

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2018-57**

**APPROVAL OF CERTIFIED SURVEY MAP  
FOR THE SUBDIVISION OF LAND ON LOT 1 & LOT 2 OF  
CERTIFIED SURVEY MAP NO. 14307, IN THE VILLAGE OF WINDSOR**

**WHEREAS**, Windsor Crossing, LLC (“Petitioner”), on behalf of the Windsor Community Development Authority and Windsor Crossing, LLC (collectively, the “Owners”), is requesting approval of a Certified Survey Map for the subdivision of Lot 1 & Lot 2 of Certified Survey Map No. 14307, located in the Village of Windsor (“Subject Property”); and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner’s request and prepared a Staff Report dated July 20, 2018 recommending approval, subject to certain conditions specified in the Staff Review; and

**WHEREAS**, as a condition of approval, an unimproved street called Webster Court required Vacation, and the Vacation of Webster Court was approved in Village Board Resolution 2018-47; and

**WHEREAS**, following review of information presented at the Plan Commission meeting, Public Hearing and the Staff Report, the Plan Commission recommended approval of the request to the Village Board, subject to the conditions specified Plan Commission Resolution 2018-13.

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

The Village of Windsor Board **Approves** the Certified Survey Map request for Windsor Crossing, LLC for the subdivision of Lot 1 & Lot 2 of Certified Survey Map No. 14307, subject to the following conditions:

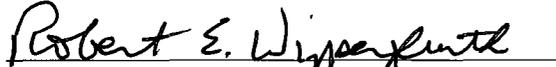
1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of this Staff Report to the satisfaction of the Village Director of Planning / Zoning Administrator.
2. The Petitioner shall petition the Village Board vacation of the dedicated right-of-way (Webster Court) and release of public easements (Webster Court Utilities) in accordance with section 66.1003(3) of the Wisconsin Statutes, or consent and cooperate with the initiation of such vacation and release by the Village Board in accordance with section 66.1003(4) of the Wisconsin Statutes, at the option of the Village Board.
3. The Petitioner shall record a joint driveway agreement for Lot 1 and Lot 2, in a form approved by the Village Attorney.
4. 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.
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the 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.

6. The Village of Windsor 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 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 August 2, 2018, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

Attested by:

  
Christine Capstran, Clerk

**INCORPORATED BY REFERENCE:**

Staff Report  
Petitioner Application



To: Village of Windsor Board  
Cc: Robert Wipperfurth, Tina Butteris, Christine Capstran, Kevin Richardson, William Cole  
From: Amy Anderson Schweppe, Jamie Rybarczyk  
Rpt Date: July 20, 2018  
Mtg Date: August 2, 2018  
Submtl Date: June 13, 2018  
Aprvl Date: September 11, 2018  
Re: Windsor Crossing (Commercial Node) - Certified Survey Map Request

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**BACKGROUND:**

Petitioner: Windsor Crossing, LLC  
Property Owner: Windsor Crossing, LLC & Windsor Community Development Authority  
Location / Address: Lot 1 & Lot 2, CSM No. 14307  
Taxkey Number: 196/0910-294-8420-1 & 196/0910-294-8445-1  
Area: 11.98 acres  
Existing Zoning: C-1, Limited Commercial District  
Proposed Zoning: NA  
Future Land Use: Neighborhood Commercial

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**REQUEST:**

The Petitioner is requesting discussion and action by the Village of Windsor Board for a Certified Survey Map subdividing Lot 1 and Lot 2 of Certified Survey Map No. 14307. In addition, the Petitioner's request includes the vacation of the unimproved Webster Court right-of-way.

See Exhibit A for additional information regarding the Petitioner's request.

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**OVERVIEW:**

The Petitioner is requesting a Certified Survey Map creating two (2) buildable lots and two (2) outlots. Outlot 2 will serve as a private ingress/egress access for the benefit of the Lot 1 and Lot 2. The private ingress/egress access will replace the current Webster Court right-of-way.

