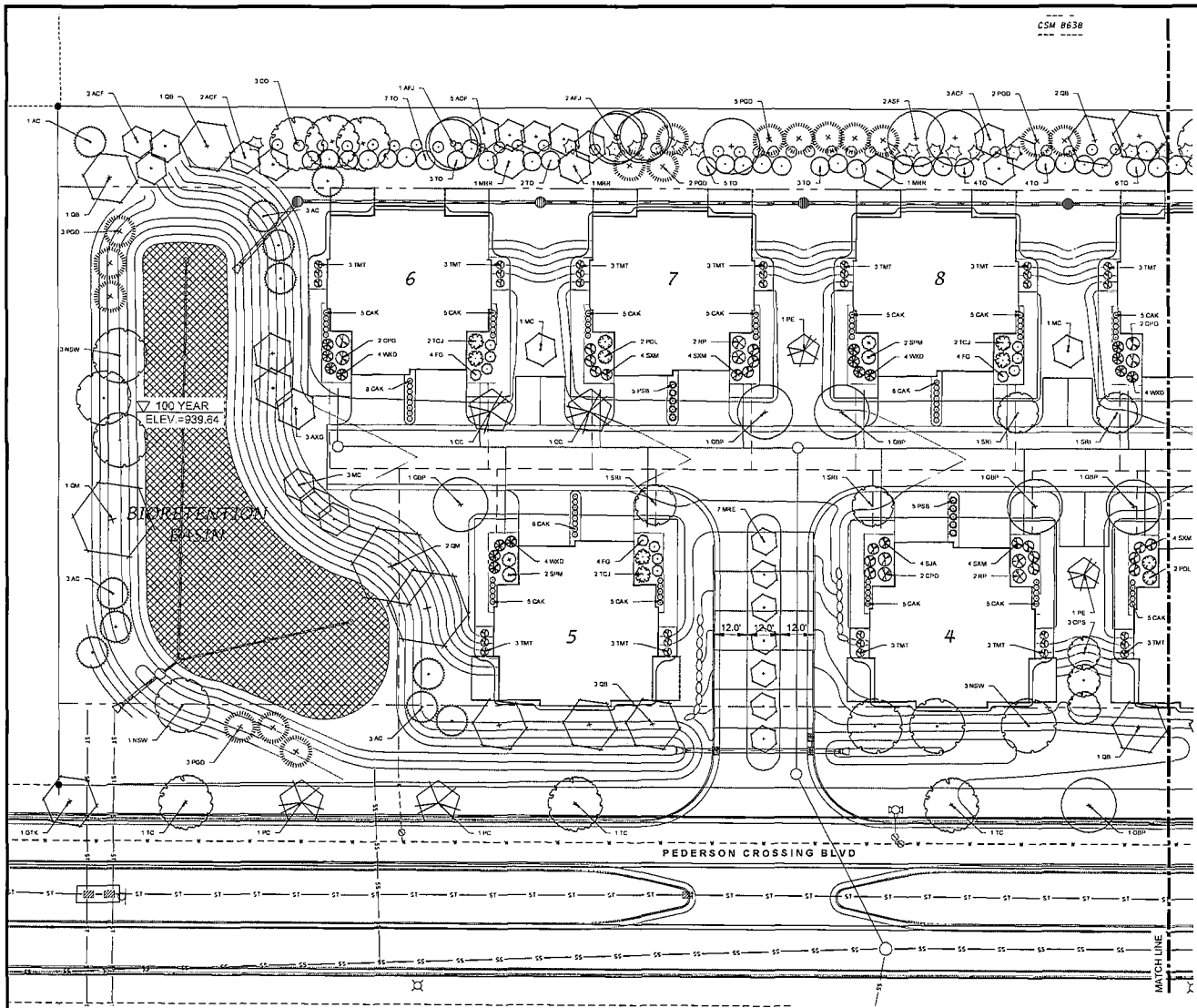
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

DATE: 02-06-18
REVISED:

DRAWN BY: NGO

FN: 17-05-110

Sheet Number:
C600



LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
4. LANDSCAPE BEDS SHALL HAVE A 6" MINIMUM COMPACTED DEPTH OF TOPSOIL
5. LANDSCAPE BEDS RECEIVING STONE MULCH SHALL BE PREPARE BY TILLING COMPOSTED PEAT INTO THE TOPSOIL AT A RATE OF 1 CU. FT. COMPOSTED MULCH PER 100 SQ. FT. OF LANDSCAPE BED
6. LANDSCAPE EDGING SHALL BE BLACK VINYL EDGING
7. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING
8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL
9. GENERAL LANDSCAPE AREAS SHALL BE SEEDED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC PER MANUFACTURER'S SPECIFICATIONS
10. BIORETENTION BASINS SHALL BE PLANTED WITH *RAINWATER RENEWAL GARDEN* PLANT MIX AS SUPPLIED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER SUPPLIER'S SPECIFICATIONS
11. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE VILLAGE OF WINDSOR ZONING ORDINANCE

LANDSCAPE LEGEND

BIORETENTION MIX

3" DEPTH SHREDDED HARDWOOD BARK MULCH

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
DECIDUOUS TREES						
AFJ	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8	2.5"	B&B	
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Maple	5	2.5"	B&B	
CO	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	6	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	8	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	3	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	11	2.5"	B&B	
GHK	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	2	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	10	2.5"	B&B	
PC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	5	2.5	B&B	
TC	Tilia cordata	Little Leaf Linden	5	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	10	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	3	2.5"	B&B	
UN	Ulmus 'New Horizon'	New Horizon Elm	4	2.5"	B&B	
TALL EVERGREEN TREE						
AC	Abies concolor	Concolor Spruce	19	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	23	6' TALL	B&B	
ORNAMENTAL TREE						
ACF	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	15	8' TALL	B&B	MULTI-STEM
AKG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8	8' TALL	B&B	
CC	Cercis canadensis	Redbud	4	6' TALL	B&B	
MC	Malus 'Cortland'	Cortland Apple Tree	7	6' TALL	B&B	
MRE	Malus 'Repoco'	Repoco Crabapple	7	6' TALL	B&B	
MRH	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	8	6' TALL	B&B	
PE	Pyrus sp.	Edible Pear	4	6' TALL	B&B	
SRI	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	9	6' TALL	B&B	
DECIDUOUS SHRUB						
FG	Fothergilla gardenii	Garden Fothergilla	28	18" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	4	24" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	9	24" TALL	POT	
SJA	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	12	12" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	24	12" TALL	POT	
WKD	Weigela 'Dark Horse'	Dark Horse Weigela	24	12" TALL	POT	
EVERGREEN SHRUB						
CPG	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	10	18" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	15	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	10	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	12	24" TALL	POT	
TG	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	47	6' TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	75	12" TALL	POT	
ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	156	1 GAL	POT	

