

**VILLAGE OF WINDSOR  
RESOLUTION 2018-33**

**APPROVAL OF A CERTIFIED SURVEY MAP  
FOR 3977 MUELLER ROAD, DEFOREST, WI  
IN THE VILLAGE OF WINDSOR, DANE COUNTY**

**WHEREAS**, Debra and Robert Bishop (the "Petitioners" are requesting approval of (1) a Certified Survey Map to create one (1) residential lot for a future single family residence; and (2) Rezone of Lot 1 from A1-EX, Exclusive Agriculture District to ER, Estate Residential District, of property located at 3977 Mueller Road (the "Subject Property"); and

**WHEREAS**, the Petitioners obtained Conditional Approval of the Certified Survey Map and Rezone request in Plan Commission Resolution 2018-07; and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners' request and prepared a Staff Report dated April 19, 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 Certified Survey Map and Rezone request, 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:

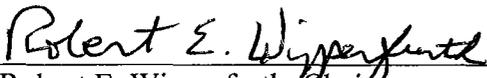
The Village of Windsor Board **Approves** the Certified Survey Map for Debra and Robert Bishop located at 3977 Mueller Road, DeForest, WI 53532, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of the Staff Review to the satisfaction of the Director of Planning / Zoning Administrator.
2. 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. (\$1,499.89)
3. 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. (\$1,177.59)
4. The Petitioner shall record a deed restriction, in a form approved by the Village Attorney, acknowledging:
  - a. Both Lot 1 of the Certified Survey Map and the remnant agricultural parcel have exhausted their development rights per the Village of Windsor Comprehensive Plan: 2035 and shall be restricted from any further land division.
  - b. There shall be a restriction on the remnant lot – housing livestock is prohibited from any structure that does not meet the required 50-foot setback requirement.

5. The Petitioner shall record an easement on Lot 1 of the proposed Certified Survey Map and also the adjoining remnant parcel acknowledging the drainfield easement for the septic system serving the adjoining lot. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
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 the Certified Survey Map 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.
7. The Windsor Village Board's approval of the Certified Survey Map request expires one hundred eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioners 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 Petitioners are unable to or do not act on the Windsor Village Board's approval prior to expiration, then this matter shall be re-referred to the Village of Windsor Plan Commission prior to further action by the Village of Windsor Board.

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 19, 2018  
Ordinance 2018-11  
Plan Commission Resolution 2018-07



# Windsor

Growing Forward

To: Village of Windsor Board  
Cc: Robert Wipperfurth, Christine Capstran, Tina Butteris, Kevin Richardson, William Cole  
From: Amy Anderson Schweppe, Jamie Rybarczyk  
Rpt Date: April 19, 2018  
Mtg Date: May 3, 2018  
Submtl Date: February 19, 2018  
Aprvl Date: May 20, 2018  
Re: Bishop – Certified Survey Map and Rezone

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## **BACKGROUND:**

Petitioner: Debra and Robert Bishop  
Property Owner: Debra and Robert Bishop  
Location / Address: 3977 Mueller Road, DeForest, WI 53532  
Taxkey Number: 196/0910-161-8000-1  
Area: 40 Acres  
Existing Zoning: A1-EX (Exclusive Agriculture)  
Proposed Zoning: Lot 1 ER (Estate Residential)  
Future Land Use: Agriculture Preservation

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## **REQUEST (Exhibit A):**

The Petitioners request approval of a Certified Survey Map in order to create one (1) residential lot for a future single family residence. Lot 1 is proposed to be 1.58 acres and shall be rezoned to ER (Estate Residential). The remnant lot, with the existing residence and agriculture buildings will be 38.42 acres and remain zoned A1-EX (Exclusive Agriculture).

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## **OVERVIEW:**

The subject property is currently located on the south side of Mueller Road, just east of the Windsor Recycling Facility. The Petitioners would like to create a new rural home site for themselves. The remnant parcel will contain the parent farm and residential site.

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## **VILLAGE STAFF COMMENTS:**

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

1. Village of Windsor Code of Ordinances: Chapter 52 Zoning:

The rezone of Lot 1 is consistent with the requirements of ER, Estate Residential Zoning District. The Village requests that a deed restriction be recorded on Lot 1 of the Certified Survey Map and the remnant parcel, acknowledging the drainfield easement for the septic system serving the adjoining lot.

The remnant lot, with the existing residence and agriculture buildings will be 38.42 acres and remain zoned A1-EX, Exclusive Agriculture Zoning District. As a result of this land division, the southeastern metal accessory building no longer meets the minimum 50 FT setback requirement for the housing of livestock. The Village requests that a deed restriction be recorded on the property acknowledging that housing livestock is prohibited from this structure.