Lot 1 and Lot 2 are anticipated for commercial users. Outlot 1 will be further subdivided for residential, commercial, and civic users, private ingress/egress access, and open space.

## **VILLAGE STAFF COMMENTS:**

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

1. *Village of Windsor Code of Ordinances: Chapter 38 Planning and Development*

The proposed Certified Survey Map subdivides Lot 1 and Lot 2 of Certified Survey Map No. 14307 creating two (2) buildable lots and two (2) outlots. Outlot 2 will serve as a private ingress/egress access for the benefit of Lot 1 and Lot 2. The private ingress/egress access will replace the current Webster Court right-of-way.

Windsor's Land Division Ordinance allows a maximum of ten (10) parcels, any one of which is 1.5 acres or less in area within a period of five (5) years to be created by a Certified Survey Map if the lands are zoned for commercial, industrial, and/or mixed-use development.

The Petitioner's request is consistent with Windsor's Land Division Ordinance.

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

1. The private ingress/egress access shall be constructed to the Village of Windsor standards for roads, paths and other public rights-of-way per Chapter 42 of the Windsor Code of Ordinances.

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

1. Certified Survey Map
  - a. The final Certified Survey Map must be signed, sealed and dated by the professional surveyor.
  - b. On Sheet 1 of 5, Lot 1 and Lot 2 should illustrate access restriction to Windsor Road and North Towne Road.
  - c. The "( )" shown in the curve table should be identified in the legend as to what it indicates (record bearing and/or distance).
  - d. The line table should include record bearings and distances for lines 4-6.
  - e. The location of the land described under "Certified Survey Map" (all sheets), the legal description, and on Sheet 1 of 5, should include the document number for the Discontinued Webster Court.
  - f. On Sheet 3 of 5, the 12' public utility easement per Certified Survey Map No. 14307 should be shown along the north line of Lot 1 of Certified Survey Map No. 14307.
  - g. The square feet and acres shown in the legal description should match the total shown in the lot area table.
2. Webster Court Discontinuance

- a. The “( )” shown in the curve table should be identified in the legend as to what it indicates (record bearing and/or distance).

Windsor Utilities provides the Village of Windsor Board with the following **utility** comment(s) regarding Utility Plan Sheet C9.0:

1. Windsor Utilities acknowledges that the water and sanitary sewer utilities for the development are private.
2. Coordinate with Windsor Utilities to perform fire flow at connection to distribution system.
3. Salvage existing hydrant at connection to distribution system and reuse for project or deliver to Windsor Utilities.
4. Increase the size of the first section of watermain from 8” to 10” between connection at 8” stub into the property to where the two 8-inch mains split. Provide an 8 by 10” increaser at the connection, a 10 by 8” tee, and a 10 by 8” reducer on the 8” line heading east (This is requested to reduce headlosses with fire flows above 1,500 gpm, since this will be served by the main pressure zone.).

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

1. The private ingress/egress access shall comply with any and all recommendations by the DeForest Windsor Fire & EMS District.

#### **VILLAGE POLICY COMMENTS/CONCERNS:**

The Village Staff has no policy comments/concerns regarding the proposed Certified Survey Map request.

#### **VILLAGE PLAN COMMISSION RECOMMENDATION:**

On July 12, 2018 the Village Plan Commission recommended to the Village of Windsor Board Approval of the Certified Survey Map request for Windsor Crossing, LLC located on Lot 1 & Lot 2 of Certified Survey Map No. 14307, by Plan Commission Resolution 2018-13.