D'UNGRATO KOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

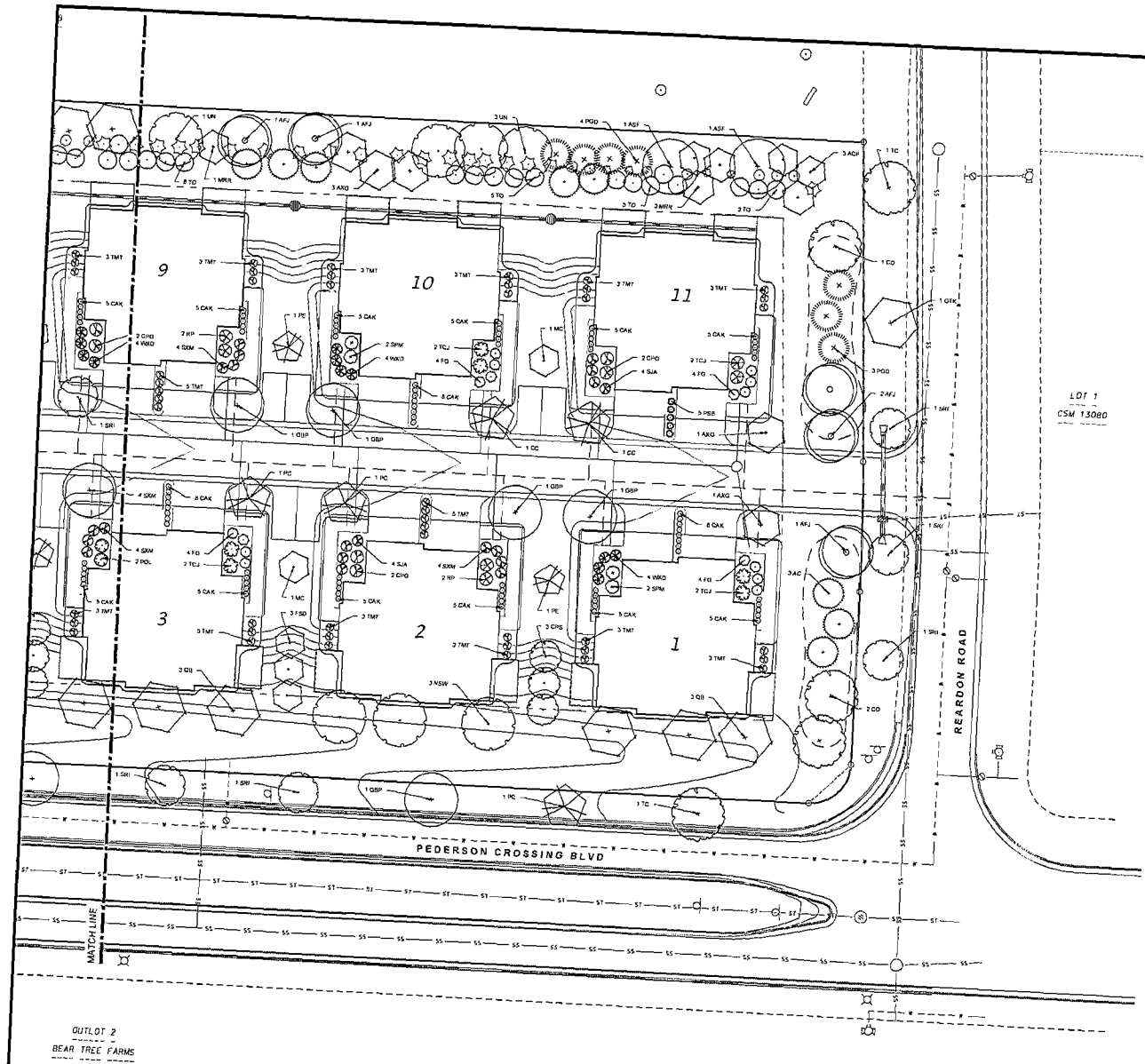
0 20'

DATE: 02-06-18
REVISED:

DRAWN BY: MTS

FN: 17-05-110

Sheet Number:
L101



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LANDSCAPE LEGEND

BIORETENTION MIX

3" DEPTH SHREDDED HARDWOOD BARK MULCH

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
DECIDUOUS TREES						
AFJ	*Acer x freemanii 'Jeffersred'*	Autumn Blaze Maple	8	2.5"	B&B	
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Maple	3	2.5"	B&B	
CO	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	6	2.5"	B&B	
CPG	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	6	2.5"	B&B	
FSD	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	3	2.5"	B&B	
GIM	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3	2.5"	B&B	
GTK	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Tupelo	10	2.5"	B&B	
PC	Prunus cerasifera 'Cheriseed'	Cleveland Select Pear	5	2.5"	B&B	
TC	Tilia cordata	Little Leaf Linden	5	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	13	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	3	2.5"	B&B	
UN	Ulmus 'New Horizon'	New Horizon Elm	4	2.5"	B&B	
EVERGREEN TREE						
AC	Abies concolor	Concolor Spruce	19	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	20	6' TALL	B&B	
ORNAMENTAL TREE						
ARG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	15	6' TALL	B&B	MULTI-STEM
CC	Cercis canadensis	Autumn Brilliance Serviceberry	8	6' TALL	B&B	
MC	Malus 'Centurion'	Musclewood	4	6' TALL	B&B	
MRE	Malus 'Regent'	Centurion Apple Tree	7	6' TALL	B&B	
MRR	Nasus 'Royal Raindrops'	Regent Crabapple	7	6' TALL	B&B	
PE	Prunus sp	Royal Raindrops Crabapple	8	6' TALL	B&B	
SIR	Syringa reticulata	Snow Pear	4	6' TALL	B&B	
DECIDUOUS SHRUB						
FG	Fothergilla gardenii	Ivory Silk Japanese Tree Lilac	6	6' TALL	B&B	
POL	Physocarpus opulifolius 'Little Devil'	Gardenii Fothergilla	28	18" TALL	POT	
SPM	Syringa 'Minuet'	Little Devil Ninebark	4	24" TALL	POT	
SJA	Spiraea japonica 'Anthony Waterer'	Minuet Lilac	8	24" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Anthony Waterer Spirea	12	12" TALL	POT	
WKO	Weigela 'Dark Horse'	Magic Carpet Spirea	24	12" TALL	POT	
EVERGREEN SHRUB			24	12" TALL	POT	
CPG	Chamaecyparis pisifera 'Gold Mop'	Dark Horse Weigela				
PSG	Pinus sylvestris 'Blue Sky'	Gold Mop False Cypress	10	18" TALL	POT	
RP	Rhododendron 'PJM'	Blue Sky Dwarf Pine	15	12" TALL	POT	
TCJ	Juniperus chinensis 'Sea Green'	PJM Rhododendron	10	24" TALL	POT	
TC	Tsuga canadensis 'Jeddeloh'	Sea Green Juniper	12	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Jeddeloh Hemlock	47	4' TALL	POT	
ORNAMENTAL GRASSES			16	12" TALL	POT	
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	158	1 GAL	POT	

O'CONNELL KOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN

CORTLAND PARK

VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

0 20'

DATE: 02-06-18
REVISED:

DRAWN BY: MTS

FN: 17-05-110

Sheet Number:
L102

CORTLAND PARK CONDOMINIUM

CONDOMINIUM PLAT

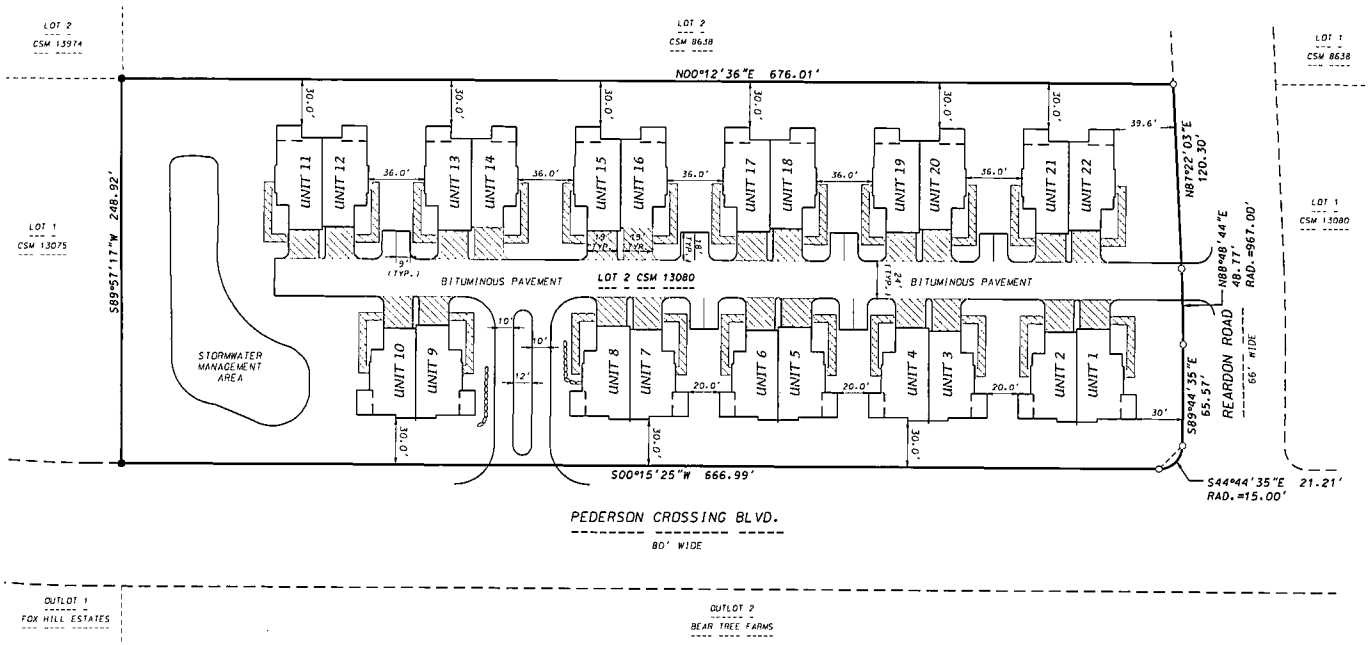
LOT 2, CERTIFIED SURVEY MAP NO. 13080,

LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

Dated this ___ day of _____ ,20____

_____
Dane County Planning and Development



NOTES

1. All of this condominium except units and areas labeled limited common elements are common elements.

2. Distances shown along curves are chord lengths.

LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 13080, recorded in Volume 83 of Certified Survey Maps on pages 342-344, Dane County Registry, located in the NE1/4 of the NW1/4 of Section 33, T9N, R10E, Village of Windsor, Dane County, Wisconsin.

0 60' 120'

1"=60'

THE WEST LINE OF LOT 2, CSM 13080 IS ASSUMED TO BEAR N00°12'36"E

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that the plat hereon is prepared in accordance with Wisconsin Statutes, Section 703.11 and is a correct representation of the condominium described. I further certify that such map correctly represents all exterior boundaries and that the locations of each unit and the common elements can be determined from the plat.

Dated this_____day of_____, 2018.

_____
Brett T. Stoffregan, Professional Land Surveyor, S-2742

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2018

at_____and recorded in Volume _____ of Condominium Plats on Pages _____ as Document Number _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

LEGEND

● FOUND 3/4" REBAR

○ PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)

▨ LIMITED COMMON ELEMENTS

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-104

CORTLAND PARK CONDOMINIUM

CONDOMINIUM PLAT

LOT 2, CERTIFIED SURVEY MAP NO. 13080,

LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T9N, R10E,

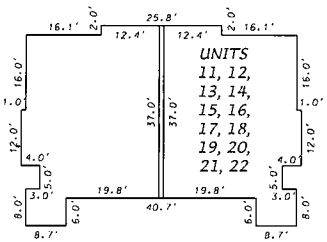
VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

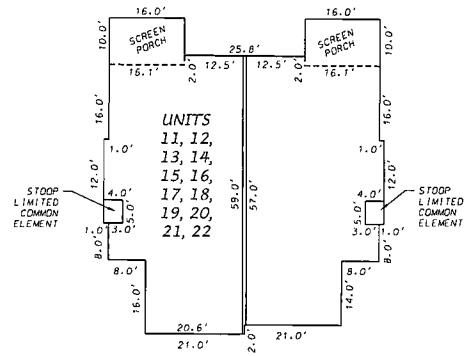
Dated this ____ day of _____ , 20____

_____

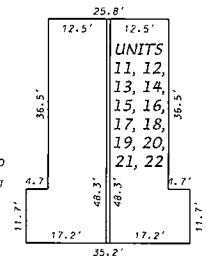
Dane County Planning and Development



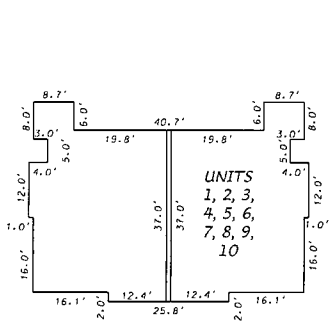
LOWER LEVEL
1" = 20'



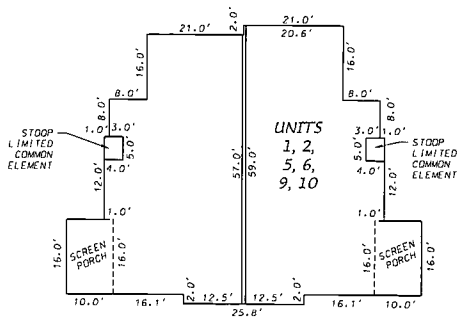
FIRST FLOOR LEVEL
1" = 20'



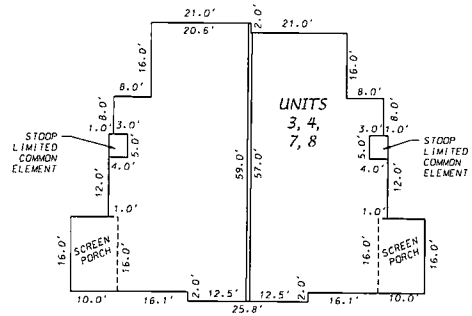
SECOND FLOOR LEVEL
1" = 20'



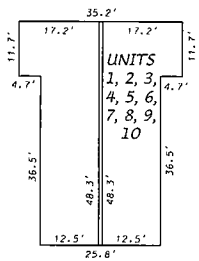
LOWER LEVEL
1" = 20'



FIRST FLOOR LEVEL
1" = 20'



FIRST FLOOR LEVEL
1" = 20'



SECOND FLOOR LEVEL
1" = 20'