2. Village of Windsor Code of Ordinances: Chapter 38 Land Division: The Certified Survey Map is consistent with the requirements for land divisions.

a. Land division-fees: the new lot created by CSM is subject to Fees in Lieu of Parkland Dedication and Initial Fee for Parkland Improvement. The Fee In Lieu of Parkland Dedication is \$1,499.89 and the Initial Fee for Parkland Improvement is \$1,177.59.

b. The Petitioner is advised that the location of the driveway will require a permit from the Village of Windsor Engineer.

3. Village of Windsor Comprehensive Plan: 2035: The Certified Survey Map and Rezone are both consistent with the Village of Windsor Comprehensive Plan: 2035. The total available residential “splits” is one (1)

$$40.0 \text{ ac}/35 \text{ ac} = 1.14 \text{ splits}$$

Both Lot 1 of the proposed CSM and the remnant parcel will require a deed restriction prohibiting future land division and residential development.

4. Village of Windsor Comprehensive Outdoor Recreation Plan: 2015-2020: The application does not impact any future park and recreation plans for the Village of Windsor.

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

1. The surveyor has no objections or comments for the Certified Survey Map.

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

1. The Village Engineer has no objections to the land division and rezone.

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 have no objections to the land division or rezone.

**VILLAGE PLAN COMMISSION RECOMMENDATION:**

On April 12<sup>th</sup>, 2018 the Village Plan Commission recommended to the Village Board Approval of the Rezone and Certified Survey Map request for Debra and Robert Bishop located generally at 3977 Mueller Road, DeForest, WI 53532 by Resolution 2018-07.

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

**VILLAGE STAFF RECOMMENDATION:**

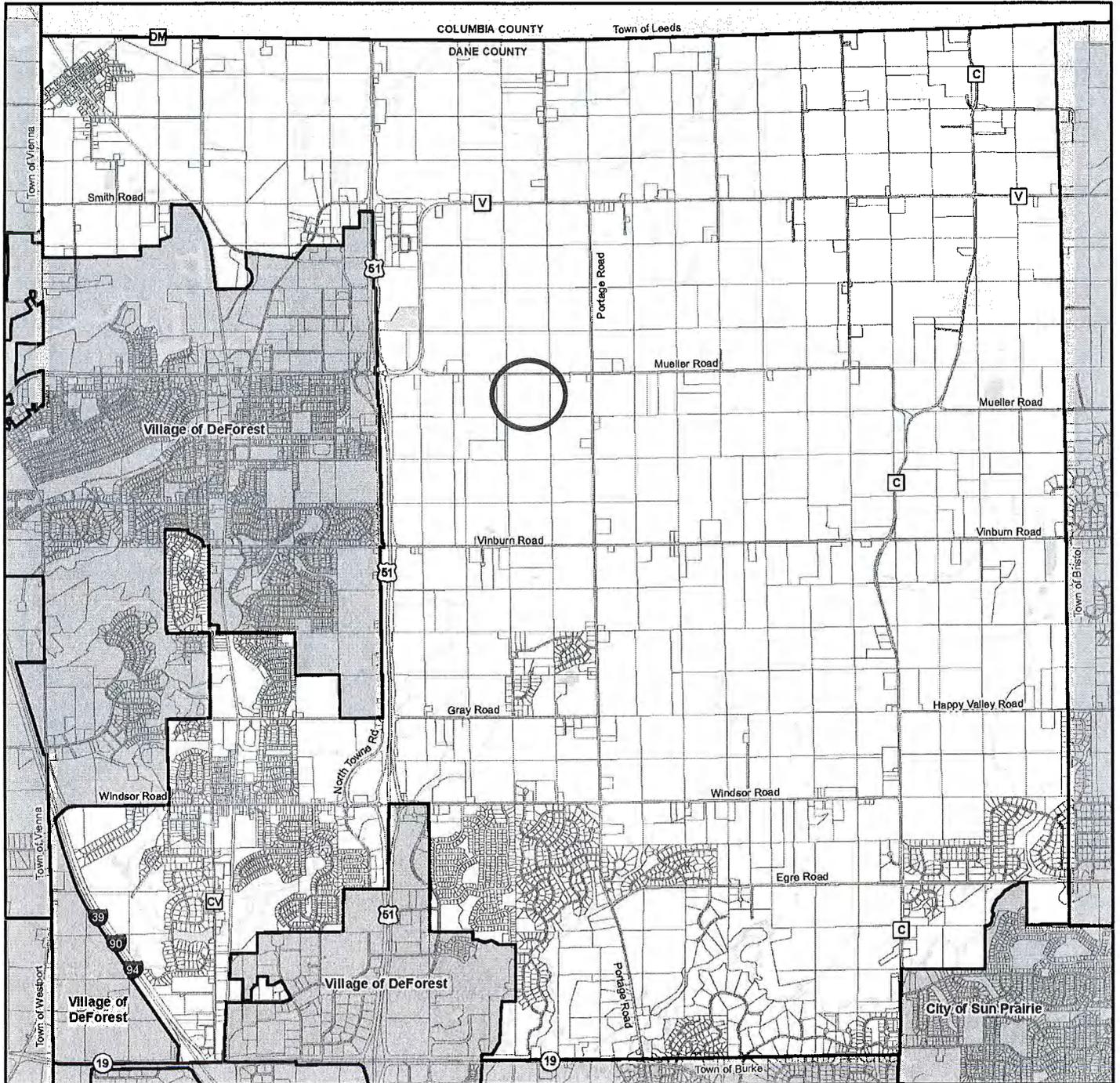
Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board Approves the Certified Survey Map and Rezone request for Debra and Robert Bishop located at 3977 Mueller Road, DeForest, WI 53532, subject to the following conditions:

1. Rezone
  - a. Lot 1 of the Certified Survey Map shall be rezoned from A1-EX, Exclusive Agriculture District to ER, Estate Residential District.
  - b. The remnant parcel shall remain A1-EX, Exclusive Agriculture District.
  - c. The Rezone shall have a delayed effective date and shall take effect at such time as the Petitioner receives approval of the Certified Survey Map from the Village of Windsor Plan Commission and Village Board.
2. Certified Survey Map
  - a. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of this Staff Review to the satisfaction of the Director of Planning/Zoning Administrator.
  - b. 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. (\$1,499.89)
  - c. 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. (\$1,177.59)
  - d. The Petitioner shall record a deed restriction, in a form approved by the Village Attorney, acknowledging:
    - i. Both Lot 1 of the Certified Survey Map and the remnant agricultural parcel have exhausted their development rights per the Village of Windsor Comprehensive Plan: 2035 and shall be restricted from any further land division.
    - ii. There shall be a restriction on the remnant lot – housing livestock is prohibited from any structure that does not meet the required 50-foot setback requirement.

- iii. Lot 1 of the Certified Survey Map preserves the drainfield easement for the benefit of the septic system serving the remnant agricultural parcel.
  - e. The Petitioner shall satisfy all conditions of approval by the Village of Windsor and any other approving authorities and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deeds.
3. 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 Certified Survey Map and 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.
4. The Village of Windsor Board's approval of the Certified Survey Map and Rezone 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:**

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A. Petitioner Application

B. Village Plan Commission Meeting Minutes (Unofficial) of April 12, 2018

Debra & Robert Bishop  
425 Clearbrooke Terrace  
Cottage Grove, WI 53527

March 12, 2018

RE:

LETTER OF INTENT  
Certified Survey Map  
PIN 0910-161-8000-1  
NE-NE Section 16, T9N, R10E

Honorable Members of the Windsor Plan Commission and Village Board:

Please approve the requested Zoning Change and Certified Survey Map (CSM) in order that we may create a single-family lot on our property along Mueller Road just to the west of the existing farm house. This lot will allow us to build a new residence later this year.

This property and the surrounding lands are zoned agricultural and presently our tillable acreage is rented by the Rauls family.

Our land surveyor is Dan Paulson (846-2523). Please feel free to contact us or Dan if you have any questions or need additional information.

Sincerely,  
Debra & Robert Bishop

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:

X Rezone Concept Plan Site Plan Review
Conditional Use Permit Preliminary Plat Final Plat
Variance X Certified Survey Map 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:

NE 1/4 - NE 1/4 Section 16 West of 3977 Mueller Rd

Parcel Number(s)

0910-161-8000-1

Current Zoning Classification:

A-1

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 addition to any application fees.