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:

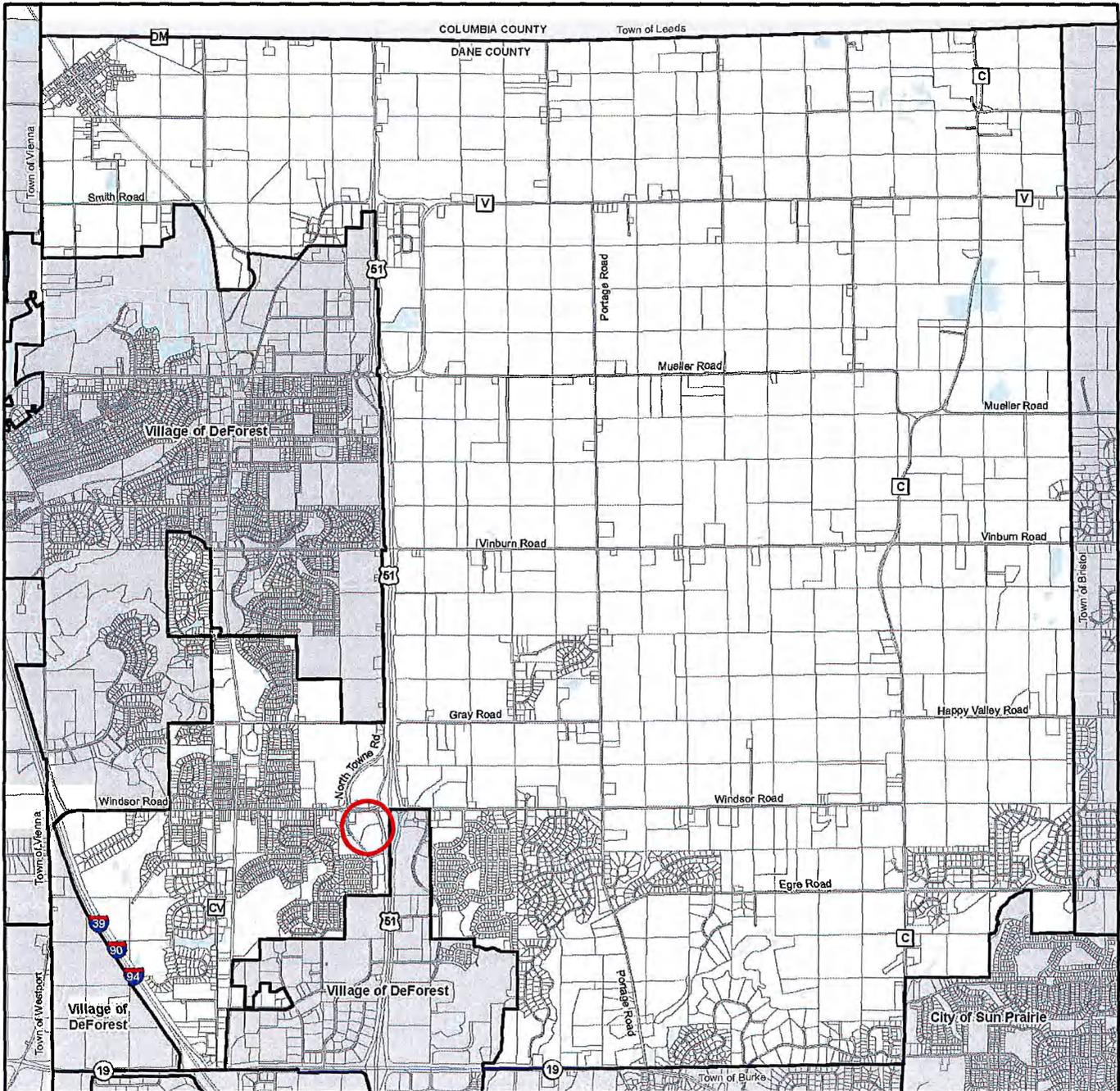
The Village of Windsor Board **Approves** the Certified Survey Map request for Windsor Crossing, LLC for the subdivision of Lot 1 & Lot 2 of Certified Survey Map No. 14307, subject to the following conditions:

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 Director of Planning / Zoning Administrator.

