

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2019-54**

**APPROVAL OF A PRELIMINARY PLAT
FOR PROPERTY LOCATED AT 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 SE ¼ of the SE 14 of Section 33, Village of Windsor, WI (the "Subject Property") has requested approval of a Preliminary Plat; and

WHEREAS, the Petitioner obtained Conditional Approval of the Preliminary Plat request in Plan Commission Resolution 2019-07; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners' request and prepared a Staff Report dated May 31, 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 Preliminary Plat 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 as follows:

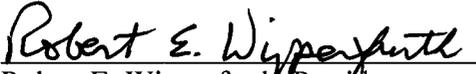
The Village of Windsor Board **Approves** the Preliminary Plat request for Randall Grobe (dba MHG Properties, LLC) located at the SE ¼ of the SE ¼ of Section 33, Village of Windsor, WI subject to the following conditions:

1. The Petitioner shall construct up to eleven (11) single family detached dwellings and lots as depicted on the Preliminary Plat as represented to the Village Board at its meeting on June 6, 2019.
2. 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 Director of Planning/Zoning Administrator (or designee).
3. The Petitioner shall address the technical comments set forth in the Village Policy Comments/Concerns section of the Staff Report to the satisfaction of the Village Director of Planning/Zoning Administrator (or designee).
4. The Petitioner shall present to the Director of Planning/Zoning Administrator (or designee) the following fully executed original documents:
 - a. Development Agreement identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.
 - b. Construction Plans and Specifications, in accordance with the Development Agreement, for all public improvements.

- c. Declaration of Covenants, Restrictions, Conditions and Easements ensuring the quality of the development and representations made to the Village Board at its meeting on June 6, 2019.
- d. Stormwater Management Agreement for all stormwater management facilities.
5. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County and the Wisconsin Department of Natural Resources (WDNR).
6. The Petitioner shall obtain approval of the Preliminary Plat by all other approving authorities.
7. 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 38-638(e) of the Village of Windsor Code of Ordinances prior to the Village signing the Final Plat.
8. The Village of Windsor shall waive the requirement for payment of Fees in Lieu of Parkland Dedication as this condition was satisfied by the original Revere Trails Plat.
9. 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 Preliminary 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.
10. The Village of Windsor Board's approval of the Preliminary Plat 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.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on June 6, 2019, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, President

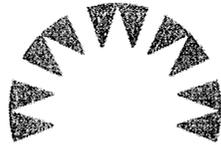
Attested by:


Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:

Staff Report

Plan Commission Resolution 2019-07



Windsor

Growing Forward

To: Village of Windsor Board
Cc: Robert Wipperfurth, Tina Butteris, Christine Capstran, Jerry Groth, William Cole
From: Amy Anderson Schweppe, Jamie Rybarczyk
Rpt Date: May 31, 2019
Mtg Date: June 6, 2019
Submtl Date: April 8, 2019
Aprvl Date: July 7, 2019
Re: Revere Trails (1st Addition) - Preliminary Plat

BACKGROUND:

Petitioner: Randall Grobe (dba MHG Properties, LLC)
Property Owner: MHG Properties, LLC
Location / Address: Southeast quarter of the Southeast quarter of Section 33.
Taxkey Number: 196/0910-334-6250-0 & 196/0910334-6277-1
Area: 26.21 acres
Existing Zoning: ER, Estate Residential District
Proposed Zoning: ER, Estate Residential District & CO-1, Conservancy District
Future Land Use: Neighborhood Mixed Use & Existing and Proposed Parks, Conservancies and Environmentally Sensitive Areas

REQUEST:

The Petitioner requests approval of the Preliminary Plat for the Revere Trails 1st Addition Plat. See Exhibit A for additional information regarding the Petitioner's request.

OVERVIEW:

The Revere Trails 1st Addition Plat will continue the development south along Forest Park Drive to State Highway 19 comprising of eleven (11) single family detached dwellings and lots. The lots will range in size from 32,880sf (0.75 acres) to 162,260sf (3.72 acres). The lots will be served with private wells and private septic systems similar to the remainder of the plat. The Revere Trails 1st Addition will also include two outlots.

The Petitioner intends to apply the Declaration of Covenants, Restrictions, Conditions and Easements for Revere Trails to the 1st Addition Plat ensuring the quality of development and representations made to the Village Board at its meeting on June 6, 2019.

The Revere Trails 1st Addition Plat does not provide additional parkland as this condition was satisfied by the original Revere Trails Plat.

