

**VILLAGE OF WINDSOR
RESOLUTION 2018-31**

**APPROVAL OF SITE PLAN
FOR THE CONSTRUCTION OF TWO (2), 4-UNIT MULTI-FAMILY BUILDINGS
ON LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 14484**

WHEREAS, Judy Acker Maly and Dale Maly (collectively, “Petitioners”), are requesting Site Plan Review approval for two (2), 4-unit multi-family buildings, on Lots 1 & 2 of Certified Survey Map No. 14484 (“Subject Property”); and

WHEREAS, the Petitioners obtained Conditional Approval of the Site Plan Review request in Plan Commission Resolution 2018-05; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the request and prepared a Staff Report dated April 25, 2018 recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission and the Village Board meetings, and the Staff Report recommending approval, the Village Board approves the Site Plan, subject to the conditions specified in the Staff Report and as set forth herein.

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

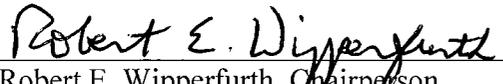
The Village of Windsor Board **Approves** the Site Plan for Judy Acker Maly and Dale Maly located on Lots 1 & 2 of Certified Survey Map No. 14484, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Village of Windsor Director of Planning / Zoning Administrator, Engineer and Utility District.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Village of Windsor Board on May 3rd, 2018. Plan Sheets include:
 - a. Site Plans (Date 1-8-18)
 - b. Landscape Plan (Lot 1 - Date 1-18-18) and (Lot 2 - Date 3-12-18)
 - c. A3, A4 & A5 Architectural Floor Plans (Date 5-3-18)
 - d. A1 & A2 Architectural Elevations (Date 5-3-18)
3. The Petitioner shall install the exterior lighting above the primary entrance to each unit, each garage door entrance, and each patio/porch entry. All exterior lighting shall be installed in a manner that does not create undesirable glare or illumination on adjacent property.
4. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.

5. The Petitioner shall record with the Dane County Register of Deeds a deed restriction, in a form satisfactory to the Village Attorney and Village Director of Planning/Zoning Administrator, providing that off-street parking for the tenants of each unit is restricted to the garage and driveway apron of that unit, as represented by the Petitioners to the Village of Windsor Plan Commission on April 12, 2018.
6. 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 this 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 or other related professional services.
7. The Village of Windsor Board's approval of the Site Plan Review 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.

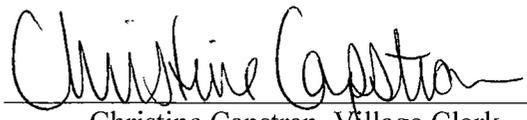
The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on May 3, 2018, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR



Robert E. Wipperfurth, Chairperson

Attested by:



Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:
Staff Review Dated April 25, 2018
Plan Commission Resolution 2018-05



To: Village of Windsor Board
Cc: Judy Acker Maly and Dale Maly
From: Amy Anderson Schweppe, Jamie Rybarczyk, Kevin Richardson, Jerry Groth
Rpt Date: April 25, 2018
Mtg Date: May 3, 2018
Submtl Date: February 12, 2018
Re: Judy Acker Maly and Dale Maly – Site Plan Review for Lots 1 & 2 of Certified Survey Map 14484, Part of Blue Addition to Lake Windsor

BACKGROUND:

Petitioner: Judy Acker Maly and Dale Maly
Property Owner: Judy Acker Maly and Dale Maly
Location / Address: Lots 1 & 2, CSM 14484
Taxkey Number: 196/0910-304-7230-1 & 096/0910-304-7265-1
Area: Lot 1 (19,480 SF) & Lot 2 (19,480 SF)
Existing Zoning: MF-3 Multi-Family Residential Zoning District
Proposed Zoning: N/A
Future Land Use: Mixed Residential

REQUEST:

The Petitioner is requesting Site Plan Review approval for two (2), 4-unit multi-family buildings on adjoining lots located along Golf Road and further described as Lots 1 & 2 of Certified Survey Map 14484. The proposed 4-unit multi-family buildings will be identical on each lot.

OVERVIEW:

The application illustrates a two story, two bedroom (interior units) and three bedroom (outer units), two and one-half bathroom, two car garage 4-unit multi-family building. The interior two units, 1,618 SF each (excluding an unfinished lower level), have a centrally located front entry between the garages. The outer two units, 1,603 SF each (excluding an unfinished lower level), have side entry with a covered porch. The building is predominantly vinyl with accents of cultured stone veneer base on the garage and central entryway. Each unit has an attached two (2) car garage. The building is predominantly vinyl with accents of cultured stone veneer base on the garage and central entryway. Each unit has an attached two (2) car garage.

In lieu of a lighting plan, the Petitioner will provide exterior lighting above the primary entrance to each unit, each garage door entrance and each patio/porch entry.

There is a 35 FT stormwater management easement along the rear property line of both lots.

VILLAGE STAFF COMMENTS:

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

1. *Village of Windsor Code of Ordinances: Chapter 10 Buildings 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.
 - b. Circulation and access: Access is provided on a public street – Golf Road.
 - c. Landscape and buffers: The Petitioner has provided an adequate landscape plan. Staff has excluded requirements from the easement areas.
 - d. Architecture: The building is planned to be predominantly vinyl, dark gray in color with accents of cultured stone veneer base on the garage and central entryway, also dark gray in color tones.
 - e. Signage: No sign plans were submitted and it is presumed that no sign will be used. All signage shall comply with Sections 10-499, 52-23 and 52-101(7) of the Village of Windsor Code of Ordinances.
 - f. Lighting: The Petitioner did not submit plans and/or specifications for lighting for the project. The Petitioner will provide exterior lighting above the primary entrance to each unit, each garage door entrance and each patio/porch entry. All lighting shall comply with Section 10-500 of the Village of Windsor Code of Ordinances.

The Site Plan complies with the requirements of article IX Site Plan Review for Commercial, Industrial, Government and Multi-Family Developments.

2. *Village of Windsor Code of Ordinances: Chapter 52 Zoning*

The Site Plan complies with the requirements of the MF-3, Multi-Family Zoning District.

3. *Village of Windsor Comprehensive Plan: 2035*

The proposed 4-unit multi-family building is consistent with the Village of Windsor Comprehensive Plan and Mixed Residential land use designation.

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

1. The Site Plan must comply with the approved and recorded Stormwater Management Plan for the Blue Addition to Lake Windsor.

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

1. The Utility District has indicated that the sewer laterals and water services to Lot 1 & 2, CSM 14484 will need to be upgraded to provide adequate service. Plans have been submitted and approved by the Utility District.

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

1. The DeForest Windsor Fire & EMS District has no objections.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On April 12, 2018 the Village Plan Commission recommended to the Village of Windsor Board Approval of the Site Plan Review request for Judy Acker Maly and Dale Maly for two (2), 4-unit multi-family buildings on adjoining lots located along Golf Road and further described as Lots 1 & 2 of Certified Survey Map 14484 by Resolution 2018-05.

Exhibit B provides the unofficial meeting minutes for the Village Plan Commission regarding the Petitioner's request.

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:

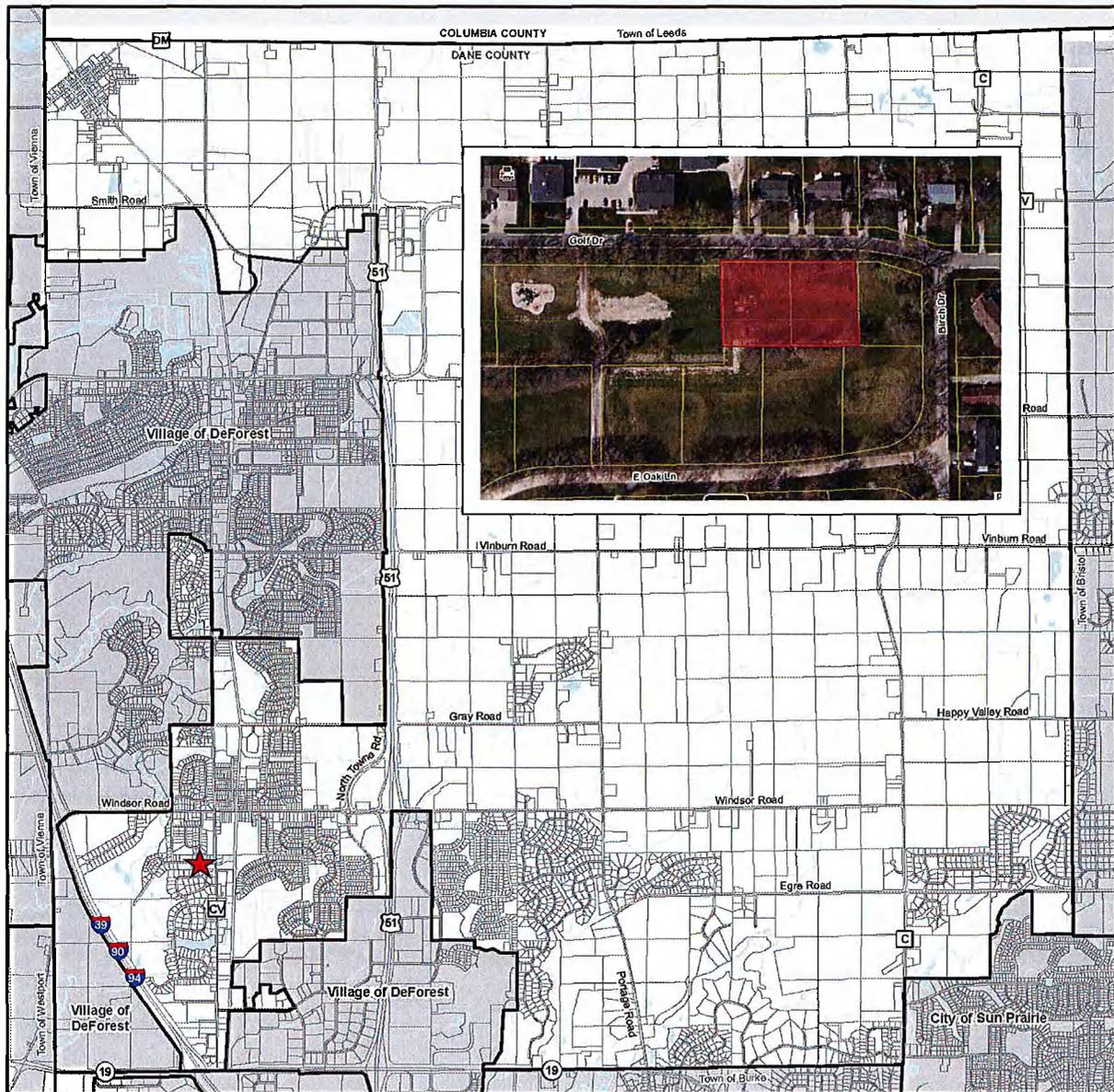
The Village of Windsor Board **Approves** the Site Plan Review request for Judy Acker Maly and Dale Maly located on Lots 1 & 2, Certified Survey Map No. 14484, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of this Staff Report to the satisfaction of the Village of Windsor Director of Planning / Zoning Administrator, Engineer and Utility District.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Village of Windsor Board on May 3rd, 2018. Plan Sheets include:
 - a. Site Plans (Date 1-8-18)
 - b. Landscape Plan (Lot 1 - Date 1-18-18) and (Lot 2 - Date 3-12-18)
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 - d. A1 & A2 Architectural Elevations (5-3-18)
3. The Petitioner shall install the exterior lighting above the primary entrance to each unit, each garage door entrance, and each patio/porch entry. All exterior lighting shall be installed in a manner that does not create undesirable glare or illumination on adjacent property.
4. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.
5. The Petitioner shall provide a Private Covenants and Restrictions, in a form satisfactory to the Village of Windsor Attorney and Director of Planning/Zoning Administrator, ensuring that the off-street parking for the tenants of each unit is restricted to the garage and driveway apron as represented by the Petitioners to the Village of Windsor Plan Commission on April 12, 2018.
6. 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 this 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 or other related professional services.