2. The Petitioner shall petition the Village Board for the vacation of the dedicated right-of-way (Webster Court) and release of public easements (Webster Court Utilities) in accordance with section 66.1003(3) of the Wisconsin Statutes, or consent and cooperate with the initiation of such vacation and release by the Village Board in accordance with section 66.1003(4) of the Wisconsin Statutes, at the option of the Village Board.
3. The Petitioner shall record a joint driveway agreement for Lot 1 and Lot 2, in a form approved by the Village Attorney.
4. 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.
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the 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.
6. The Village of Windsor 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 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:**

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**EXHIBIT:**

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- A. Petitioner Application
- B. July 12, 2018 Draft Plan Commission Meeting Minutes

## Memorandum

[www.jsdinc.com](http://www.jsdinc.com)

To: Amy Anderson-Schweppe and Jamie Rybarczyk  
From: Rachel Holloway, JSD  
Re: Letter of Intent  
JSD Project #: 18-8515  
Date: June 13, 2018 (revised June 27, 2018)  
cc: Ron Henshue and Konner Kearney (FDG); Dave Jenkins, Bill Dunlop, John Krebs, Todd Buhr (JSD)

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This letter of intent has been prepared for the proposed subdivision of Lots 1 and 2 of CSM 14307 in Windsor Crossing. On behalf of Forward Development Group (FDG) we are requesting approval of a 4-lot CSM to modify Lot 1 and create one (1) new developable lot, an Outlot for a private access drive, and an Outlot for future subdivision.

The proposed CSM lots comprise Phase 1 of the Windsor Crossing Village Center, which was presented in concept to the Village in the fall of 2017. A pre-application conference was held with Village staff on May 29, 2018 and coordination is ongoing regarding how specific sites within the Village Center will be developed.

FDG intends to develop Lot 1 of the proposed CSM for use by a bank; the lot has been sized to be appropriate for this proposed use and a detailed site plan will be submitted in the future for Village review. Lot 2 will be occupied by commercial mixed use (retail and/or office), as part of future development proposals.

Concurrent with the CSM, we request to begin the process to vacate (discontinue) the existing public right-of-way for Webster Court. The existing utility easement that wraps around Webster Court must also be released. As proposed, Lots 1 and 2 will be accessed via a private shared access drive, shown as Outlot 2 of the enclosed CSM. Public sewer and water utilities would be contained in an easement (see enclosed Utility Schematic Exhibit). A separate Ingress-Egress Easement Exhibit is enclosed for this shared drive, and a driveway agreement will be provided.

We request the opportunity to obtain Village review and approval of the discontinuance and CSM at the July meetings of the Village Plan Commission, with final approvals desired in early August.

# 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	n/a
2 Joint Maintenance Agreements	Will be provided in future

3	All certificates required by Wis. Stat. 236.34	X
4	Final Street Plan	Will be provided in future
5	Final Stormwater Management Plan	Land subject to current (March 2015) SWMP, new SWMP will be provided in future
6	Final Erosion and Sedimentation Control Plan	Will be provided in future
7	Soil and Subsurface Investigation Report	See existing soil reports
5	Traffic Control Plan	Will provide additional information if required
8	Water and Sewer Plans	Schematic plans enclosed
9	Opinion of Probable Cost	Will be provided in future
10	Additional Plans or Information	
11	Owner's and Mortgagee's certificates for Street Dedication	See proposed street vacation and easement

<b>Checklist Legend:</b>	
✓	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**

**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 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 checked="" 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:**

Windsor Crossing, SE of Windsor Rd and North Towne Rd

**Parcel Number(s)**

0910-294-8445-1 and 0910-294-8420-1

**Current Zoning Classification:**

C-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.