Debra L. Shop Applicant Signature
2-19-18 Date

**Contact Information**

**Applicant:**

Name: Deb & Bob Bishop

Address: 425 Clearbrooke Terrace

City, State, Zip: Cottage Grove, VT 53527

Phone Number(s): (608) 846-2700 Deb

Cell Phone(s): (608) 334-0788 Bob

Email Address(es): Bishop.Debra58@gmail.com  
Bishop@ClackCorp.com

**Surveyor:**

Name: Paulson & Associates, LLC David A. Paulson

Address: 136 W. Holm St

City, State, Zip: DeForest, WI 53532

Phone Number(s): (608) 846-2523

Cell Phone(s):                     

Email Address(es): Dan@PaulsonLLC.net

**Attorney:**

Name: N/A

Address:                     

City, State, Zip:                     

Phone Number(s):                     

Cell Phone(s):                     

Email Address(es):                     

**Owner:**

Name: SAME as Applicant

Address:                     

City, State, Zip:                     

Phone Number(s):                     

Cell Phone(s):                     

Email Address(es):                     

**Engineer:**

Name: N/A

Address:                     

City, State, Zip:                     

Phone Number(s):                     

Cell Phone(s):                     

Email Address(es):

# Village of Windsor

## Certified Survey Map Review

### Certified Survey Map Application Form

The Village of Windsor Plan Commission typically meets on the second Thursday of every month at 6:00 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 Windsor Municipal Building, 4084 Mueller Road. Applicants must submit an application for a Certified Survey Map no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

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

*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.*

### Process for Review and Approval

- 1) Consultation meeting with Village Staff (Optional)
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, application fee, review escrow, and CSM with supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Village Board review, public hearing, and action
- 6) Subdivider shall record the CSM with the Dane County Register of Deeds within 30 days of approval by Village Board and any other approving agencies, and provide a copy of executed documents to Village Clerk

### Technical Requirements of CSM

The CSM shall show correctly on its face all the information required by Wis. Statute 236.34, and shall meet all the surveying and monumenting requirements of Wis. Statute 236.15. In addition, the applicant shall submit the following documents which shall be considered to be incorporated with and made part of the CSM:

	Item	Applicant
1	Deed Restrictions	
2	Joint Maintenance Agreements	

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

Checklist Legend:	
✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

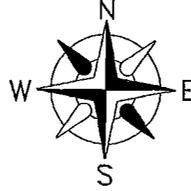
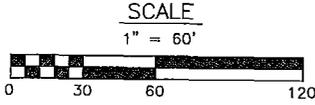
Date Complete Application Submitted: \_\_\_\_\_

# Village of Windsor Rezone Procedures and Requirements

Item		Applicant
1	Map of the Subject Property – showing all lands for which zoning is proposed, and all other lands within 500' of the boundaries of the subject property, with the names and addresses of the owners of all lands on said map as the same appear on the current tax records of the Village of Windsor. Said map shall clearly indicate the current zoning of the subject property and its environs, and jurisdiction(s) which maintain control. Said map and all its parts and attachments shall be submitted in a form that is reproducible and shall be at a scale of not less than 1" = 800'. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.	
2	Map of Generalized Location of the Subject Property – in relation to Village as a whole.	
3	Written Statement – including existing uses of the property, existing uses on all neighboring properties, proposed uses of the rezoned area indicating why the rezone is appropriate, and a time schedule for development.	

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

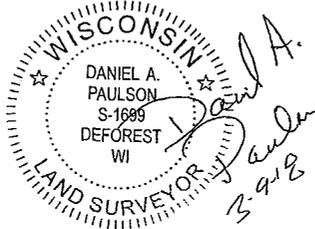
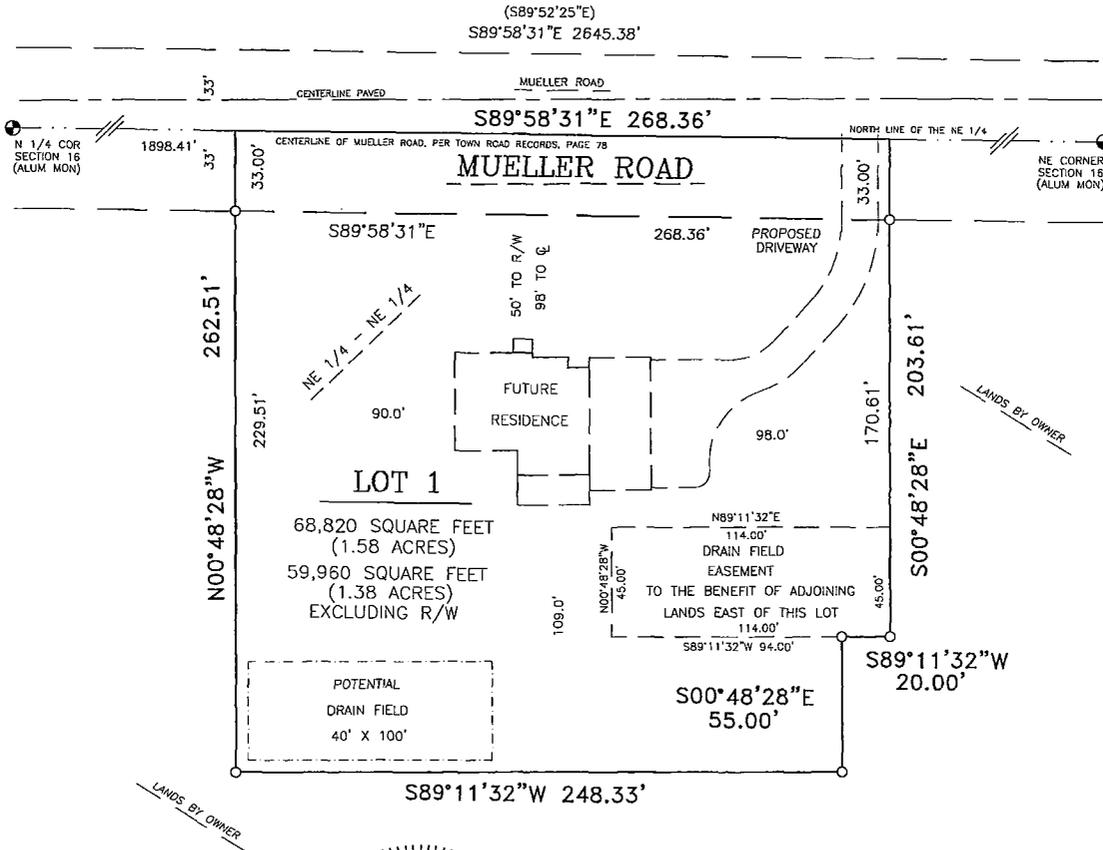
BEING A PART OF THE NE 1/4 OF THE NE 1/4, SECTION 16,  
T09N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS

THE NORTH LINE OF THE  
NE 1/4 IS RECORDED  
TO BEAR S89°58'31"E.

LANDS BY OTHERS



SURVEYOR  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLUM STREET  
DEFOREST, WI 53532

OWNER/SUBDIVIDER  
DEBRA & ROBERT BISHOP  
425 CLEARBROOKE TERRACE  
COTTAGE GROVE, WI 53527

LEGEND

- DANE COUNTY SECTION CORNER (FD)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)

THIS INSTRUMENT DRAFTED BY  
DANIEL A. PAULSON

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

Located in the NE ¼ of the NE ¼ of Section 16, Town 9 North, Range 10 East,  
Village of Windsor, Dane County, Wisconsin

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Debra & Robert Bishop, I have surveyed, divided, monumented, and mapped part of the NE ¼ of the NE ¼ of Section 16, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

**COMMENCING** at the North ¼ Corner of Section 16;  
thence S89°58'31"E (recorded as S89°52'25"E), 1898.41 feet along the north line of the NE ¼ of Section 16 to the **POINT OF BEGINNING**;  
thence continuing S89°58'31"E (recorded as S89°52'25"E), 268.36 feet along the north line of the NE ¼ of Section 16;  
thence S00°48'28"E, 203.61 feet;  
thence S89°11'32"W, 20.00 feet;  
thence S00°48'28"E, 55.00 feet;  
thence S89°11'32"W, 248.33 feet;  
thence N00°48'28"W, 262.51 feet to the **POINT OF BEGINNING**.

Containing 68,820 square feet, (1.58 acres), 59,960 square feet, (1.38 acres),  
excluding Mueller Road right-of-way.  
Subject of Mueller Road right-of-way.  
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my information, knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Windsor Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson  
Daniel A. Paulson PLS-1699

3-9-18 Revised 3-12-18  
Date:



**VILLAGE OF WINDSOR APPROVAL CERTIFICATE**

Approved for recording by the Windsor Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Christine Capstran, Clerk  
Windsor of Village

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

Located in the NE ¼ of the NE ¼ of Section 16, Town 9 North, Range 10 East,  
Village of Windsor, Dane County, Wisconsin

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

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

DOCUMENT NO. \_\_\_\_\_  
Dane County Register of Deeds

**OWNERS CERTIFICATE**

We, Debra L. & Robert T. Bishop, as owners hereby certify that we caused the land  
described to be surveyed, divided, and mapped as represented on the map.

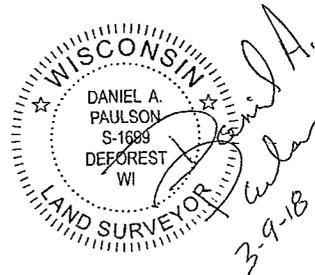
\_\_\_\_\_  
Debra L. Bishop Date

\_\_\_\_\_  
Robert T. Bishop Date

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above  
Robert T. & Debra L. Bishop to me known to be the persons who executed the foregoing  
instrument and acknowledged the same.