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

LOCATION MAP:



EXHIBITS:

- A. Petitioner Application
- B. Village Plan Commission Meeting Minutes (Unofficial) of April 12, 2018

**Village of Windsor
Site Plan Review Application**

General Requirements

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

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

The application shall: 1) be on forms made available from the Village and accompanied by the required fee and review escrow, and 2) include a digital pdf copy of all submitted drawings and supplementary data.

Applicability

Applications for building permits for any construction, expansion, or conversion of structures other than single or two family residences, agricultural structures, or agricultural accessory buildings shall require site plan approval from the Village Board, upon recommendation from the Plan Commission.

Brief Description of Project: Build (2) 4 unit Buildings
On Golf Drive.

Project Location: Lot 1 csm Lot 2 csm
Doc. # 14484 Doc. # 5317008

Parcel Number(s): Lot 1 = 0910-304-7230-1 Lot 2 = 0910-304-7265-1

Process for Review and Approval (per Section 10-462 of the Village Ordinance)

- 1) One consultation meeting with Village Staff (Engineer, Legal Counsel, Planner and Planning and Development Coordinator at no charge.) Optional
- 2) Submittal of application form, fees/review escrow, and electronic/digital pdf copies of the Site Plan and supplementary materials as described above (at least 30 days prior to next plan commission meeting).
- 3) Staff review of application materials for compliance with requirements.
- 4) Plan Commission review and comment.
- 5) Village Board Review
- 6) Upon approval of the application, compliance with all applicable conditions and other Village ordinances, and execution of a development agreement if required, the Building Inspector, or designee, may issue or reject a building permit.

Checklist Legend:	
✓	submitted completely

Contact Information

Applicant:

Name: Dale, Judy Maly
 Address: 6483 Kopp Rd.
 City, State, Zip: Waukegan WI 53517
 Phone Number(s): _____
 Cell Phone(s): 212-7399, 212-2000
 Email Address(es): Judy@ackermaly.com

Surveyor:

Name: Dan Paulson
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): 220-2056
 Email Address(es): dan@paulsonlic.net

Attorney:

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): _____
 Email Address(es): _____

Owner:

Name: Tim Gotzion tim@lakewindson.com
 Address: Kimberly Gotzion Kimberly@lakewindson.com
 City, State, Zip: Diane Steffes ldsteffes@verizon.net
 Phone Number(s): Andrew Gotzion@gmail.com
 Cell Phone(s): 608-209-2951 Tim Gotzion
 Email Address(es): _____

Engineer:

Name: Cold Spring Design
 Address: 222 South Main Street
 City, State, Zip: Fosy Atkinson WI
 Phone Number(s): _____
 Cell Phone(s): 920 568-9530
 Email Address(es): crnk@coldspringdesign.net

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 Second Thursday of every month at 5:00 p.m., and the Windsor Village Board typically reviews planning issues on the First 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:

<input type="checkbox"/> Rezone	<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Site Plan Review
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Variance	<input type="checkbox"/> Certified Survey Map	<input type="checkbox"/> Other _____

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

Dane County
 City of Sun Prairie
 Village of DeForest
 Token Creek Conservancy Committee or Windsor Parks Commission
 Capital Area Regional Plan Commission (CARPC)
 Wisconsin Department of Transportation (DOT)
 Wisconsin Department of Natural Resources (DNR)

Project Location:

lot 1 csm 14484 Doc # 5317008 | lot 2 csm 14484 Doc # 5317008 Golf Drive Windsor WI

Parcel Number(s)

x See Survey

Current Zoning Classification:

41 UNIT

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.

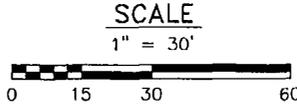
Debra D. Mahy [Signature] 1/5/18
Applicant Signature Date

SITE PLAN

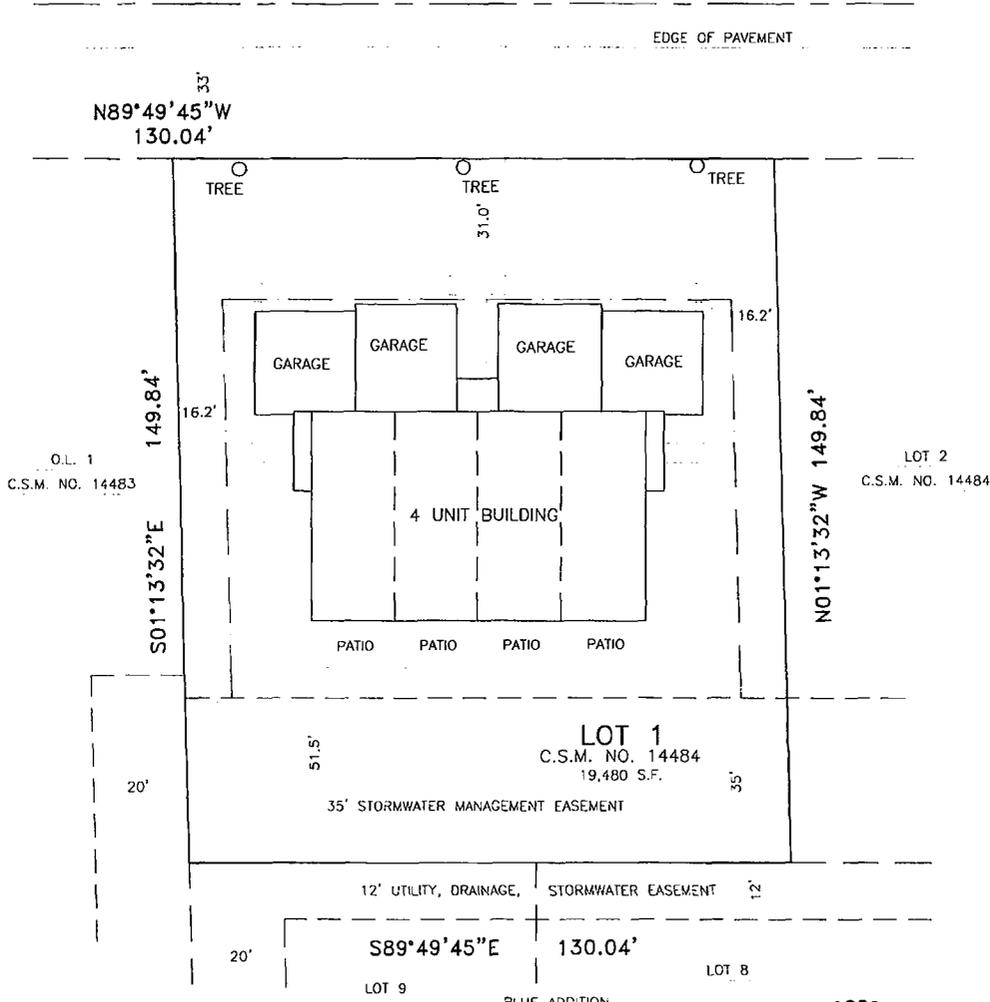
BEING LOT 1, C.S.M. NO. 14484, LOCATED IN THE SE 1/4 OF THE SE 1/4,
SECTION 30, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS

THE EAST LINE OF LOT 1 IS
RECORDED TO BEAR N01°13'32"W.



GOLF DRIVE



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

BUILDER
PREMIER BUILDERS
Kevin Acker
102 N. Holiday Drive
Waunakee, WI 53597

LEGEND

- SETBACK LINE
- x EXISTING SPOT ELEVATION
- o PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION



THIS SITE PLAN IS NOT A PROPERTY SURVEY AND DOES NOT COMPLY WITH THE MINIMUM STANDARDS OF A PROPERTY SURVEY AS SPECIFIED IN CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THIS SITE PLAN WAS PREPARED AT THE DIRECTION OF THE CLIENT/BUILDER. MODIFICATIONS TO THIS SITE PLAN MUST BE APPROVED BY THE CLIENT/BUILDER.