6-13-18

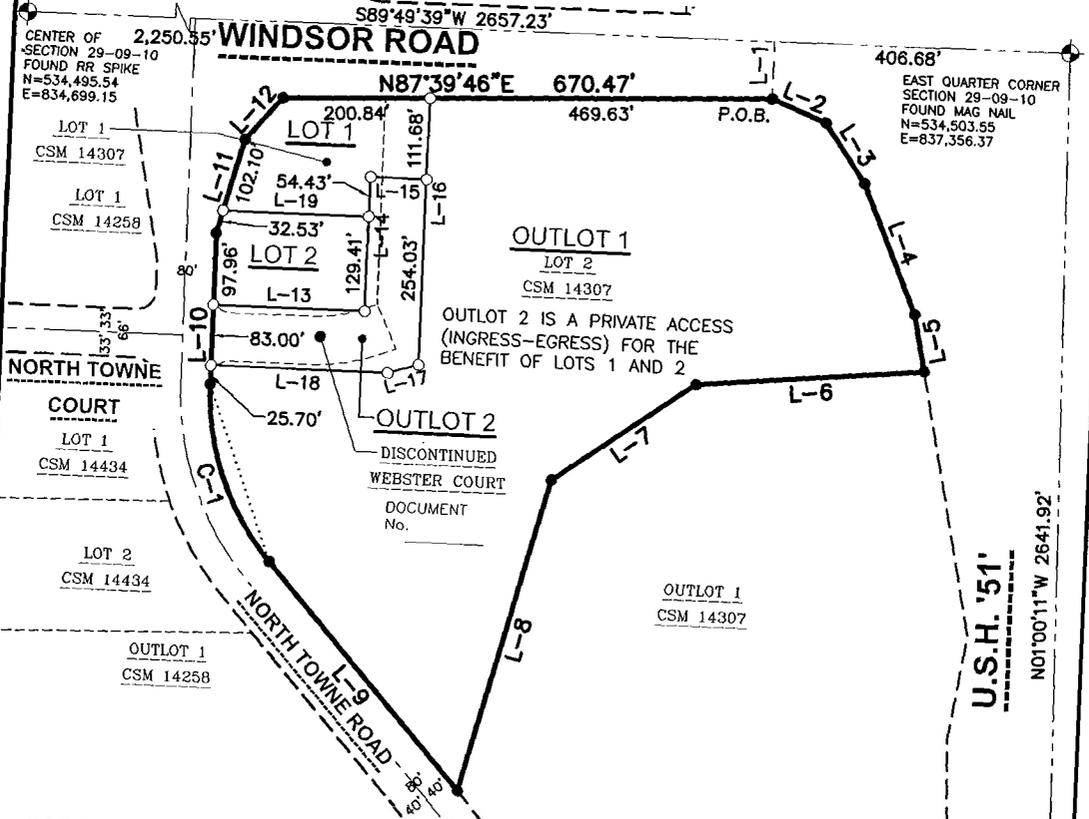
Applicant Signature

Date



# PRELIMINARY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS,  
PAGES 240-245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No.  
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH,  
RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



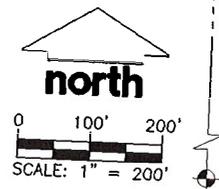
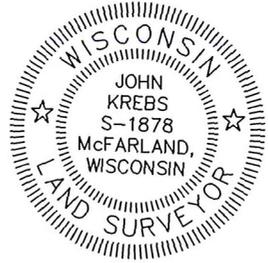
### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

### NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 16-20, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, BEARS  $N01^{\circ}00'11''W$ .
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.
4. SEE SHEET 3 FOR EASEMENTS.

