

**VILLAGE OF WINDSOR
ORDINANCE 2019-14**

**APPROVAL OF A REZONE FOR PROPERTY LOCATED AT NE ¼ OF THE SE ¼
AND THE SE ¼ OF THE SE ¼ OF SECTION 33, IN THE VILLAGE OF WINDSOR,
DANE COUNTY**

WHEREAS, Randall Grobe doing business as MHG Properties, LLC (the "Petitioner") being owner of property located in the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 33, Village of Windsor, WI (the "Subject Property") has requested (1) approval of a Final Plat; and (2) a Rezone of Outlots 7 & 8 to CO-1 Conservancy District; and

WHEREAS, the Plan Commission recommended approval of the Final Plat and Rezone request in Plan Commission Resolution 2019-11; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners' request for a Final Plat and Rezone request and prepared a Staff Report dated July 12, 2019 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission meeting, the Public Hearing, and the Staff Report, the Village Board approves the Rezone request, subject to the conditions specified in the Staff Report and as set forth herein.

NOW, THEREFORE, the Village Board of the Village of Windsor, Dane County, Wisconsin do hereby ordain as follows:

The Village of Windsor Board **Approves** the Rezone request for Randall Grobe (dba MHG Properties, LLC) located at the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 33, as follows:

SECTION ONE: The Windsor Code of Ordinances is hereby amended as follows and subject to the following conditions:

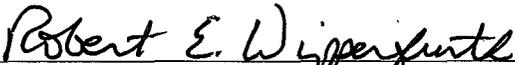
1. Outlots 7 and 8 of the Revere Trails 1st Addition shall be Rezoned from ER, Estate Residential District to CO-1, Conservancy District.
2. The Rezone shall have a delayed effective date and shall take effect at such time as the accompanying Final Plat has been recorded in the Dane County Register of Deed's office.
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 Rezone and Final Plat request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

4. The Village of Windsor Board's approval of the 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) day expiration, one time, 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.

SECTION TWO: This Ordinance shall become effective upon passage and publication as provided by law.

The above and foregoing Ordinance was duly adopted at a meeting of the Village Board of the Village of Windsor held on July 18, 2019, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, Village President

Attested by:


Christine Capstran / Village Clerk

INCORPORATED BY REFERENCE:

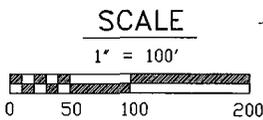
Staff Report
Village Board Resolution 2019-73
Plan Commission Resolution 2019-11

ZONING CHANGE MAP

REVERE TRAILS FIRST ADDITION

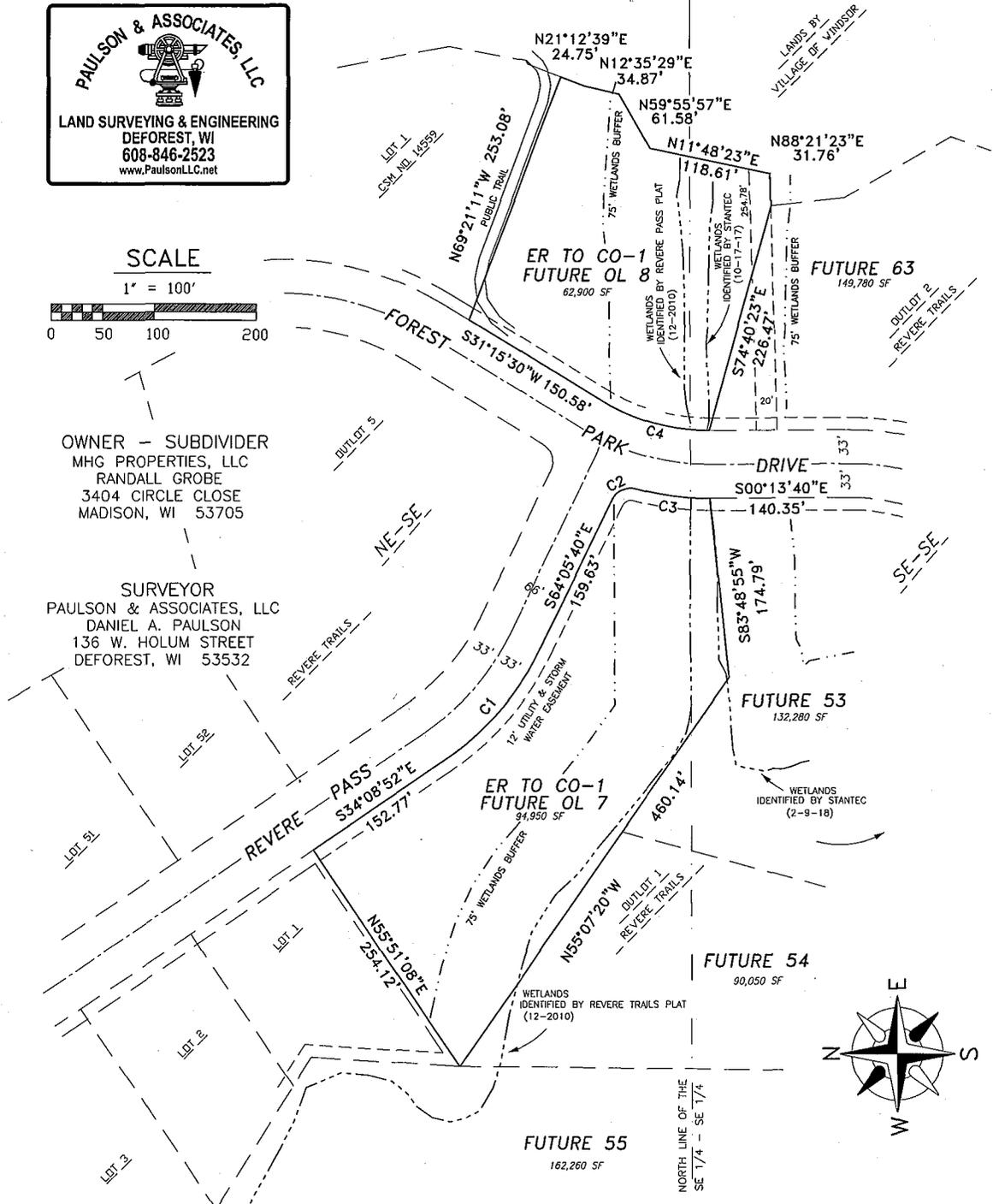
BEING OUTLOT 1 AND PART OF OUTLOT 2, REVERE TRAILS, LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