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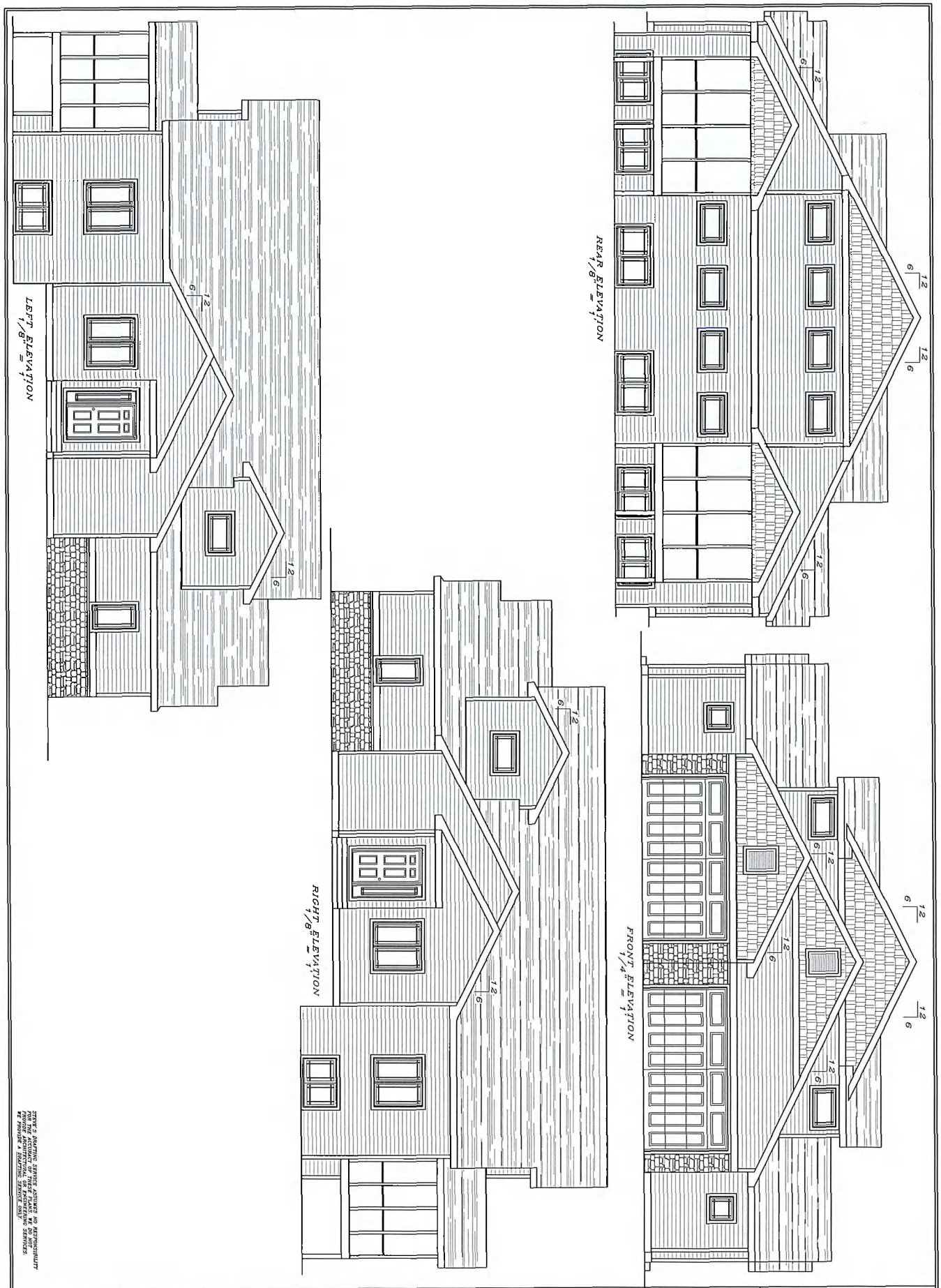


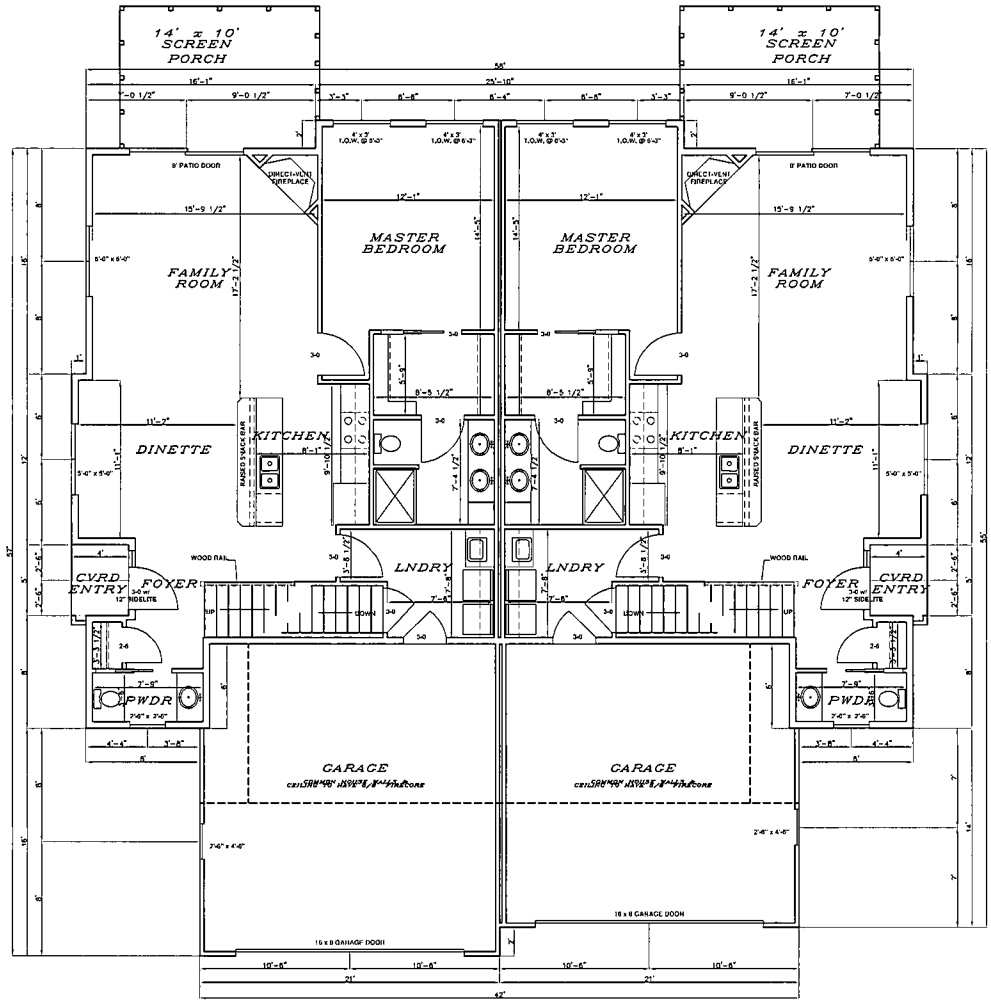
STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
802 LOIS DR. SUITE #2
SUN PRAIRIE, WI 53590
[608]837-6569
E-MAIL: steve.sds@charter.net
www.stevesdraftingservice.com

CORTLAND PROJECT

CONDO #1 | ELEVATIONS

DATE 1/17/2017
DRAWN BY SMB
REVISED 1/18/2017



1st FLOOR PLAN
1/4" = 1'
1098 SQ.FT.
EACH SIDE

NOTES:

1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
2 ALL CLOSETS TO BE 25" DEEP
3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