LOT AREA TABLE		
LOT	AREA (S.F.)	ACREAGE
1	36,041	0.827
2	26,864	0.617
O.L.-1	421,820	9.684
O.L.-2	37,290	0.856
TOTAL	522,014	11.984



SOUTHEAST CORNER  
SECTION 29-09-10  
FOUND CUT CROSS  
N=531,862.03  
E=837,402.62

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PREPARED BY: 	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

# PRELIMINARY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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### LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°10'21"E	78.95'
L-2	S68°23'57"E	80.78'
L-3	S34°40'40"E	98.32'
L-4	S23°29'49"E	192.42'
L-5	S11°52'41"E	79.18'
L-6	S84°19'09"W	312.10'
L-7	S54°20'02"W	238.12'
L-8	S14°32'45"W	443.34'
L-9	N41°50'00"W	404.79'
L-10	N00°16'00"W	206.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L-11	N14°48'08"E	134.63'
L-12	N40°00'46"E	77.30'
L-13	N90°00'00"E	208.32'
L-14	N00°00'00"E	183.84'
L-15	N90°00'00"E	76.00'
L-16	S00°00'00"E	365.71'
L-17	S72°44'27"W	43.18'
L-18	N90°00'00"W	242.70'
L-19	N90°00'00"E	200.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	261.17'	360.00'	41°33'58"	255.48'	N21°02'59"W
( )	-	-	41°34'00"	-	N21°03'00"W

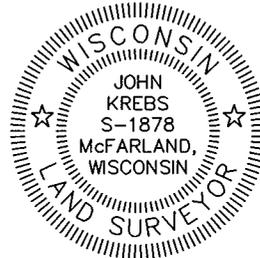
### LEGAL DESCRIPTION

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CONTAINING 505,745 SQUARE FEET OR 11.610 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

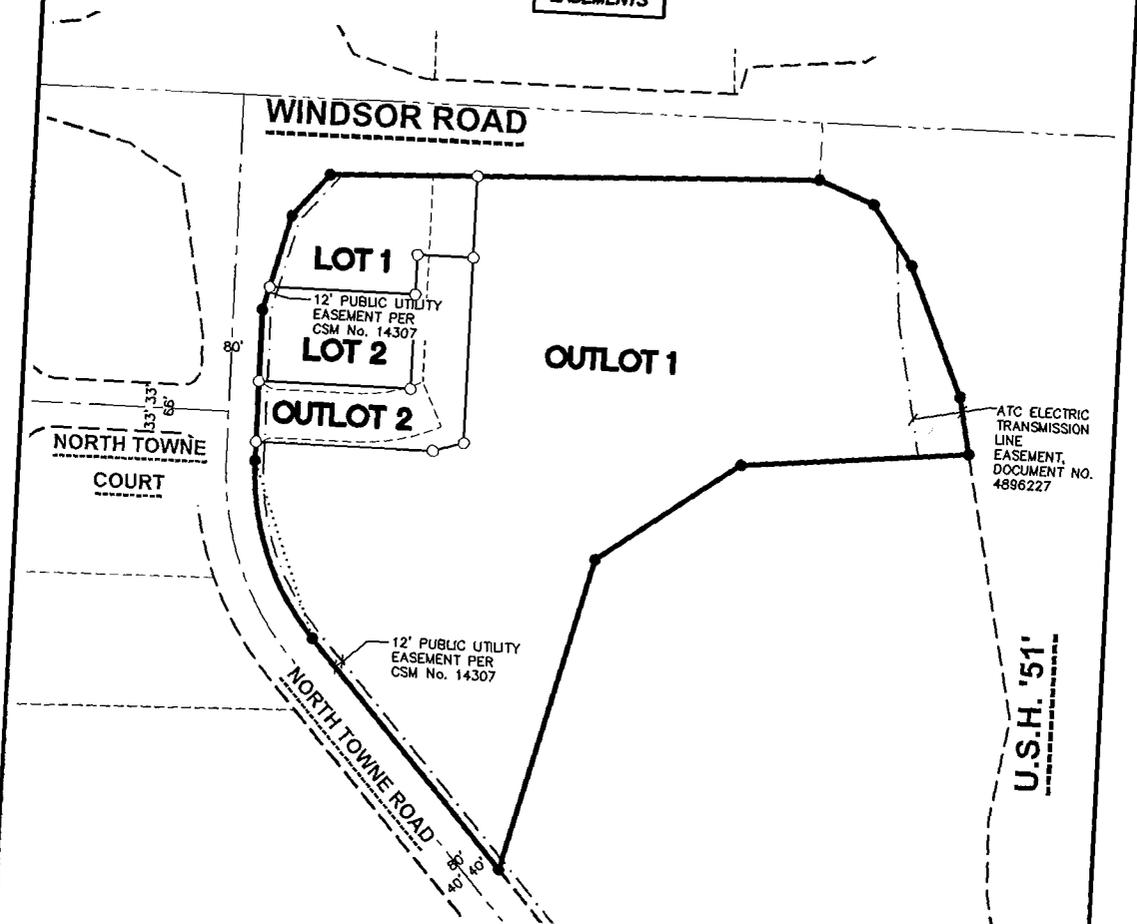
PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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**EASEMENTS**