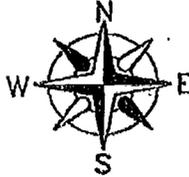
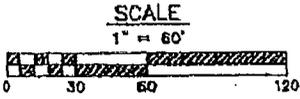
JUDY 4-UNIT
(REVISED 1-8-18)
(PLOTTED 1-18-18)

DANE COUNTY CERTIFIED SURVEY MAP NO. 14484

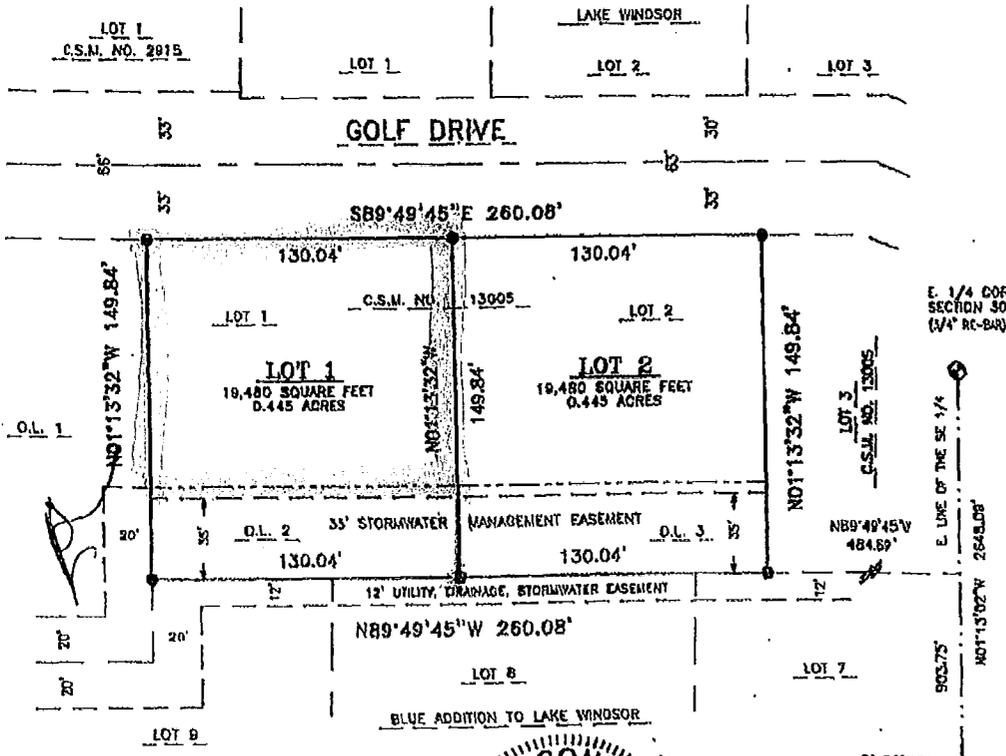
BEING OUTLOTS 2 & 3, BLUE ADDITION TO LAKE WINDSOR AND LOTS 1 & 2, C.S.M. NO. 13005;
 LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 30, T.09N., R.10E., VILLAGE OF WINDSOR,
 DANE COUNTY, WISCONSIN

BASIS OF BEARINGS
 THE EAST LINE OF THE SE 1/4
 IS RECORDED TO BEAR N01°13'02"W.

DOCUMENT NUMBER
 5317008



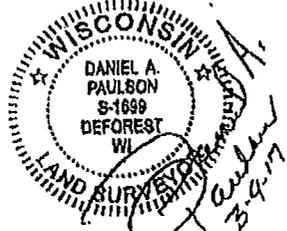
TOTAL AREA
 38,980 SQUARE FEET
 0.89 ACRES



LEGEND

- ⊙ DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
- 3/4" IRON RE-BAR (FOUND)
- FORMER LOT LINES

NOTES:
 1) SUBJECT TO BLUE ADDITION TO LAKE WINDSOR COVENANTS & RESTRICTIONS.



PAULSON & ASSOCIATES, LLC
 LAND SURVEYING
 DEFOREST, WI
 608-848-2523

OWNER
 WINDSOR GOLF VENTURES, INC
 TIMOTHY W. GOTZON, PRESIDENT
 8592 LAKE ROAD, SUITE D
 WINDSOR, WI 53588

OWNER
 TWG INVESTMENTS, LLC
 TIMOTHY W. GOTZON, PRESIDENT
 8592 LAKE ROAD, SUITE D
 WINDSOR, WI 53588

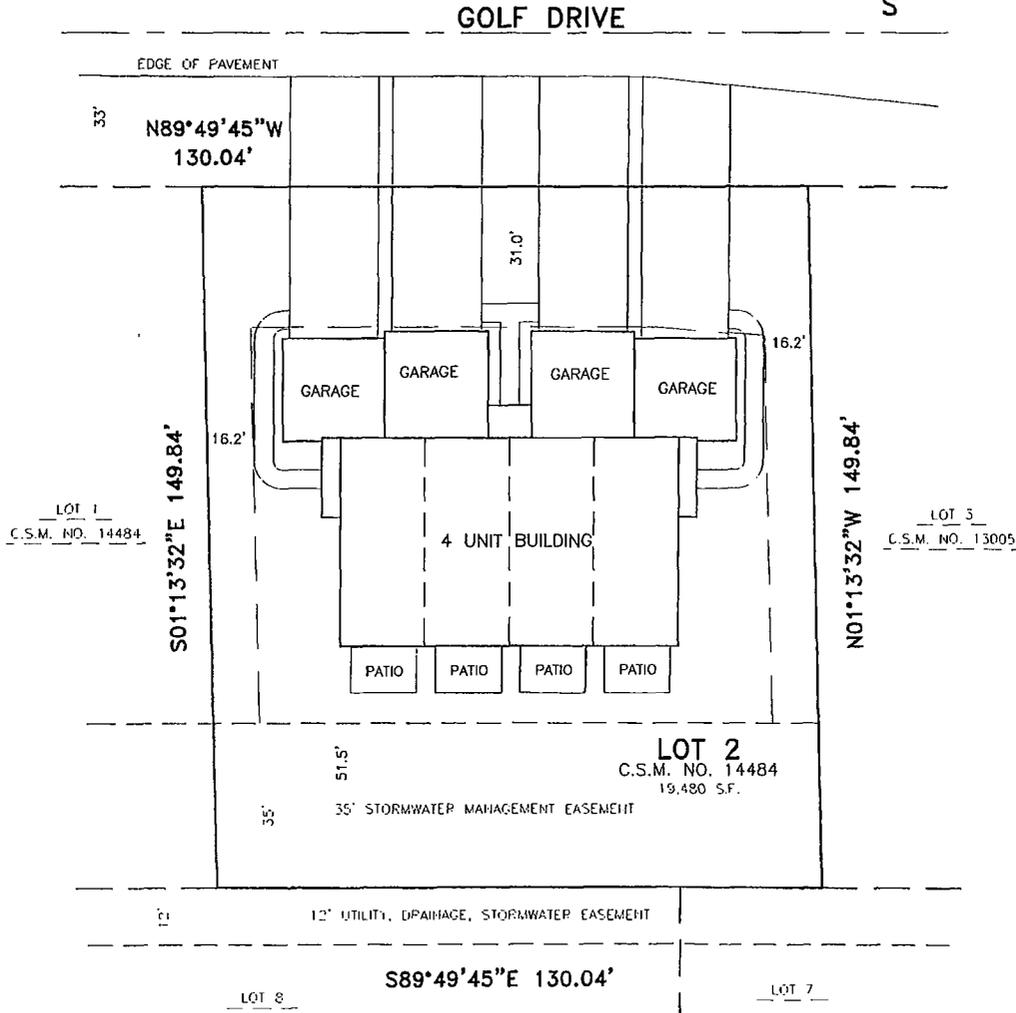
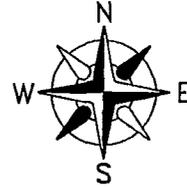
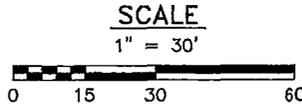
SURVEYOR
 PAULSON & ASSOCIATES, LLC
 DANIEL A. PAULSON
 136 WEST HOLLIN STREET
 DEFOREST, WI 53532

Handwritten signature

SITE PLAN

BEING LOT 2, C.S.M. NO. 14484, LOCATED IN THE SE 1/4 OF THE SE 1/4,
SECTION 30, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS
THE EAST LINE OF LOT 2 IS
RECORDED TO BEAR N01°13'32"W.



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

BUILDER
PREMIER BUILDERS
Kevin Acker
102 N. Holiday Drive
Wausaukee, WI 53597

LEGEND

- SETBACK LINE
- 927.5 EXISTING SPOT ELEVATION
- ⊙ 927.3 PROPOSED SPOT ELEVATION
- (927.5) TOP OF WALL ELEVATION

PAULSON & ASSOCIATES, LLC

LAND SURVEYING
DEFOREST, WI
608-846-2523

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JUDY 4-UNIT
(REVISED 1-8-18)
(PLOTTED 1-8-18)

Addendum X

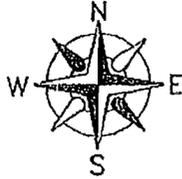
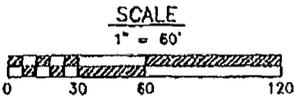
DANE COUNTY CERTIFIED SURVEY MAP NO. 14484

BEING OUTLOTS 2 & 3, BLUE ADDITION TO LAKE WINDSOR AND LOTS 1 & 2, C.S.M. NO. 13005;
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DANE COUNTY, WISCONSIN