Notary Public \_\_\_\_\_, Wisconsin  
My commission expires: \_\_\_\_\_

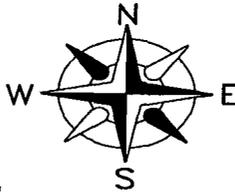
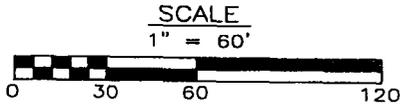




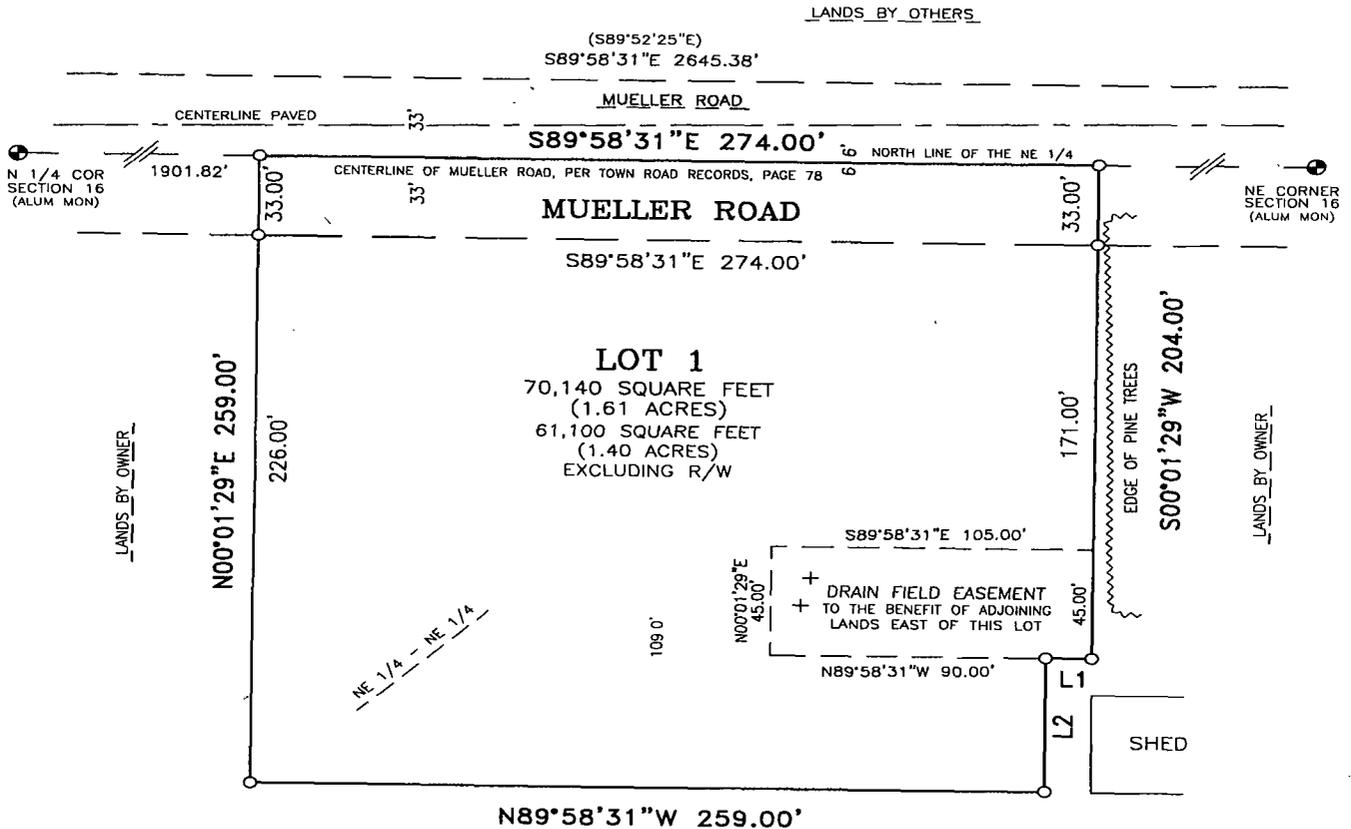
Doc # 5406882

# DANE COUNTY CERTIFIED SURVEY MAP NO. 14787

BEING A PART OF THE NE 1/4 OF THE NE 1/4, SECTION 16,  
T09N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS  
THE NORTH LINE OF THE NE 1/4  
IS RECORDED TO BEAR S89°58'31"E.