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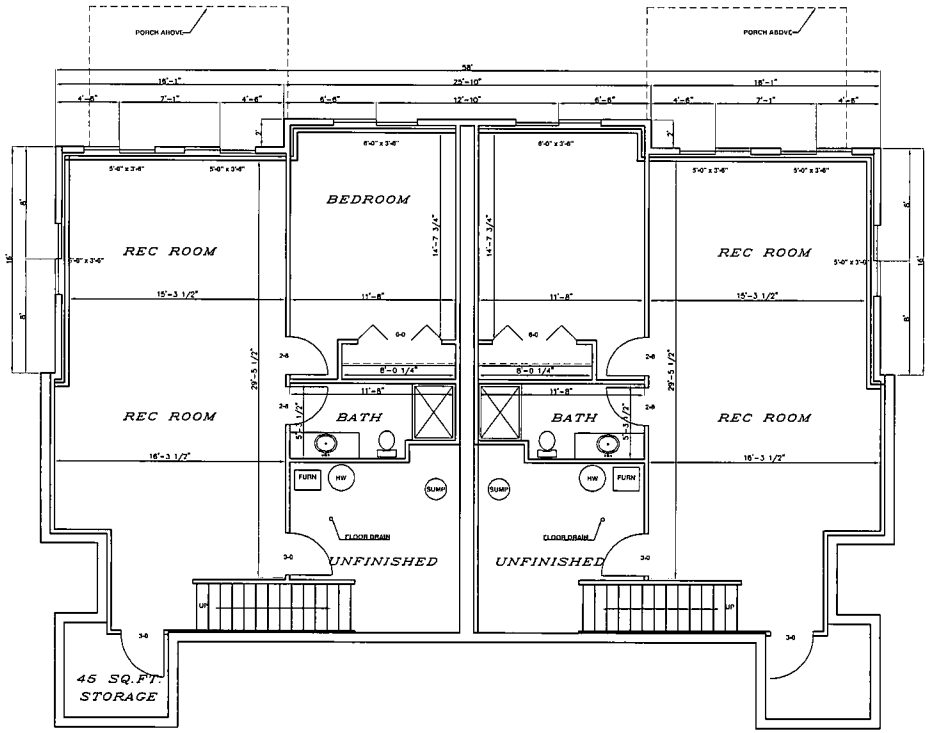
CORTLAND PROJECT

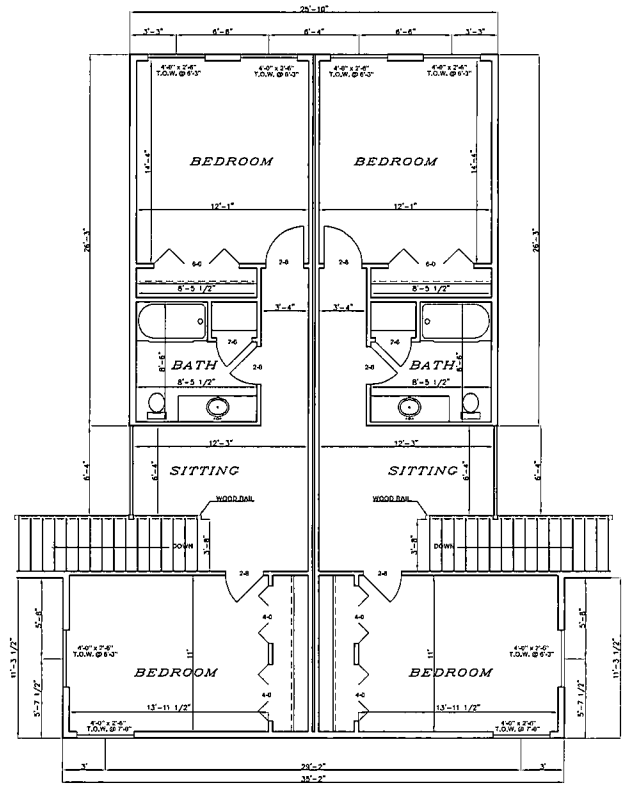
1st FLOOR PLAN

CONDO #1

DATE 1/17/2017
DRAWN BY SMB
REVISED 1/18/2017



FOUNDATION PLAN
1/4" = 1'
766 SQ.FT. FINISHED EACH SIDE



2nd FLOOR PLAN
1/4" = 1'
665 SQ.FT.
EACH SIDE

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

CORTLAND PROJECT

2nd FLOOR / LOWER LEVEL — CONDO #1

DATE 1/17/2017
DRAWN BY SMB
REVISED 1/18/2017

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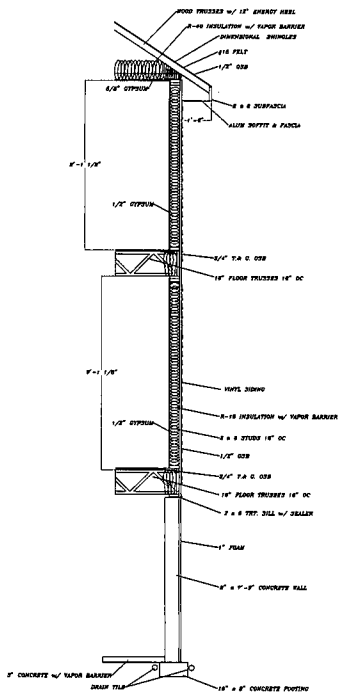
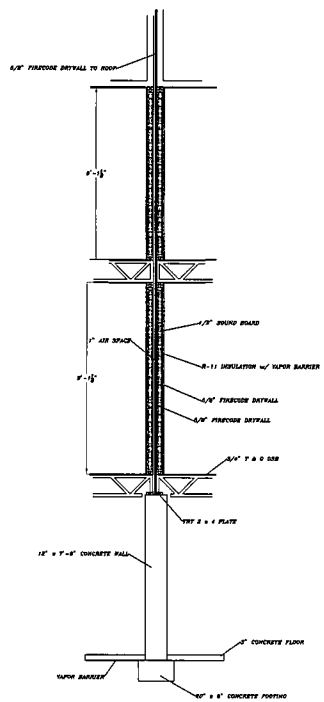
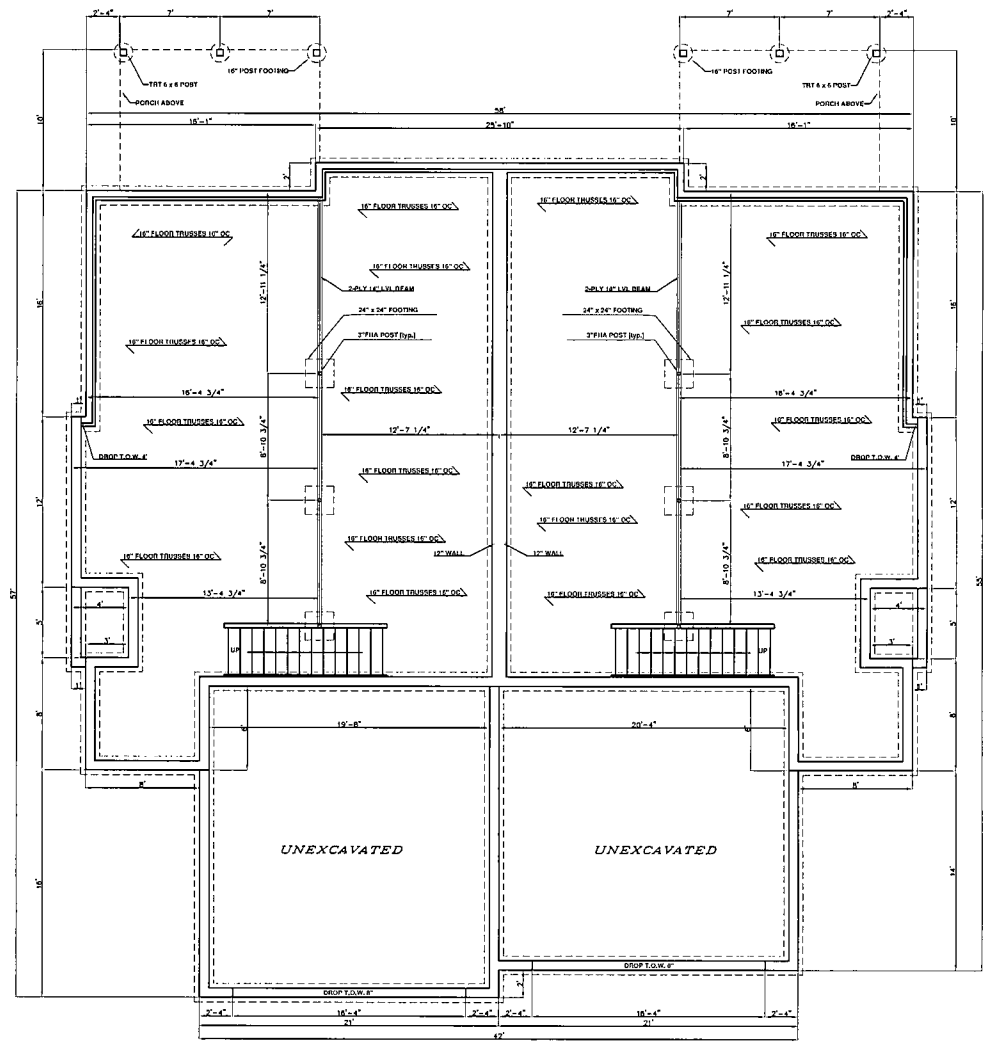