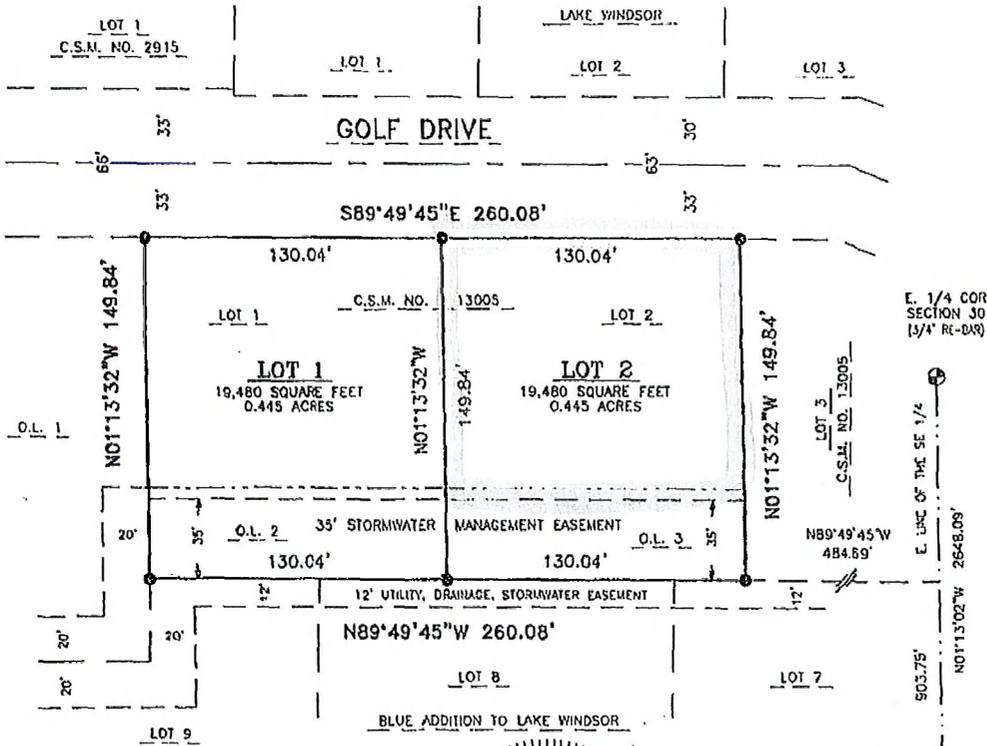
BASIS OF BEARINGS

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DOCUMENT NUMBER
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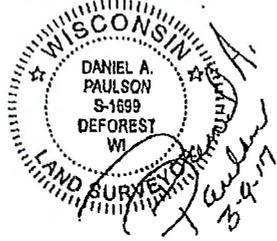
TOTAL AREA
38,960 SQUARE FEET
0.89 ACRES



Handwritten initials/signature

LEGEND

- ⊕ DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
- 3/4" IRON RE-BAR (FOUND)
- FORMER LOT LINES



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

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WINDSOR GOLF VENTURES, INC
TIMOTHY W. GOIZION, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598

OWNER
TVG INVESTMENTS, LLC
TIMOTHY W. GOIZION, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 WEST HOLM STREET
DEFOREST, WI 53532

NOTES:

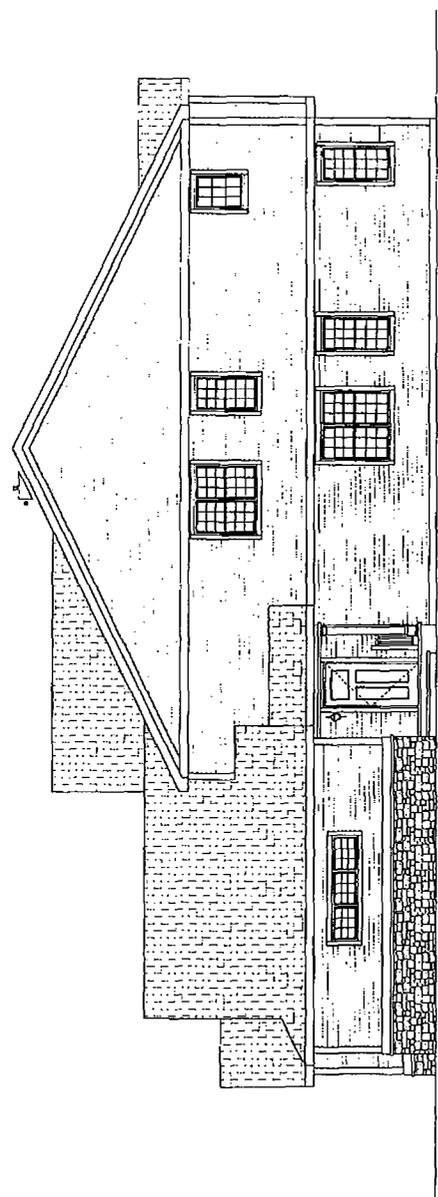
- 1) SUBJECT TO BLUE ADDITION TO LAKE WINDSOR COVENANTS & RESTRICTIONS.

AMERICAN DESIGN CONCEPTS L.L.C.
DESIGNED BY
1324 APPLEBATE
MADISON
(608) 770-0770
© ALL RIGHTS RESERVED
AMERICAN DESIGN CONCEPTS

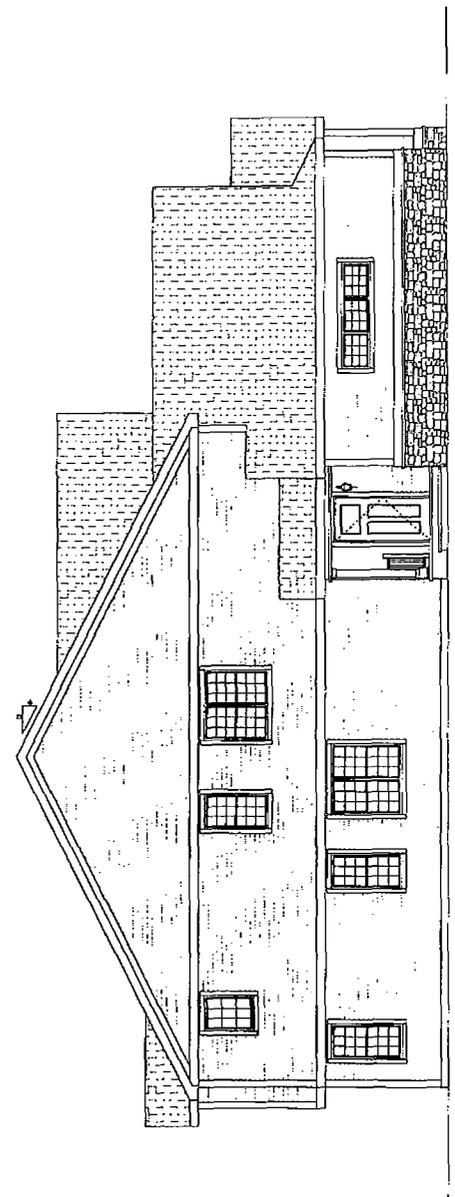
AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
LOT 1 GOLF ROAD

PLAN SHEET DATE: 07/20/10
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1/4" = 1'

SIDE ELEVATIONS



RIGHT ELEVATION
07/20/10



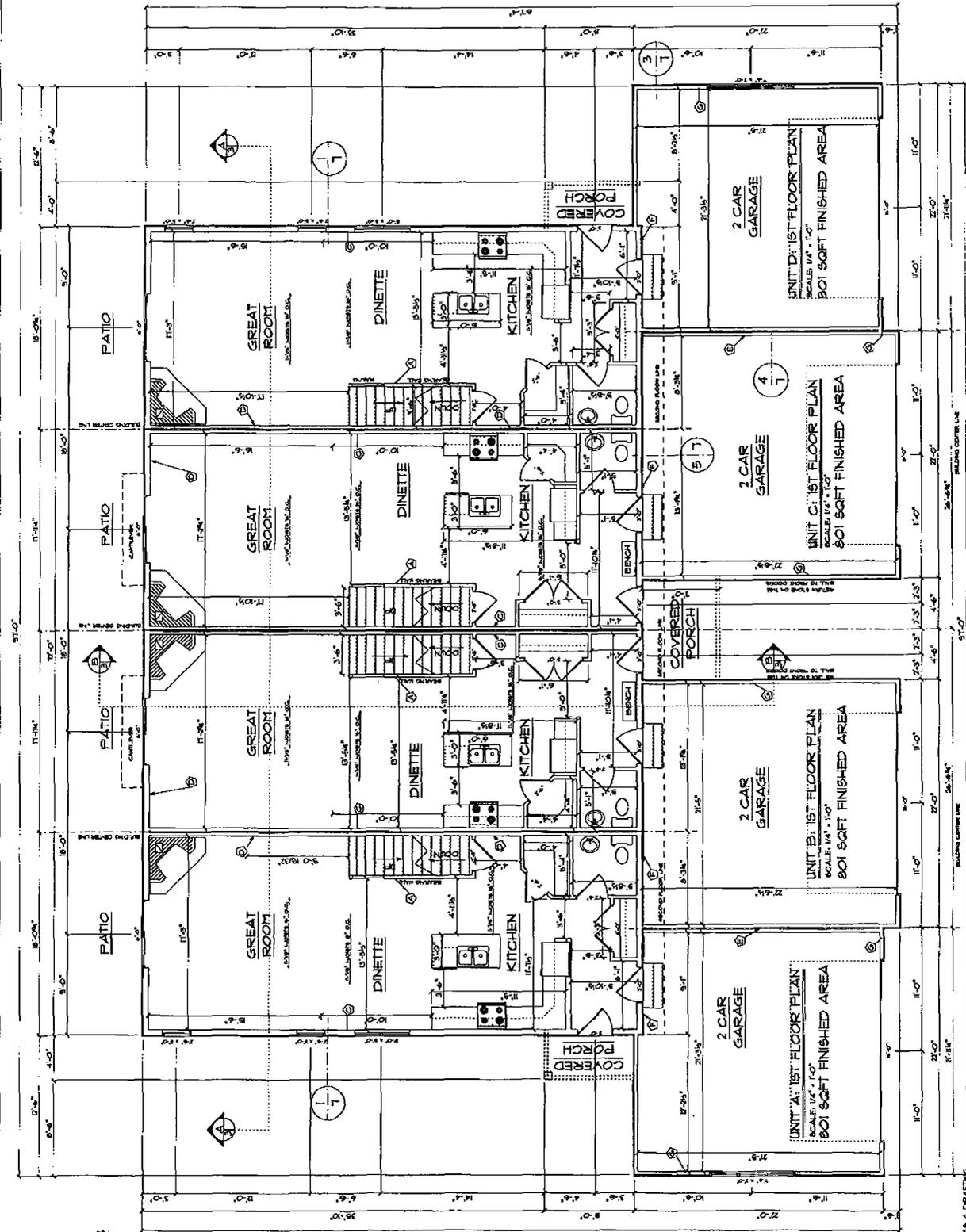
LEFT ELEVATION
07/20/10

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSOR OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR IN ANY FORM.

