

**VILLAGE OF WINDSOR  
ORDINANCE 2019-29**

**APPROVAL OF A REZONE FOR PROPERTY  
LOCATED AT 4655 MAPLE STREET,  
VILLAGE OF WINDSOR**

**WHEREAS**, William Lapp and David Lapp (the “Petitioners”) have requested approval of: (1) a Certified Survey Map to adjust the property line between two (2) lots located at 4651 and 4655 Maple Street, in the Village of Windsor (the “Subject Property”), and; (2) a Rezone of Lot 1 of the Subject Property; and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner’s request and prepared a Staff Report dated November 1, 2019 (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, the Village of Windsor Plan Commission held a public hearing regarding the request on October 10, 2019; and

**WHEREAS**, the Plan Commission recommended approval of the Certified Survey Map and Rezone request in Plan Commission Resolution 2019-17; 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 ordain as follows:

**SECTION ONE:** The Windsor Zoning Map is hereby amended to Rezone Lot 1 of the Certified Survey Map set forth in Resolution 2019-118 for William Lapp and David Lapp located at 4655 Maple Street, as follows and subject to the following conditions:

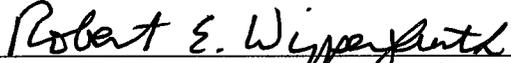
1. Lot 1 of the Certified Survey Map shall be rezoned from R-2, Single Family Residential District to R-3, Single Family Residential District.
2. Lot 2 of the Certified Survey Map shall remain zoned R-2, Single Family Residential District.
3. The Rezone request shall have a delayed effective date and shall take effect at such time as the accompanying Certified Survey Map has been recorded in the Dane County Register of Deed’s Office.
4. 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, 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.

5. The Village Board's approval expires one hundred-eighty (180) days from the date of adoption of this Ordinance. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-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.

**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 November 07, 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

Published: November 14, 2019

Effective: November 15, 2019

**INCORPORATED BY REFERENCE:**

Staff Report  
Petitioner Application  
Plan Commission Resolution 2019-17  
Village Board Resolution 2019-118

## Legal Description

for  
Zoning Change

R-2 Residential to R-3 Residential

David Lapp Properties:

Being part of Lot 1, CSM No. 10621; located in the SE ¼ of the NW ¼ of Section 06,  
T.09N., R.10E., Village of Windsor, Dane County, Wisconsin, described as follows

**BEGINNING** at the westerly corner of Lot 1, CSM No. 10621;  
thence S34°55'15"E (recorded as S34°38'47"E), 78.71 feet along the southwest line of Lot 1, CSM  
No. 10621;  
thence N51°40'29"E, 122.96 to the northeasterly line of Lot 1, CSM No. 10621;  
thence N44°06'48"W (recorded as N43°51'19"W), 78.98 feet along the northeasterly line of Lot 1,  
CSM No. 10621 to the northerly corner of said Lot 1;  
thence S51°40'29"W, 110.32 feet (recorded as S51°57'19"W, 110.29 feet) along the northwesterly line  
of Lot 1, CSM No. 10621 to the **POINT OF BEGINNING**.

Containing 9,160 square feet (0.021 acres)

Subject to all recorded and unrecorded easements.

SEE ZONING CHANGE MAP

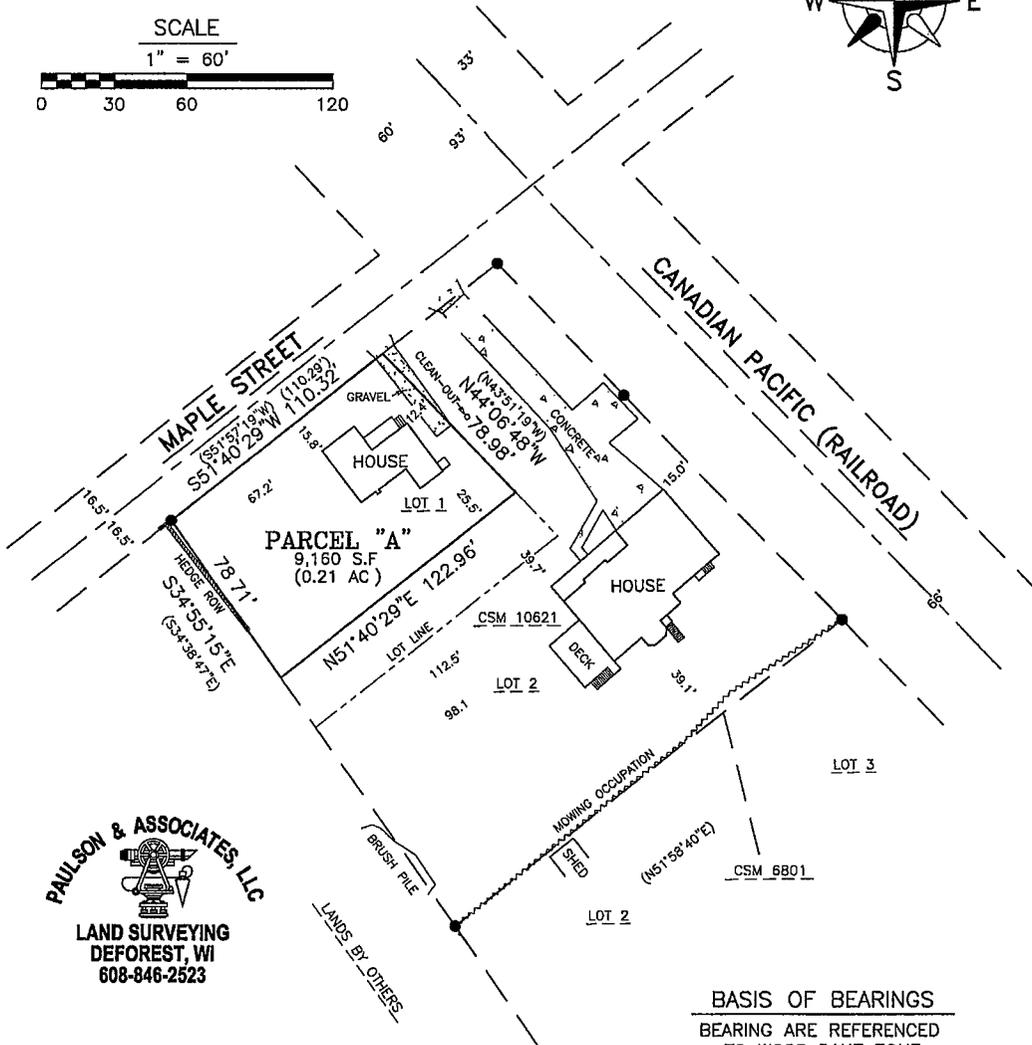
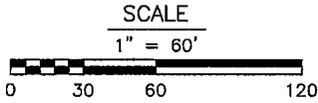
This description Prepared by:

Paulson & Associates, LLC  
Daniel A. Paulson  
Professional Land Surveyor

August 12, 2019

# ZONING CHANGE MAP

BEING PART OF LOT 1, C.S.M. NO. 10621; LOCATED IN THE SE 1/4 OF THE NW 1/4,  
SECTION 6, T09N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN



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

## LEGEND

- ⊕ DANE COUNTY SECTION CORNER (FOUND AS NOTED)
- 3/4" IRON RE-BAR (FOUND)
- ( ) "RECORDED OR SHOWN AS" INFORMATION

OWNER/SUBDIVIDER  
William G. Lapp  
4651 Maple Street  
Morrisonville, WI 56571

OWNER/SUBDIVIDER  
David K Lapp  
4655 Maple Street  
Morrisonville, WI 56571

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