WALL SECTION
3/8" = 1'



PARTITION WALL SECTION
3/8" = 1'



FOUNDATION PLAN
1/4" = 1'

NOTE:
SEE LOWER LEVEL PLAN
FOR WINDOW & DOOR
SIZES & LOCATIONS

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
PLAN MAY NOT REFLECT SITE CONDITIONS
BASEMENT WINDOWS PER BUILDER

DATE 1/17/2017
DRAWN BY SMB
REVISED 1/18/2017

CORTLAND PROJECT

FOUNDATION PLAN

CONDO #1

STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
802 LOIS DR. SUITE #2
SUN PRAIRIE, WI 53590
E-MAIL: steve.sds@charter.net
www.stevesdraftingservice.com

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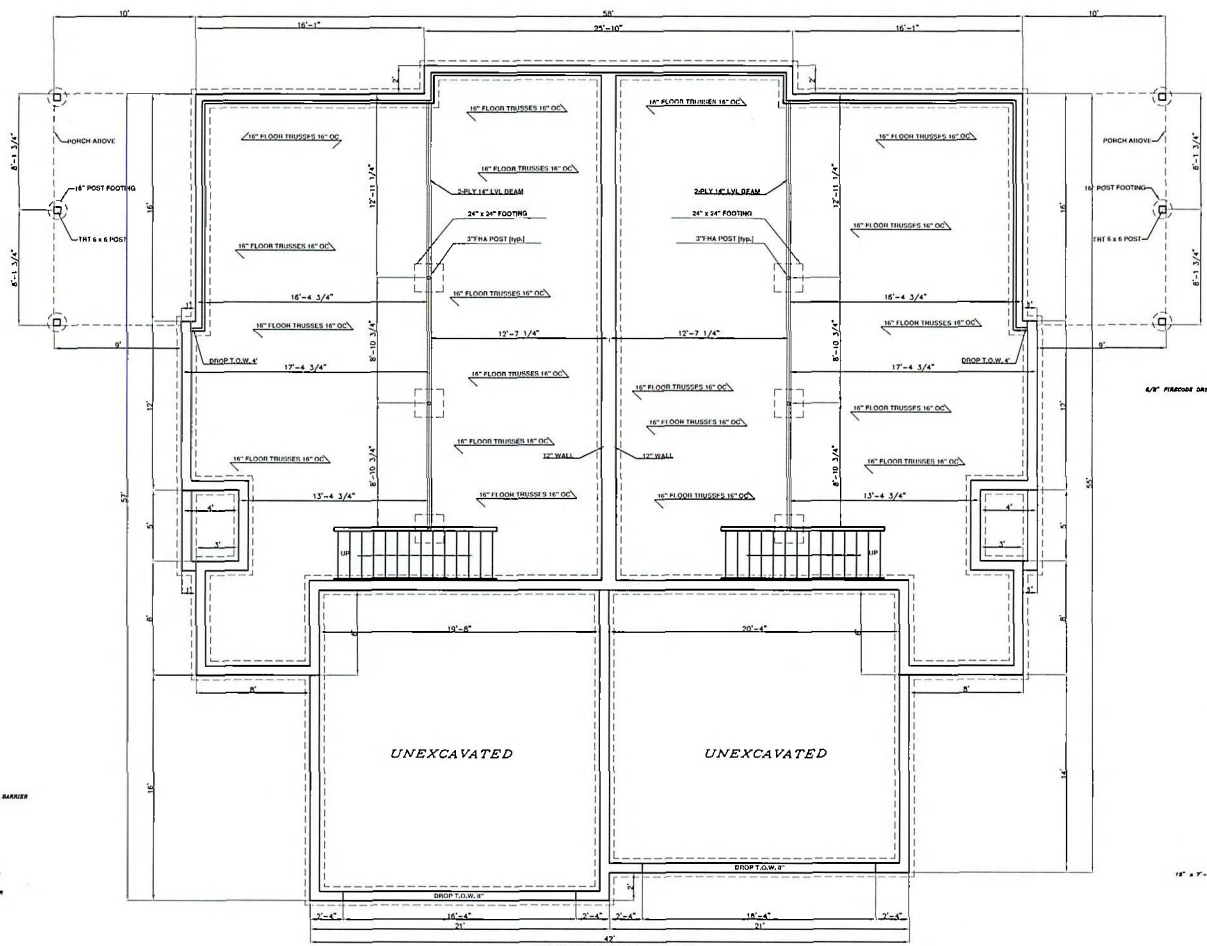
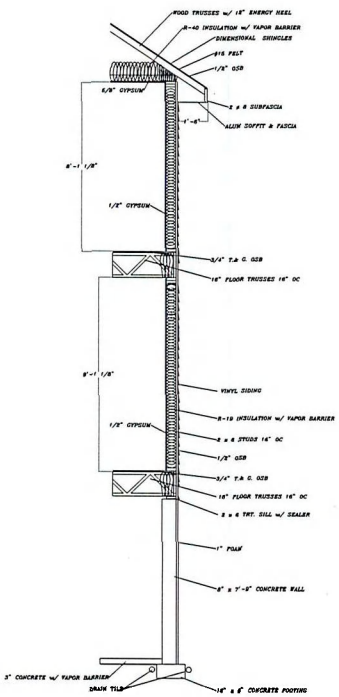
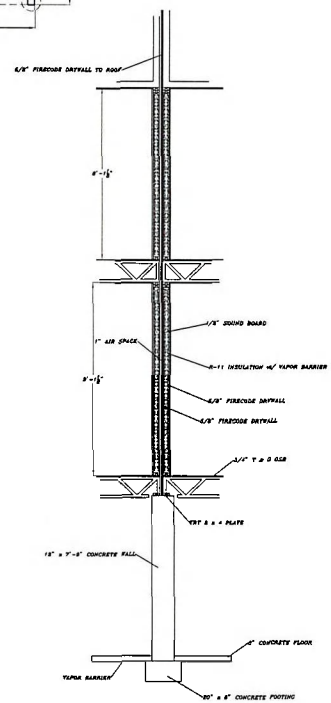