AMERICAN DESIGN CONCEPTS LLC
DESIGNED BY: USA AFFILIATE
TRACY, CA (909) 734-0100
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
LOT 1 GOLF ROAD

FIRST FLOOR FLOOR PLAN
3204 TOTAL SQFT
SCALE: 1/4" = 1'-0"
REVISED DATE: 01-10-08
REVISED BY: [REDACTED]
REVISED DATE: [REDACTED]
REVISED BY: [REDACTED]



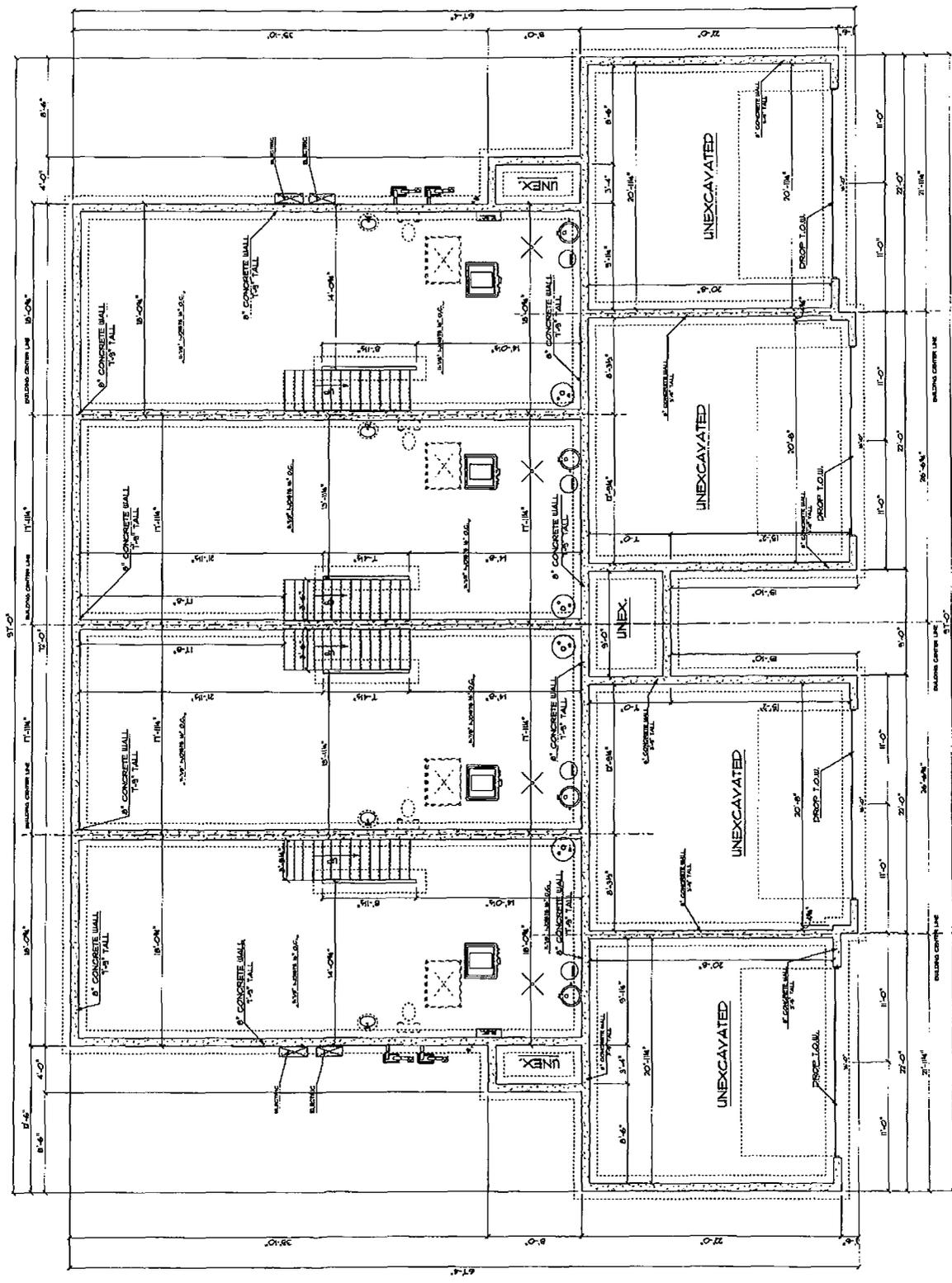
WALL TYPES
DEFINED ON A4
①
②
③
④
⑤
⑥
⑦
⑧
⑨
⑩

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 MADISON (608) 270-0770
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AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 LOT 1 GOLF ROAD

FOUNDATION PLAN	SCALE: 1/4" = 1'-0"
REVISIONS	
REVISION NO.	
REVISION DATE	



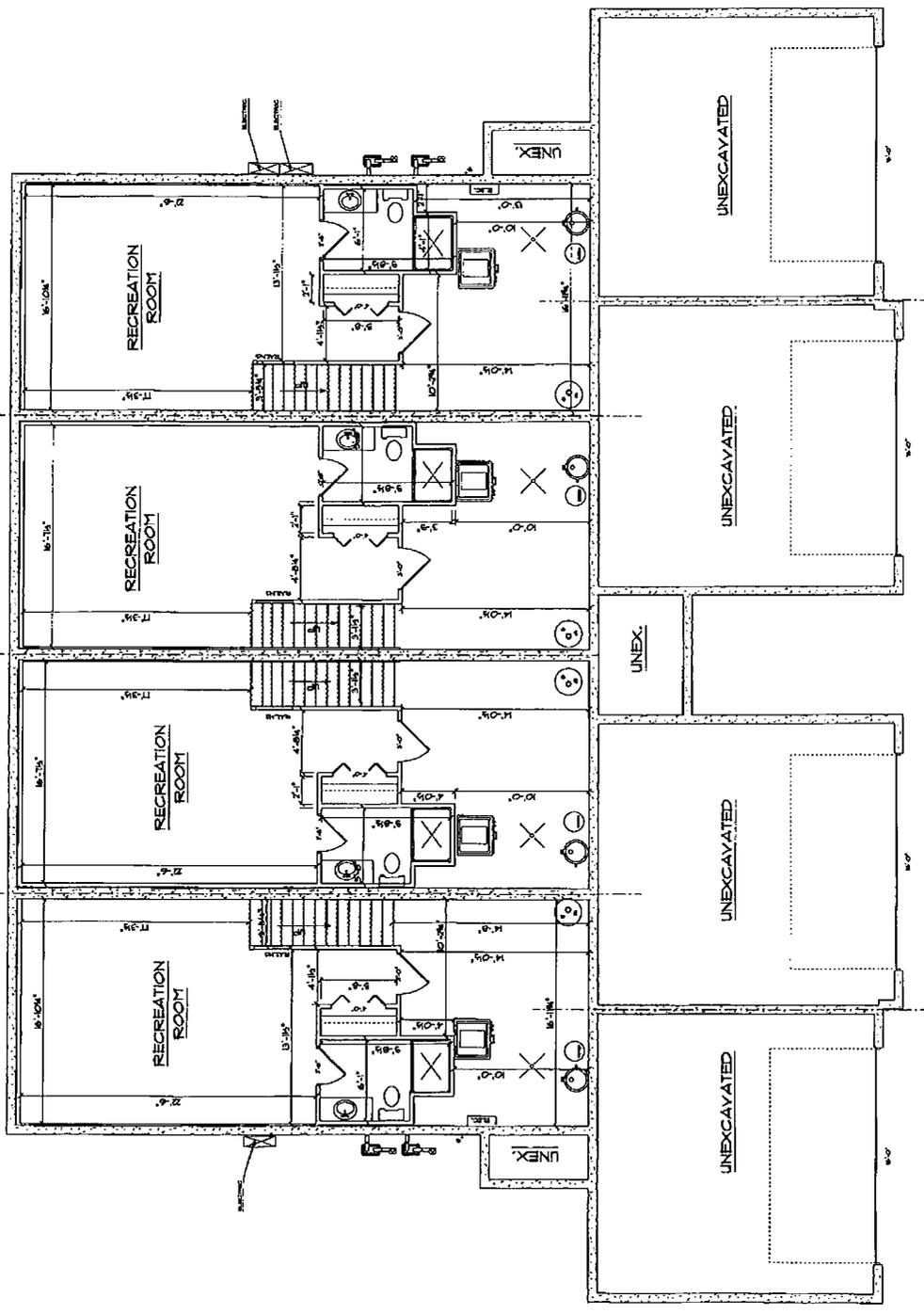
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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FOUNDATION FINISH PLAN
 SCALE: 1/4" = 1'-0"
 REVISIONS
 REVISION NO. DATE BY
 REVISION NO. DATE BY
 REVISION NO. DATE BY

AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 LOT 1 GOLF ROAD

AMERICAN DESIGN CONCEPTS LLC
 1334 APPELLATE
 MADISON
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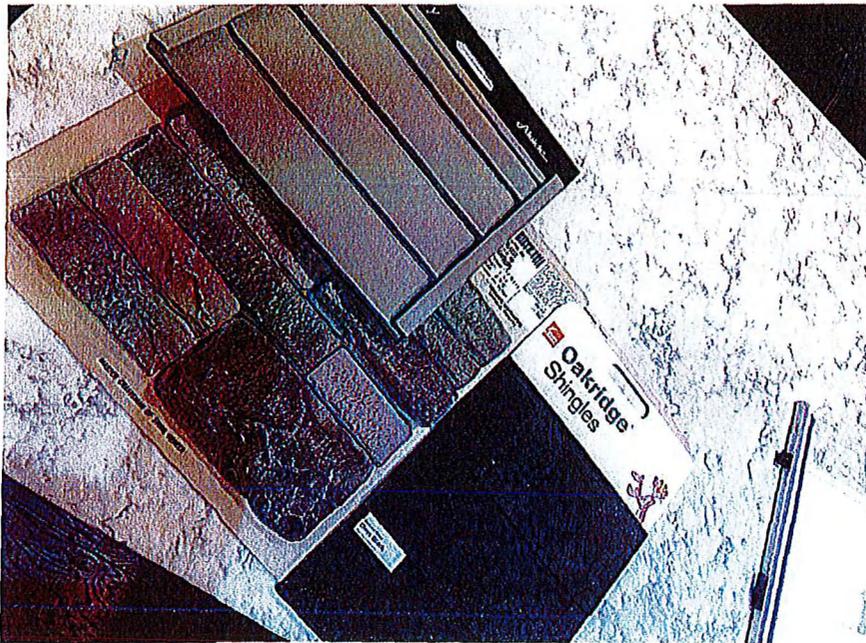
UNIT D: 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 302 SQFT FINISHED AREA

UNIT C: 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 362 SQFT FINISHED AREA

UNIT B: 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 362 SQFT FINISHED AREA

UNIT A: 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 362 SQFT FINISHED AREA

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 IN ANY FORUM.