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 38 Planning and Development

- a) (a)(6) Location of all existing structures, paved or gravel drives, fences, water wells, dry wells, cisterns, on-site wastewater treatment facilities, rock outcrops, wooded areas, railroad tracks and other significant features within the boundaries of the plat or within 100 feet therefrom. Label the existing structure shown on Lot 1 CSM 4993.
- b) (a)(7) Location and width of all existing roads, alleys or other public ways, easements, railroad and utility rights-of-way within the boundaries of the plat and within 100 feet therefrom. Label the existing 12' utility easement along Forest Park Drive.
- c) (b)(2) Contours within the exterior boundaries of the preliminary plat and within 100 feet of the exterior boundary, including the entire width of the rights-of-way of adjacent public roads, or greater distance as may be required by the Village engineer. Contours should be drawn to national map accuracy standards at vertical intervals of not more than two feet. At least one permanent benchmark per preliminary plat shall be located in the immediate vicinity of the plat. The location of the benchmarks shall be indicated on the preliminary plat, together with their elevations referenced to mean sea level datum and the monumentation of the benchmarks shall be clearly and completely described. Contours of proposed final grades within the boundaries of the preliminary plat shall be shown on the grading plan. A benchmark (completely described) and vertical datum need to be shown on the plat.
- d) (b)(5) Location of all percolation tests within the exterior boundaries of the plat conducted in accordance with State law and administrative rules, where the subdivision will not be served by public sanitary sewer service. Percolation tests need to be shown for pre-planned mound systems. It appears to be shown as HB-#, if so, please show in the legend.

Additional Recommendations

- a) The distance of 113.74' along the West line of lot 61 does not match the original plat. Change to 113.81' or show "as recorded".
- b) The distance of 140.35' along the East line of lot 53 does not match the original plat. Change to 140.92' or show "as recorded".
- c) All missing interior lot dimensions should be shown to the nearest foot.
- d) The distance of 113.74' along the East line of lot 60 does not match the original plat. Change to 113.91' or show "as recorded".

Wisconsin Statutes: Chapter 236 Platting Lands and Recording and Vacating Plats

- a) 236.20 (2)(f): The exact width of all easements must be shown. Label the existing 12' utility easement along Forest Park Drive.
- b) Each sheet must be signed, sealed and dated by the Surveyor

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

The lots within the Revere Trails 1st Addition Plat are currently zoned ER, Estate Residential. The lots are consistent with the requirements of Chapter 52 of the Windsor Code of Ordinances.

3. Village of Windsor Code of Ordinances: Chapter 54 Shoreland Zoning

The lots within the Revere Trails 1st Addition Plat are located in the Shoreland Zoning Overlay District (an Overlay District). The Petitioner is hereby advised that additional requirements and permitting may be applicable if construction occurs within the boundary of the Shoreland Zoning Overlay District.

4. Village of Windsor Comprehensive Plan: 2035

The Preliminary Plat is consistent with the goals, objectives and policies of the Village of Windsor Comprehensive Plan: 2035.

The Public Works Department provides the Village Board with the following **public works** comment(s).

1. Plan Set Comments

- a) Sheet 1: Village contact is noted as Kevin Richardson. Please replace contact information with Davis Clark, Village of Windsor Director of Public Works.
- b) Sheet 1: Sheet reference numbers must have had another sheet inserted and are now incorrect.
- c) Sheet 2: We need a separate sheet with "Lowest Exposure Elevation" and "Lowest Basement Elevation" noted for each lot. (I would also like to see recommended "Slab Grade Elevation" noted for each lot, but will defer back to our grading policies if this cannot be provided.)
- d) Sheet 4: Confirm culvert sizes. Current drawings show culverts as 18-inch, which would match our minimum size. MSA Drawings noted these as 12-inch, but the MSA Drawings are not Record Drawings.
- e) Sheets 5 and 7: Culvert under Forest Park Court is noted as 12-inch. This does not meet our minimum size of 18-inches.
- f) Sheet 8: All proposed culverts are noted as 12-inch. This does not meet our minimum size of 18-inches.
- g) Sheet 8: The two existing culverts under Forest Park Drive, north of STH 19 and south of Forest Park Court are noted as 12-inch. Please confirm size.
- h) Sheet 9: Ribbon Curb detail needs to be revised to show 8-inch depth at road side, 7-inch depth at ditch side, and minimum 10-inch base depth. This results in 4% slope.
- i) Sheet 9: Show Asphalt Pavement of minimum 3.5 inches with two lifts.