FOUNDATION PLAN
1/4" = 1'



WALL SECTION
3/8" = 1'



PARTITION WALL SECTION
3/8" = 1'

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
PLAN MAY NOT REFLECT SITE CONDITIONS
BASEMENT WINDOWS PER BUILDER

NOTE:
SEE LOWER LEVEL PLAN
FOR WINDOW & DOOR
SIZES & LOCATIONS

CORTLAND PROJECT

CONDO #2

FOUNDATION PLAN

DATE 1/17/2018
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STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
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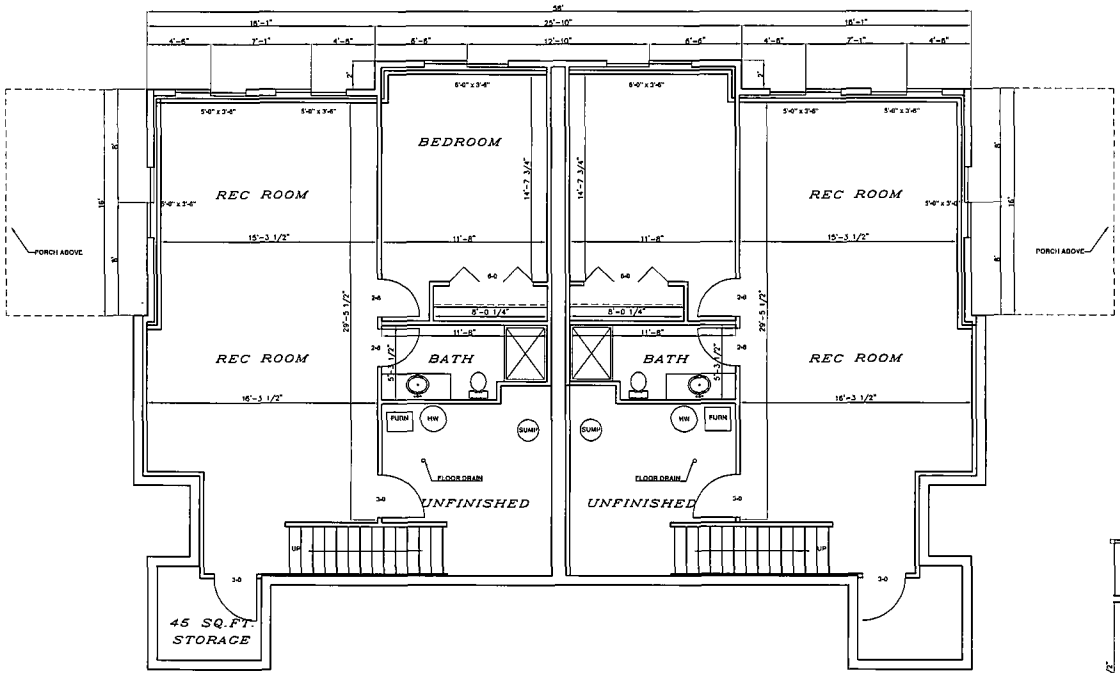
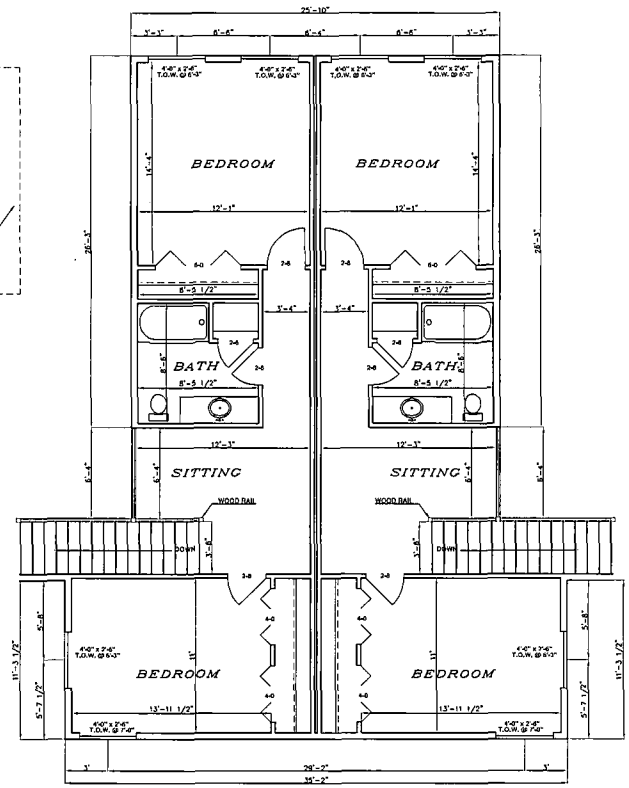
(608)837-6569
E-MAIL: steve.sds@charter.net
www.stevesdraftingservice.com



LOWER LEVEL PLAN
1/4" = 1'
766 SQ.FT. FINISHED EACH SIDE



2nd FLOOR PLAN
1/4" = 1'
665 SQ.FT.
EACH SIDE

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2nd FLOOR / LOWER LEVEL

CONDO #2

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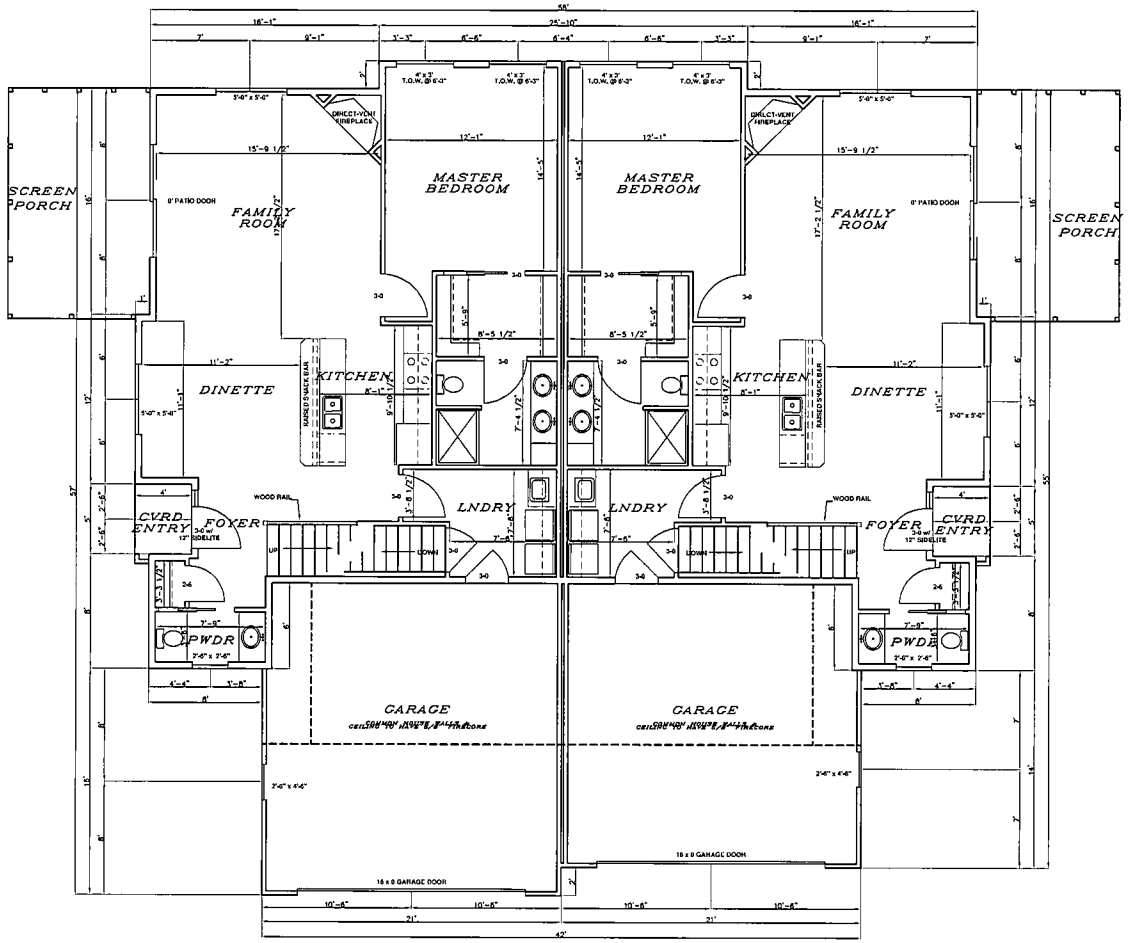