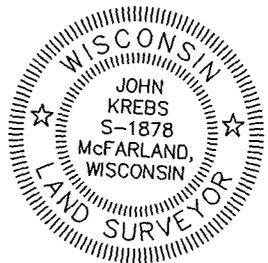
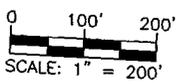


**LEGEND**

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- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
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File: i:\2018\188515\DWG\188515\_P-CSM.dwg Layout: Sheet\_3 User: jk Plotter: Jun 27, 2018 - 8:46am

PREPARED BY: <b>JSD</b> Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: FIELDBOOK/Pg: SHEET NO: 3 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

## CORPORATE OWNER'S CERTIFICATE

WINDSOR CROSSING, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WINDSOR CROSSING, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WINDSOR CROSSING, LLC,

BY: \_\_\_\_\_

DAVE M. JENKINS  
MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE WINDSOR CROSSING, LLC, TO ME  
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

## CONSENT OF MORTGAGEE FOR LOT 1, CSM 14307

I, McFARLAND STATE BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINDSOR CROSSING, LLC, OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
MORTGAGEE (SEAL)

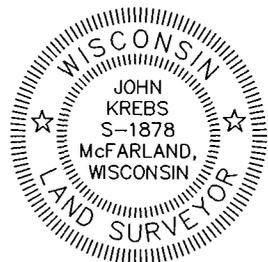
\_\_\_\_\_  
(PRINT NAME AND TITLE)

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO  
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: WINDSOR CROSSING, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 18-8515 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: ZMR DRAWN BY: JJR CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 14307, RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, PAGES 240-245, AS DOCUMENT No. 5255803 AND DISCONTINUED WEBSTER COURT PER DOCUMENT No. LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF WINDSOR FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR

BY: \_\_\_\_\_

KEVIN W. RICHARDSON
EXECUTIVE DIRECTOR

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF WINDSOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF WINDSOR PLAN COMMISSION ACTION OF \_\_\_\_\_, 2018.

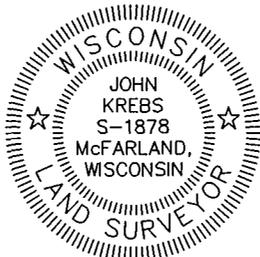
AMY ANDERSON-SCHWEPPE, DATE
DIRECTOR OF PLANNING & DEVELOPMENT,

VILLAGE OF WINDSOR APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF WINDSOR BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF WINDSOR.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF WINDSOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TINA BUTTERIS,
DEPUTY VILLAGE CLERK,
VILLAGE OF WINDSOR



OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN
RECEIVED FOR RECORD \_\_\_\_\_
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS
DOCUMENT # \_\_\_\_\_
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY
MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

Table with 4 columns: PREPARED BY (JSD Professional Services, Inc.), PREPARED FOR (WINDSOR CROSSING, LLC), PROJECT NO: 18-8515, SURVEYED BY: ZMR; FILE NO: \_\_\_\_\_, DRAWN BY: JJR; FIELDBOOK/PG: -, CHECKED BY: TJB; SHEET NO: 5 OF 5, APPROVED BY: TJB

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