2. Storm Water Management Plan Memorandum Comments

- a) The Developer/Developer's Engineer shall obtain Dane County Stormwater and Erosion Control Permits.
- b) Provide an exhibit showing the locations of all proposed impervious areas that are part of the 1st Addition and related build out development.
- c) Provide peak runoff and routing calculations to verify the impact of shifting additional site area and adding impervious area to drain to the wet pond and downstream outfall location.
- d) Provide print outs of the following items:
 - i. WinSLAMM input data file.
 - ii. WinSLAMM routing schematic.
 - iii. WinSLAMM output report.

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 to the Preliminary Plat.

VILLAGE POLICY COMMENTS/CONCERNS:

The Village Staff provides the Village Board with the following policy comments/concerns that require further discussion and action:

1. The Village of Windsor shall recommend that the outlots within the Revere Trails 1st Addition Plat be rezoned from ER, Estate Residential District to CO-1, Conversancy District for the preservation of the wetlands and environmentally sensitive areas.
2. The Village of Windsor shall waive the requirement for payment of Fees in Lieu of Parkland Dedication as this condition was satisfied by the original Revere Trails Plat.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On May 9, 2019 the Village Plan Commission recommended to the Village Board Approval of the Preliminary Plat request for Randall Grobe (dba MHG Properties, LLC) located at southeast quarter of the southeast quarter of Section 33 by Plan Commission Resolution 2019-07.

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

VILLAGE STAFF RECOMMENDATION:

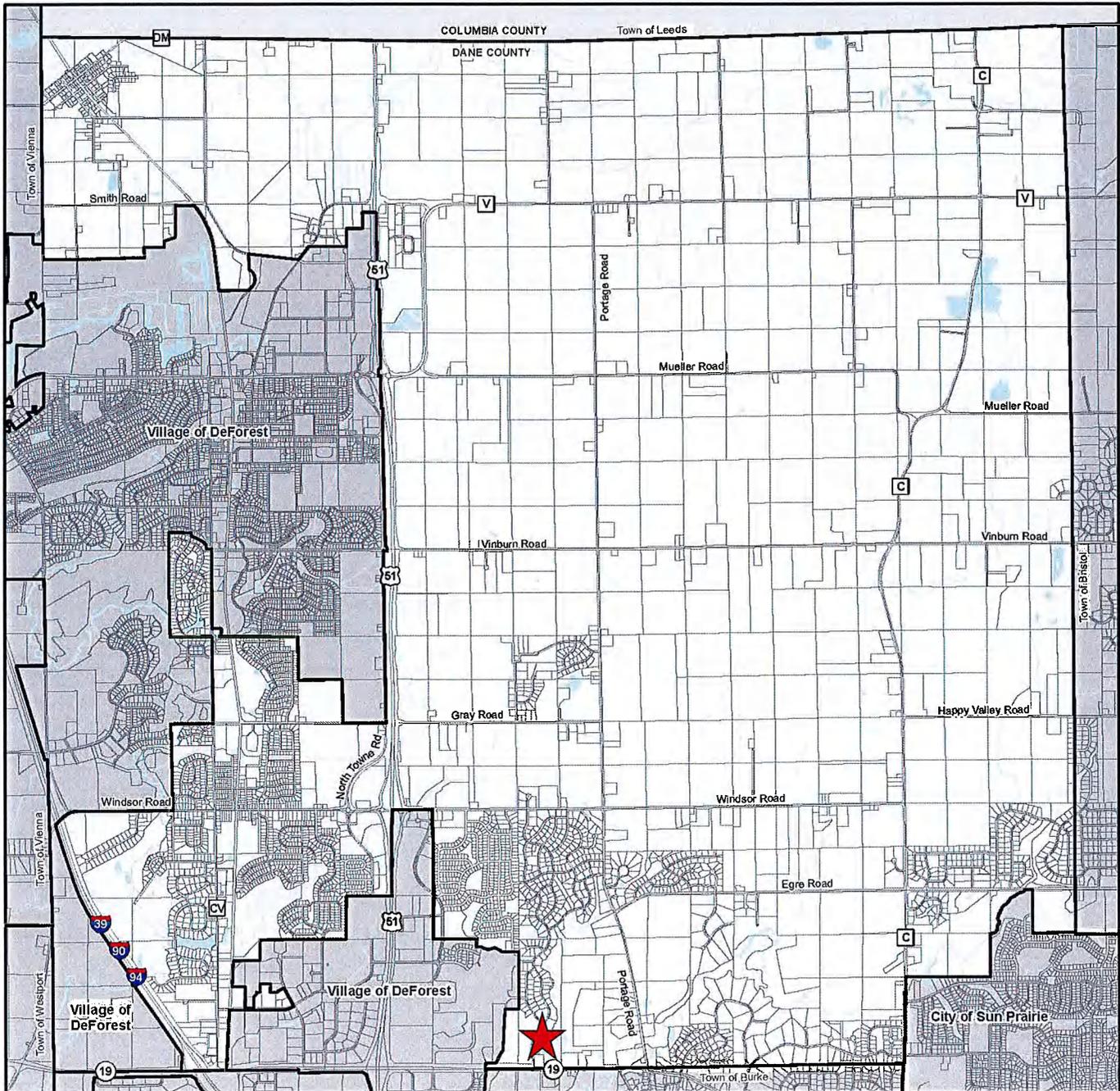
Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board Approves of the Preliminary Plat request for Randall Grobe (dba MHG Properties, LLC) located at southeast quarter of the southeast quarter of Section 33, subject to the following conditions:

1. The Petitioner shall construct up to eleven (11) single family detached dwellings and lots as depicted on the Preliminary Plat as represented to the Village Board at its meeting on June 6, 2019.
2. 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 Director of Planning/Zoning Administrator (or designee).
3. The Petitioner shall address the technical comments set forth in the Village Policy Comments/Concerns section of the Staff Report to the satisfaction of the Village Director of Planning/Zoning Administrator (or designee).
4. The Petitioner shall present to the Director of Planning/Zoning Administrator (or designee) the following fully executed original documents:
 - a. Development Agreement identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.
 - b. Construction Plans and Specifications, in accordance with the Development Agreement, for all public improvements.
 - c. Declaration of Covenants, Restrictions, Conditions and Easements ensuring the quality of the development and representations made to the Village Board at its meeting on June 6, 2019.
 - d. Stormwater Management Agreement for all stormwater management facilities.
5. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County and the Wisconsin Department of Natural Resources (WDNR).
6. The Petitioner shall obtain approval of the Preliminary Plat by all other approving authorities.
7. 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 38-638(e) of the Village of Windsor Code of Ordinances prior to the Village signing the Final Plat.
8. The Village of Windsor shall waive the requirement for payment of Fees in Lieu of Parkland Dedication as this condition was satisfied by the original Revere Trails Plat.
9. 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 Preliminary 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.
10. The Village of Windsor Board's approval of the Preliminary Plat 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.

LOCATION MAP:



EXHIBITS:

- A. Petitioner Application
- B. Village Plan Commission Meeting Minutes (Unofficial) of May 9, 2019



Windsor

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Development Review Application Acknowledgement of Understanding

The Petitioner, Property Owner, and Agent have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

The Petitioner, Property Owner, and Agent understand that an Administrative Fee and Escrow Fee will be charged for review of the Development Review Request by the Village staff and professional consultants, and payment must be submitted with the Development Review Request.

Property Information	
Location / Address:	
Taxkey Number:	0910-334-6250-6 & 0910-334-6277-1
Area:	

Petitioner	
Name:	Randall Grobe
Address:	3404 Circle Close
City, State, Zip Code:	Madison WI 53705-1409
Phone:	271-6115 Residence / Business / Cell
Email:	RSgrobe@AOL.com
Signature:	Randall Grobe

Property Owner	
Name:	MHG Properties, LLC
Address:	
City, State, Zip Code:	SAME AS Petitioner
Phone:	Residence / Business / Cell
Email:	
Signature:	Randall S. Grobe, SOLE MEMBER

Agent	
Name:	Paulson & Associates, LLC Daniel A. Paulson
Address:	136 W. Holton St
City, State, Zip Code:	DeForest WI 53532
Phone:	(608) 846-2523 Residence / Business / Cell
Email:	Dan@PaulsonLLC.net
Signature:	Daniel A. Paulson

Development Review Application
Supplemental Application Information

The Petitioner must submit one electronic file (PDF format) of the Supplemental Application Information per the below stated requirements. All questions regarding the Supplemental Application Information shall be directed to the Director of Planning/Zoning Administrator at amy@windsorwi.gov or (608) 888-0066.

The Windsor Code of Ordinances is located at www.windsorwi.gov/ordinances.