5-24-19 REVISED 6-12-19



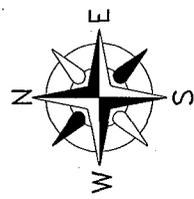
OWNER - SUBDIVIDER
MHG PROPERTIES, LLC
RANDALL GROBE
3404 CIRCLE CLOSE
MADISON, WI 53705

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



CURVE DATA TABLE

CURVE NO.	LOT NO.	CENTRAL ANGLE	RADIUS	CHORD BEARING.	CHORD LENGTH	ARC LENGTH
C1		29°56'48"	283.00	S49°07'16"E	146.24	147.91
C2		79°23'44"	20.00	S24°23'48"E	25.55	27.71
C3		15°31'44"	268.00	S07°32'12"W	72.41	72.64
C4		31°29'10"	202.00	S15°30'55"W	109.61	111.01



Legal Description

for

Zoning Change

REVERE TRAILS FIRST ADDITION

ER to CO-1

Being part of O.L. 1 and O.L. 2, Revere Trails, located the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 33, Town 9 North, Range 10 East, Village of Windsor, Dane County Wisconsin, described as follows:

(Future O.L. 8)

BEGINNING at the southeast corner of Lot 1, CSM No. 14559;
thence N69°21'11"W, 253.08 feet along the south line of Lot 1, CSM No. 14559 to the southwest corner of said Lot 1, CSM No. 14559 and the west line of Outlot 2, Revere Trails;
thence S31°15'30"W, 150.58 feet along the west line of Outlot 2, Revere Trails to a point of curvature;
thence along the arc of said curve to the left with a central angle of 31°29'10", a radius of 202.00 feet and a long chord of S15°30'55"W, 109.61 feet;
thence S74°40'23"E, 226.47 feet to the east line of Outlot 2, Revere Trails;
thence N88°21'23"E, 31.76 feet along the east line of Outlot 2, Revere Trails;
thence continuing along the east line of Outlot 2, Revere Trails, N11°48'23"E, 118.61 feet;
thence continuing along the east line of Outlot 2, Revere Trails, N59°55'57"E, 61.58 feet;
thence continuing along the east line of Outlot 2, Revere Trails, N12°35'29"E, 34.87 feet;
thence continuing along the east line of Outlot 2, Revere Trails, N21°12'39"E, 24.75 feet to the **POINT OF BEGINNING**.

Containing 62,900 square feet.

and

(Future O.L. 7)

BEGINNING at the easterly corner of Lot 1, Revere Trails;
thence S34°08'52"E, 152.77 feet along the north line of Outlot 1, Revere Trails to a point of curvature;
thence continuing along the north line of Outlot 1, Revere Trails and the arc of said curve to the left with a central angle of 29°56'48", a radius of 283.00 feet and long chord of S49°07'16"E, 146.24 feet;
thence continuing along the north line of Outlot 1, Revere Trails, S64°05'40"E, 159.63 feet to a point of curvature,
thence continuing along the north line of Outlot 1, Revere Trails and the arc of said curve to the right with a central angle of 79°23'44", a radius of 20.00 feet and a long chord of S24°23'48"E, 25.55 feet to the east line of Outlot 1 and a point of reverse curvature;
thence along the east line of Outlot 1, Revere Trails and the arc of said curve to the left with a central angle of 15°31'44", a radius of 268.00 feet and a long chord of S07°32'12"W, 72.41 feet;
thence S83°48'55"W, 174.79 feet;
thence N55°07'20"W, 460.14 feet to the southerly corner of Lot 1, Revere Trails;
thence N55°51'08"E, 254.12 feet along the southeasterly line of Lot 1, Revere Trails to the **POINT OF BEGINNING**.

Containing 94,950 square feet.

Subject to all recorded and unrecorded easements.

See **ZONING CHANGE MAP**

This description prepared by:
Paulson & Associates, LLC

May 24, 2019
Revised June 12, 2019