1st FLOOR PLAN
1/4" = 1'
1098 SQ.FT.
EACH SIDE

NOTES:

1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
2 ALL CLOSETS TO BE 25" DEEP
3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

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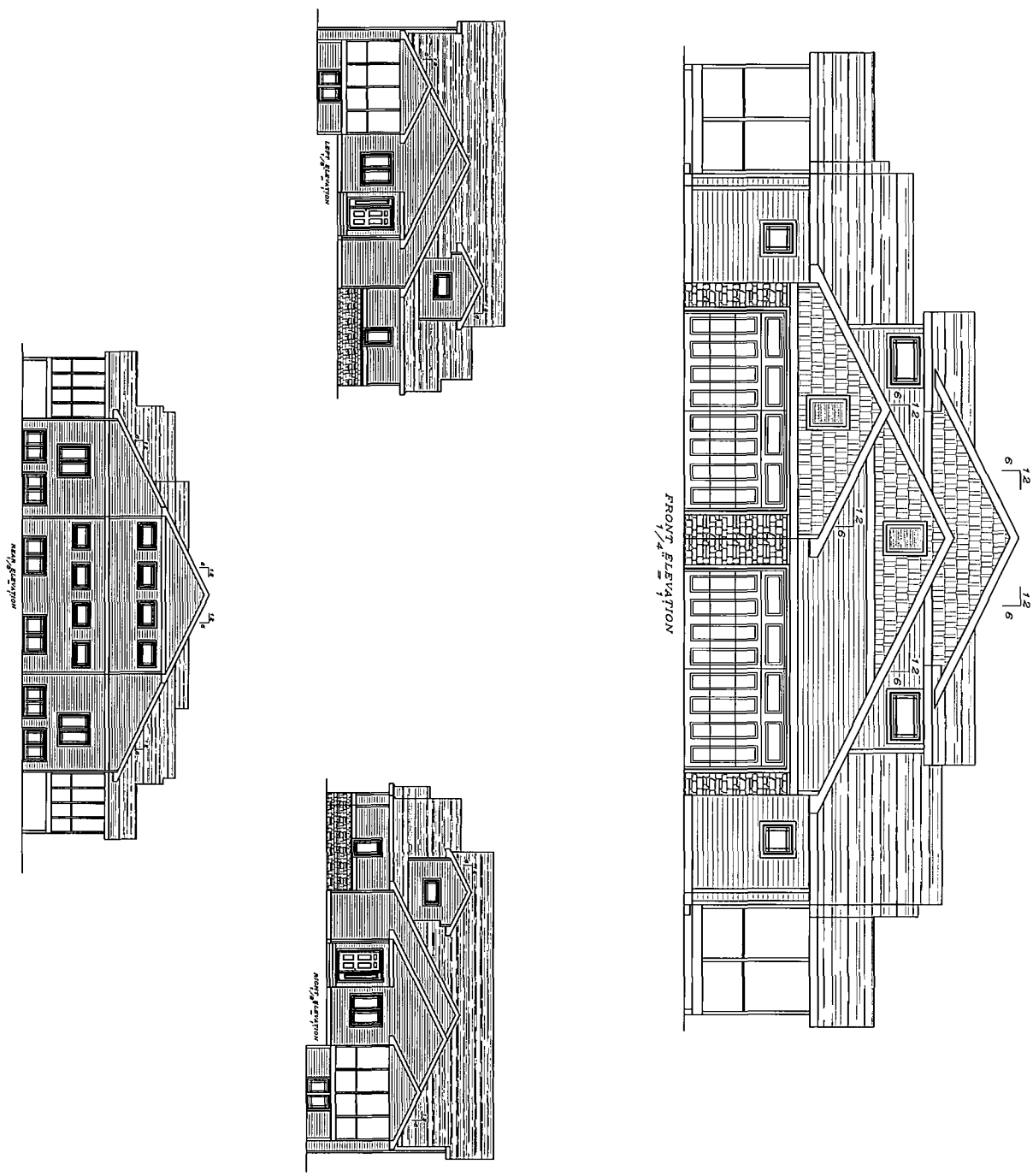
1st FLOOR PLAN

CONDO #2



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CORTLAND PROJECT

CONDO #2 | ELEVATIONS

DATE 1/17/2018
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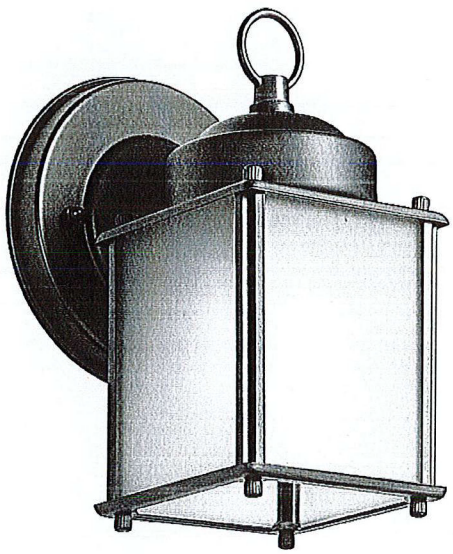
BBC Lighting

2015 W. Saint Paul Ave.
Milwaukee, WI 53233
Website: www.bbclighting.com

Phone: 414-933-0808
Fax: 414-933-6302
Email: wish_list@bbclighting.com



One Light Outdoor Wall Mount

Item ID:	**136570**
Manufacturer:	**Kichler**
MFG #:	**9611OZS**
Finish:	**Olde Bronze**
Height:	**8.25"**
Width/Dia.:	**5"**

The One Light New Street Wall Lantern Features A Classic Profile With Olde Bronze(R) Finish And Satin Etched Glass Panels. It Uses A 60-Watt (Max.) Bulb, Measures 8In. High, And Is U.L. Listed For Wet Location.

Bulbs

Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
1	**A19**	**Medium**	**Incandescent**	**60**						

Features

Safety Rating:	**CSA UL**
Safety Listing:	**Wet**

Additional Information

Glass:	**Satin Etched**
Canopy:	**5`` DIA**
Entension:	**5.75"**
Top to Outlet:	**5.25"**
Voltage:	**120V**
Shipped Via:	**UPS**
Weight:	**1.05lb**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.