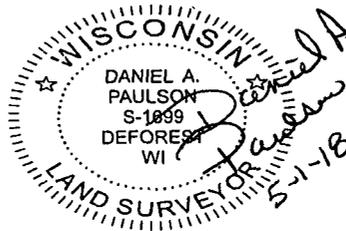


L1=N89°58'31"W 15.00'  
L2=S00°01'29"W 55.00'

### LEGEND

- ⊕ DANE COUNTY ALUMINUM MONUMENT (FOUND WITH 4 TIES)
- 3/4" X 18" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 3/4" RE-BAR (FOUND) (UNLESS NOTED)
- ( ) "RECORDED AS" INFORMATION
- + SEPTIC VENT

NOTES:  
1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



OWNER/SUBDIVIDER  
DEBRA & ROBERT BISHOP  
425 CLEARBROOKE TERRACE  
COTTAGE GROVE, WI 53527

SURVEYOR  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLUM STREET  
DEFOREST, WI 53532

**DANE COUNTY CERTIFIED SURVEY MAP NO.** 14787  
BEING A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 16,  
T.09N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Debra & Robert Bishop, I have surveyed, divided, monumented, and mapped part of the NE ¼ of the NE ¼ of Section 16, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

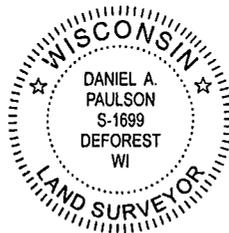
**COMMENCING** at the North ¼ Corner of Section 16;  
thence S89°58'31"E (recorded as S89°52'25"E), 1901.82 feet along the north line of the NE ¼ of Section 16 to the **POINT OF BEGINNING**;  
thence continuing S89°58'31"E (recorded as S89°52'25"E), 274.00 feet along the north line of the NE ¼ of Section 16;  
thence S00°01'29"W, 204.00 feet;  
thence N89°58'31"W, 15.00 feet;  
thence S00°01'29"W, 55.00 feet;  
thence N89°58'31"W, 259.00 feet;  
thence N00°01'29"E, 259.00 feet to the **POINT OF BEGINNING**.

Containing 70,140 square feet, (1.61 acres), 61,100 square feet, (1.40 acres), excluding Mueller Road right-of-way.  
Subject of Mueller Road right-of-way.  
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my information, knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Windsor Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson  
Daniel A. Paulson PLS-1699

5-1-18  
Date:



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

Received for recording this 4<sup>th</sup> day of May, 2018, at 12:38 o'clock  
P. M. and recorded in Volume 103 of Certified Survey Maps of Dane County,  
Pages 171-173.

DOCUMENT NO. 5406882

Kristi Chlebowicki by Brad Dierhoff, Deputy  
Dane County Register of Deeds

Received 5/4/18 10:40am

**DANE COUNTY CERTIFIED SURVEY MAP NO. 14787**

BEING A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 16,  
T.09N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

**VILLAGE OF WINDSOR APPROVAL CERTIFICATE**

Approved for recording by the Windsor Village Board this 3<sup>rd</sup> day of MAY, 2018.

Christine Capstran  
Christine Capstran, Clerk  
Windsor of Village

**OWNERS CERTIFICATE**

We, Debra L. & Robert T. Bishop, as owners hereby certify that we caused the land described to be surveyed, divided, and mapped as represented on the map.

Debra L. Bishop  
Debra L. Bishop

5-3-18  
Date

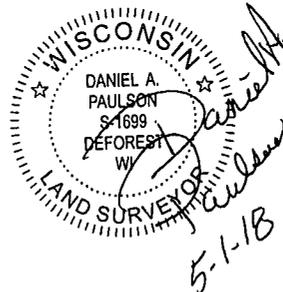
Robert T. Bishop  
Robert T. Bishop

5/3/18  
Date

STATE OF WISCONSIN) )SS  
DANE COUNTY)

Personally came before me this 3<sup>rd</sup> day of May, 2018, the above Robert T. & Debra L. Bishop to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Daniel A. Paulson  
Notary Public Dane Co, Wisconsin  
My commission expires: 2-24-22





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Tx:8938863

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5408176  
05/10/2018 11:19 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 5

**DEED RESTRICTION**

**REGARDING LOT 1 OF  
CERTIFIED SURVEY MAP # 14787  
AND  
REMNANT PARCEL 196/0910-161-8001-1  
LOCATED IN THE VILLAGE OF WINDSOR,  
DANE COUNTY, WISCONSIN (the "Property"):**