REVISIONS	DATE	BY

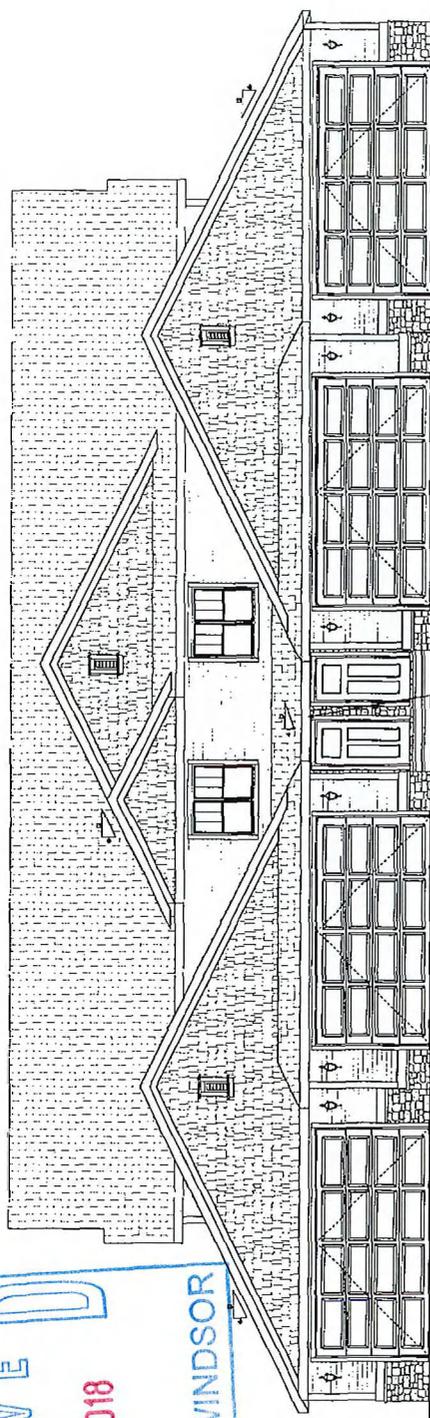
ELEVATIONS
SCALE: 1/4" = 1'

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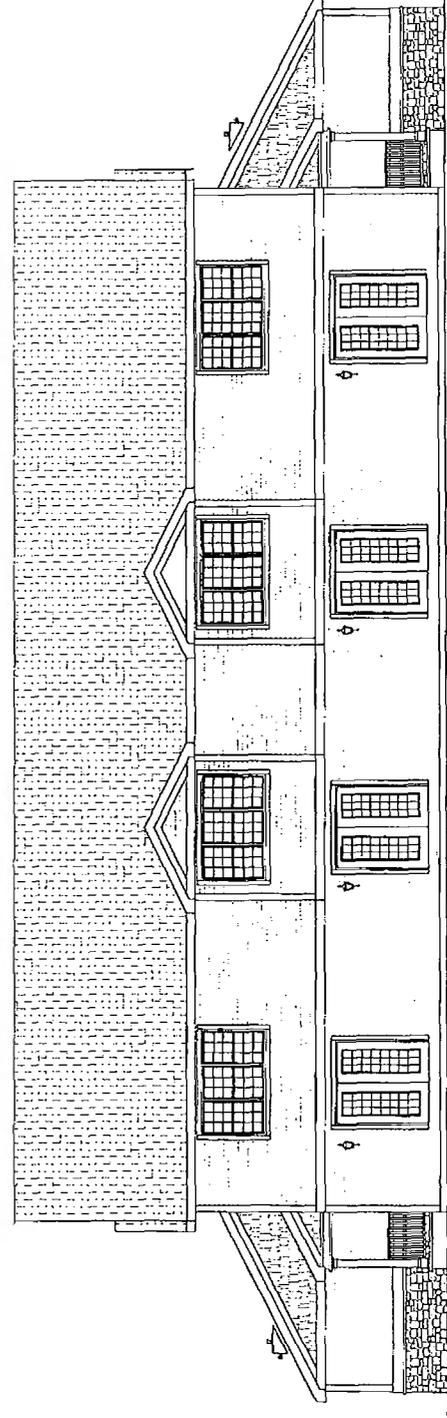
PREMIER BUILDERS
LOT 2 GOLF ROAD

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DESIGNED BY: DSA ARCHITECTS
MADISON, WI 53711
(608) 781-0110
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A1



FRONT ELEVATION
DATE: 05/03/2018
SCALE: 1/4" = 1'



REAR ELEVATION
DATE: 05/03/2018
SCALE: 1/4" = 1'

RECEIVED
MAY 03 2018
VILLAGE OF WINDSOR

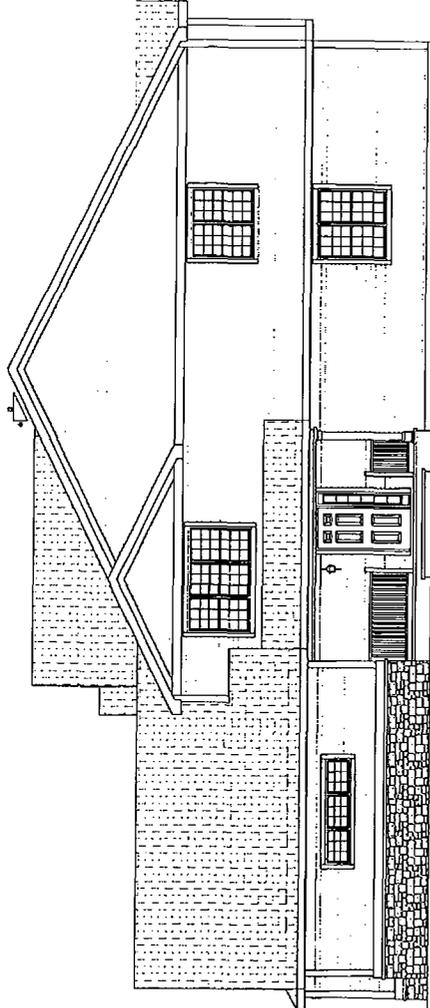
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MADISON
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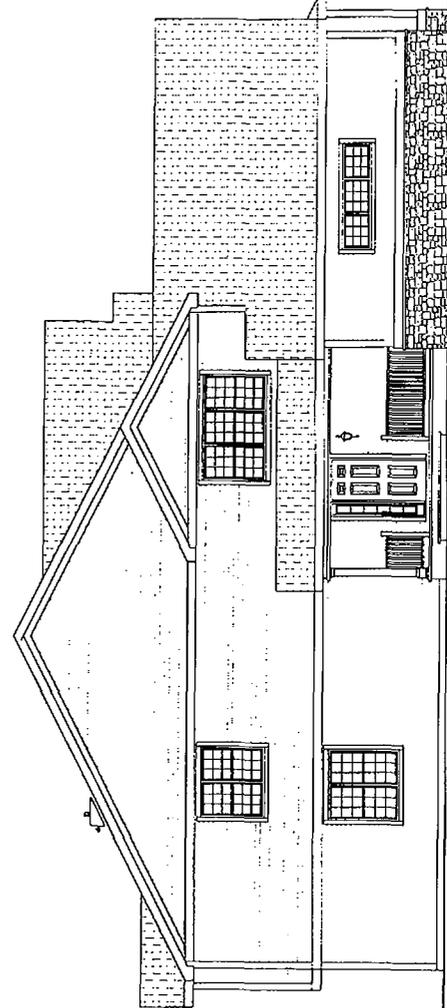
PREMIER BUILDERS
LOT 2 GOLF ROAD

AMERICAN DESIGN CONCEPTS

3/20/2016
REVISED DATE
3/20/2016
REVISED DATE
3/20/2016
REVISED DATE
SCALE: 1/4" = 1'-0"
3/20/2016
REVISED DATE



RIGHT ELEVATION
REVISED DATE: 3/20/2016



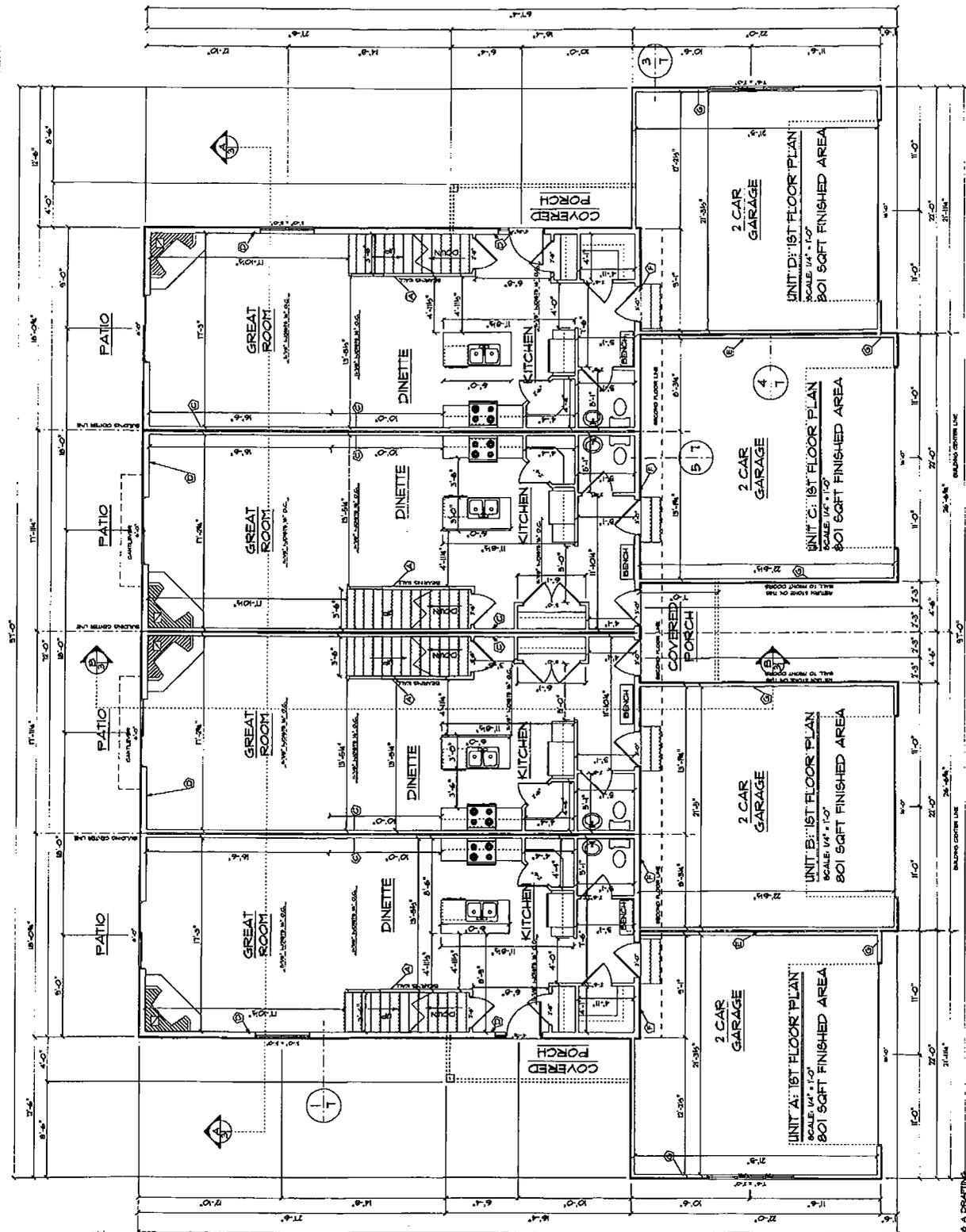
LEFT ELEVATION
REVISED DATE: 3/20/2016

THIS PLAN WAS PREPARED AS A CONSULTING SERVICE ONLY. THE OWNER IN NO WAY ENDORSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.

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 B. J. HADSON
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 PREMIER BUILDERS
 LOT 2 GOLF ROAD

FRONT FLOOR FLOOR PLAN
 3/04 TOTAL GOLF
 SCALE: 1/4" = 1'-0"
 REVISIONS:
 REVISION NUMBER
 REVISION DATE
 REVISION DESCRIPTION



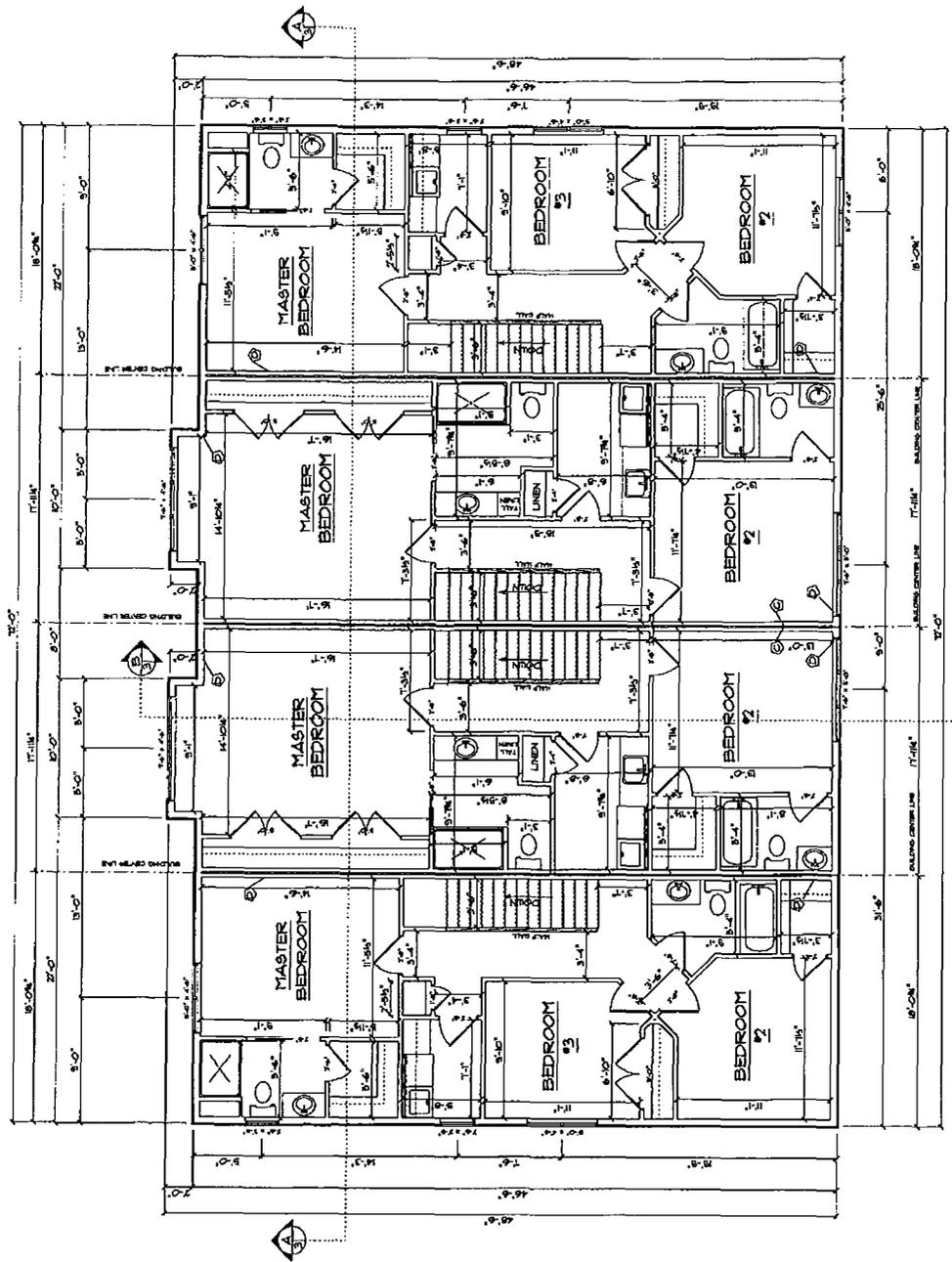
WALL TYPES
 DEFINED ON A4
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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 (602) 773-0770
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AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 LOT 2 GOLF ROAD

SECOND FLOOR, FLOOR PLAN
 316 TOTAL SQFT
 SCALE: 1/4" = 1'-0"
 REVISIONS:
 REVISED DATE: 03/08/08
 REVISED BY: [REDACTED]
 REVISED DATE: [REDACTED]



UNIT D: 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 790 SQFT FINISHED AREA

UNIT C: 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 811 SQFT FINISHED AREA

UNIT B: 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 811 SQFT FINISHED AREA

UNIT A: 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 780 SQFT FINISHED AREA

WALL TYPES

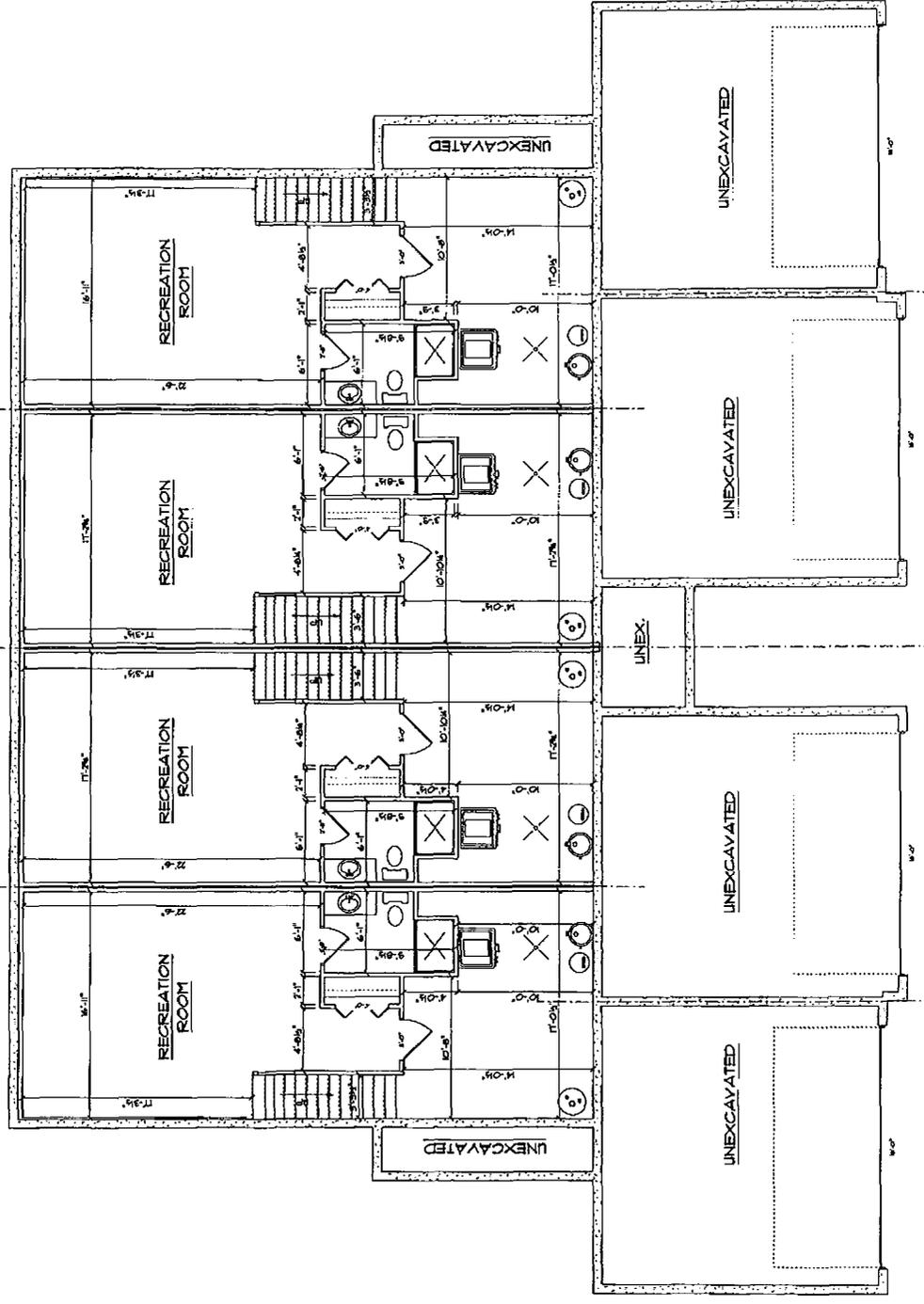
①	1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 204 INT. STED WALL
②	1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 206 INT. STED WALL
③	DESIGN NO. 1041 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 204 INT. STED WALL
④	DESIGN NO. 1041 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 206 INT. STED WALL
⑤	DESIGN NO. 1041 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 204 INT. STED WALL
⑥	DESIGN NO. 1041 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 206 INT. STED WALL
⑦	DESIGN NO. 1033 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 204 INT. STED WALL
⑧	DESIGN NO. 1033 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 206 INT. STED WALL
⑨	DESIGN NO. 1033 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 204 INT. STED WALL
⑩	DESIGN NO. 1033 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TTYP: 206 INT. STED WALL