Debra L Bishop and Robert T Bishop ("Bishops"), being the owners of the real property particularly described in Certified Survey Map No. 14787, Recorded in the Dane County Register of Deeds as Document number 5406882, on THE 4TH DAY OF MAY, 2018 in the Village of Windsor, Dane County, Wisconsin ("the Property"), Attached hereto as exhibit A, hereby declares that the Property is subject to the following restrictions, and that the Property shall be held, sold, occupied, conveyed and transferred subject to the restrictions set forth herein:

THIS SPACE RESERVED FOR RECORDING DATA

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

DRAFTED BY:  
Amy Anderson Schewpe  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

PARCEL IDENTIFICATION NUMBERS:  
**196/0910-161-8060-1**  
**196/0910-161-8001-1**

1. **Restriction on Land Division.** As long as the Property is within the Agricultural Preservation Area of the Village of Windsor, the Property shall not be further divided or subdivided, and no further residential development shall be permitted at any time within the Property, without the consent of the Village of Windsor.
2. **Drain Field Easement.** The Owner of Lot one (1) shall preserve a drain field easement for the benefit of the adjoining land as depicted on page 1 of Certified Survey Map No. 14787 and shall not change the existing grade of the land within the drain field; nor plant, construct or maintain within said drain field any tree, vegetation (other than ground cover), or structure.

3. **Runs With the Land.** The restrictions set forth herein shall run with the land and be binding on and inure to the benefit of the heirs, personal representatives, successors and assigns.
  
4. **Modification, Release and/or Termination.** The restrictions set forth herein shall only be modified or released with the prior written consent of the Village of Windsor and recording of same in the Dane County Register of Deeds office.

IN WITNESS WHEREOF, the undersigned Debra L Bishop and Robert T Bishop have executed this instrument as of this the 3rd day of MAY, 2018.

Debra L Bishop  
 Debra L Bishop

Robert T Bishop  
 Robert T Bishop

STATE OF WISCONSIN )  
 ) ss  
 COUNTY OF DANE )

Subscribed and sworn to before me on this the 3<sup>rd</sup> day of May, 2018, before me appeared, Debra L Bishop and Robert T Bishop, who being by me duly sworn, did depose and say that they executed the foregoing instrument.

Notary Public, State of Wisconsin

Signature of notary or other person authorized to administer an oath Amy Anderson Schweppe

Print or type name: Amy Anderson Schweppe

Title: Dir of Planning

My commission is permanent/expires on May 23, 2021.





**DANE COUNTY CERTIFIED SURVEY MAP NO. 14787**  
BEING A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 16,  
T.09N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Debra & Robert Bishop, I have surveyed, divided, monumented, and mapped part of the NE ¼ of the NE ¼ of Section 16, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin, described as follows:

**COMMENCING** at the North ¼ Corner of Section 16;  
thence S89°58'31"E (recorded as S89°52'25"E), 1901.82 feet along the north line of the NE ¼ of Section 16 to the **POINT OF BEGINNING**;  
thence continuing S89°58'31"E (recorded as S89°52'25"E), 274.00 feet along the north line of the NE ¼ of Section 16;  
thence S00°01'29"W, 204.00 feet;  
thence N89°58'31"W, 15.00 feet;  
thence S00°01'29"W, 55.00 feet;  
thence N89°58'31"W, 259.00 feet;  
thence N00°01'29"E, 259.00 feet to the **POINT OF BEGINNING**.

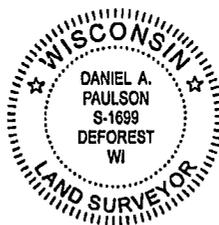
Containing 70,140 square feet, (1.61 acres), 61,100 square feet, (1.40 acres), excluding Mueller Road right-of-way.

Subject of Mueller Road right-of-way.

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my information, knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Windsor Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson  
Daniel A. Paulson PLS-1699



5-1-18  
Date:

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

Received for recording this 4<sup>th</sup> day of May, 2018, at 12:38 o'clock P. M. and recorded in Volume 103 of Certified Survey Maps of Dane County, Pages 171-173.

DOCUMENT NO. 5406882

Kristi Chlubowski by Brett Dickhoff, Deputy  
Dane County Register of Deeds

Received 5/4/18 10:40am

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Christine Capstran  
Christine Capstran, Clerk  
Windsor of Village

**OWNERS CERTIFICATE**

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Debra L. Bishop  
Debra L. Bishop

5-3-18  
Date

Robert T. Bishop  
Robert T. Bishop

5/3/18  
Date

STATE OF WISCONSIN )  
DANE COUNTY )SS

Personally came before me this 3<sup>rd</sup> day of May, 2018, the above Robert T. & Debra L. Bishop to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Daniel A. Paulson  
Notary Public Dane Co, Wisconsin  
My commission expires: 2-24-22