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PREMIER BUILDERS
LOT 2 GOLF ROAD

FOUNDATION FINISH PLAN
SCALE: 1/4" = 1'-0"
PLANNING DATE: 08/08/08
REVISED DATE:
REVISED BY:
REVISED DATE:
REVISED BY:
REVISED DATE:



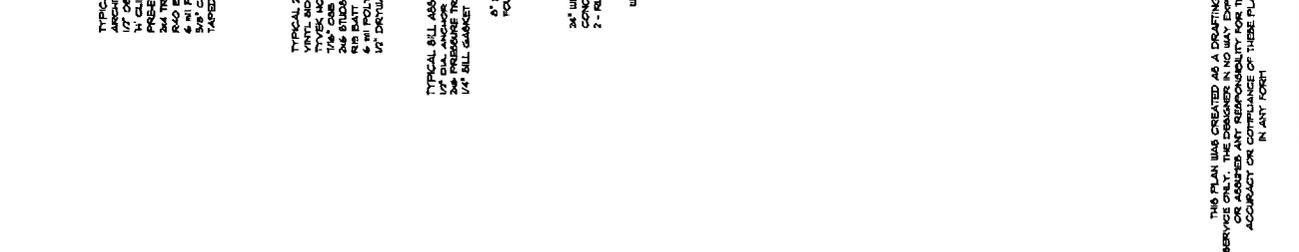
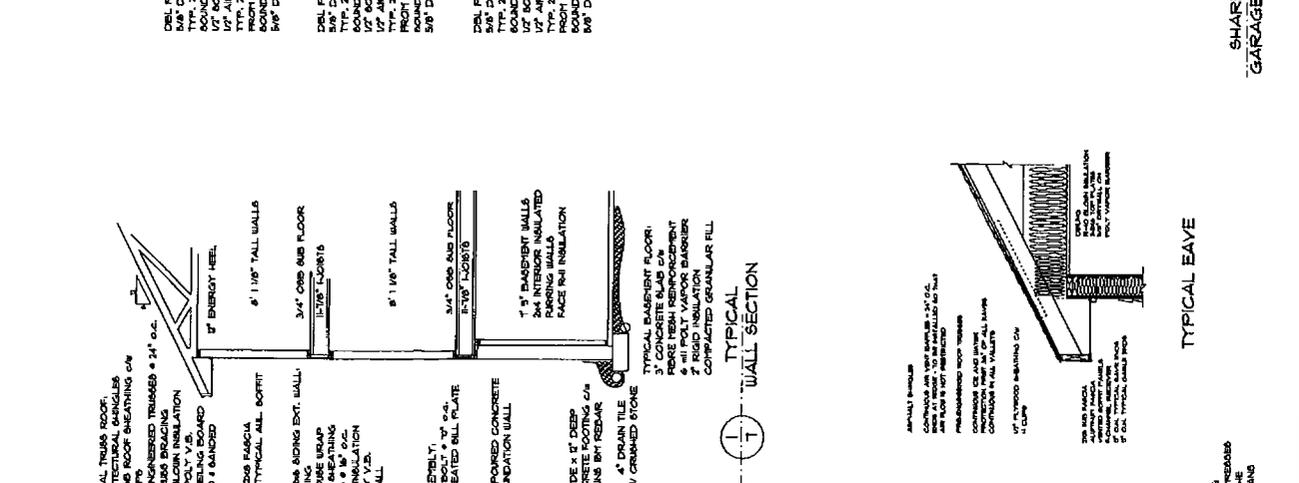
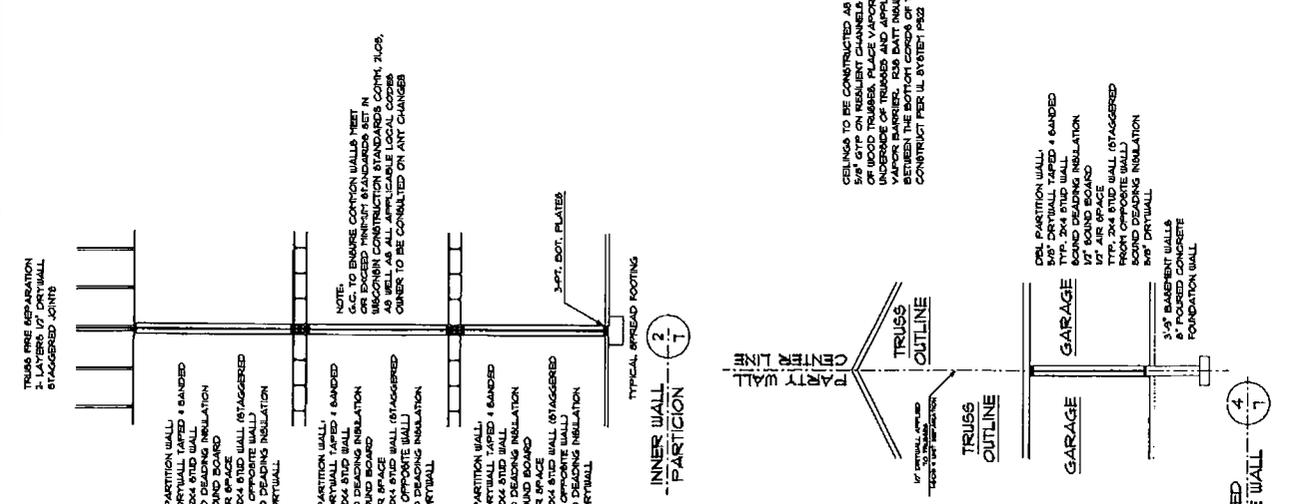
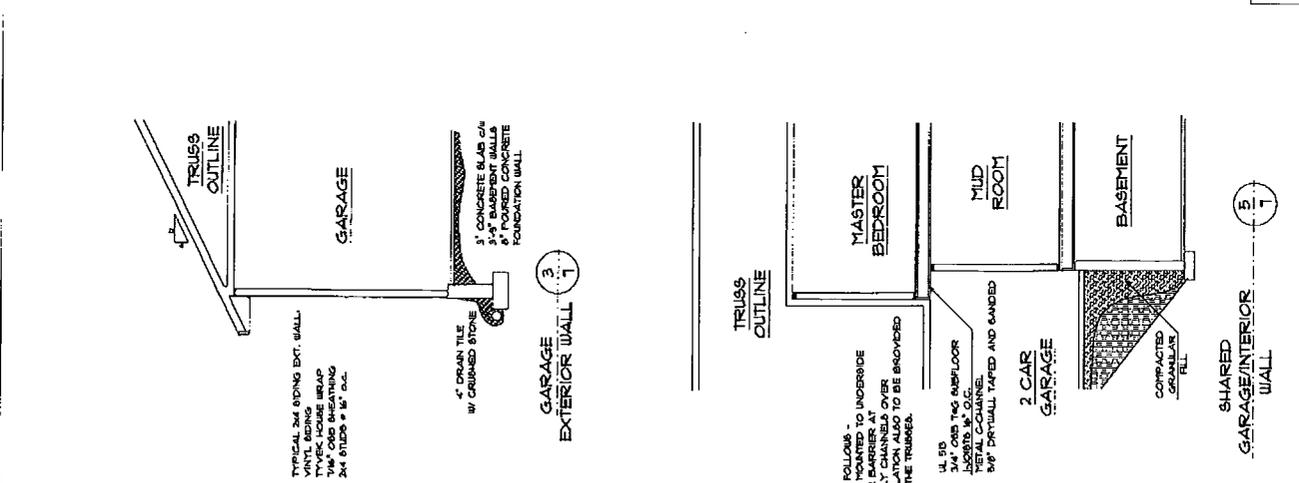
UNIT D: 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
382 SQFT FINISHED AREA

UNIT C: 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
382 SQFT FINISHED AREA

UNIT B: 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
382 SQFT FINISHED AREA

UNIT A: 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
382 SQFT FINISHED AREA

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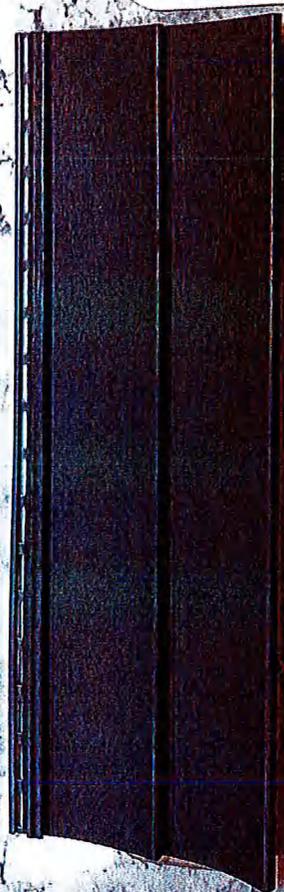


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Oakridge[™]
Shingles



Material Code
Onyx Black



MASTER CRAFTSMAN OF STONE VENEERS