Development Review Request	Supplemental Application Information
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Refer to Windsor Comprehensive Plan: 2035 <input type="checkbox"/> Refer to Wis. Stats. 66.1001
<input type="checkbox"/> Buildings and Building Regulations	
<input type="checkbox"/> Standard Site Plan Review	<input type="checkbox"/> Refer to Ch 10, Art IX <input type="checkbox"/> Refer to Ch 52, Sec 52-101(3)
<input type="checkbox"/> Limited Site Plan Review	<input type="checkbox"/> Refer to Ch 10, Art IX <input type="checkbox"/> Refer to Ch 52, Sec 52-101(3)
<input type="checkbox"/> Planning and Development	
<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 2, Sec 38-128
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 3
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 4
<input type="checkbox"/> Replat	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 5
<input type="checkbox"/> Certified Survey Map	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 6
<input type="checkbox"/> Condominium Plat	<input type="checkbox"/> Refer to Ch 38, Art IV, Div 10
<input type="checkbox"/> Zoning Districts	
<input type="checkbox"/> Zoning Map and/or Ordinance Amendment	<input type="checkbox"/> Refer to Ch 52, Art V, Sec. 52-101(4)
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Refer to Ch 52, Art V, Sec. 52-101(5)
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Refer to Ch 52, Art V, Sec. 52-101(6)
<input type="checkbox"/> Sign	<input type="checkbox"/> Refer to Ch 52, Art V, Sec. 52-101(7)
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Refer to Ch 52, Art V, Sec. 52-101(8)

Development Review Application
Development Review Request

The Petitioner must submit one electronic file (PDF format) of the Development Review Application and Supplemental Application Information to the Director of Planning/Zoning Administrator at amy@windsorwi.gov no less than thirty (30) days prior to the Village of Windsor meeting. The Village Plan Commission typically meets the second Thursday of every month, the Village Board typically meets the first Thursday of every month, both at 5:00 p.m. at the Village Municipal Building, 4084 Mueller Road, DeForest, WI 53532.

Development Review Request	Application		
	Fee	Escrow (Min)	Escrow (Max)
<input type="checkbox"/> Comprehensive Plan Amendment	\$300	\$1,000	N/A
<input type="checkbox"/> Buildings and Building Regulations			
<input type="checkbox"/> Standard Site Plan Review	\$300	\$2,500	N/A
<input type="checkbox"/> Limited Site Plan Review	\$150	N/A	N/A
<input type="checkbox"/> Planning and Development			
<input type="checkbox"/> Concept Plan	\$150	N/A	N/A
<input type="checkbox"/> Preliminary Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Final Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Replat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Certified Survey Map	\$150	\$1,000/lot	\$5,000/lot
<input type="checkbox"/> Condominium Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Zoning Districts			
<input type="checkbox"/> Zoning Map and/or Ordinance Amendment	\$150	\$1,000	N/A
<input type="checkbox"/> Conditional Use Permit	\$150	\$1,000	N/A
<input type="checkbox"/> Planned Unit Development	\$300	\$2,500	N/A
<input type="checkbox"/> Sign	\$100	N/A	N/A
<input type="checkbox"/> Zoning Variance	\$150	\$1,000	N/A
<input type="checkbox"/> Other	\$150	T.B.D.	T.B.D.

**USE STATEMENT FOR THE PLAT OF REVERE TRAILS FIRST ADDITION,
VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN**

The developer of the proposed Plat of Revere Trails First Addition, Village of Windsor, Dane County, Wisconsin ("First Addition"), being MHG Properties, LLC, 3404 Circle Close, Madison, Wisconsin 53705, was the developer of the original plat of Revere Trails. The lands included in the First Addition plat were part of the original plat, but such land was not platted as single family lots at that time. Now, with the original plat being largely built out, the developer wishes to subdivide the balance of the land in the original Revere Trails plat that is suitable for development.

The proposed First Addition will consist of 11 detached, single family lots (Lots 53-63), together with 2 outlots (Outlots 7-8). There will not be any commercial or multi-family parcels in the First Addition. The single family lots in the First Addition will vary in size from 32,880 SF to 162,260 SF. The existing Forrest Park Drive will be the prime street in the First Addition, but a short public cul-de-sac street will be constructed to serve some of the lots.

Given the limited number of lots in the First Addition, there will not be any traffic issues created by the First Addition plat. The developer plans to have the lots in the First Addition governed by the covenants that apply to the original Revere Trails plat. The entire Revere Trails project is blessed with a substantial amount of parkland and trails, and in addition it is located next to lands previously dedicated by the developer to the Village, and the Big Hill area which is owned by the Village.

The lands in the First Addition are zoned in the ER – estate residential classification under the Village zoning code, and this classification will be consistent with the goal to produce a high-quality single-family subdivision in the Village. Hence, there will be no zoning change. The developer proposes to complete any required public improvements for the First Addition during the 2019 construction season and to market the lots in 2019.

Dane County placed a restriction against residential development on the lands which are the subject of this application in connection with the original Revere Trails plat, while this land was under Dane County jurisdiction prior to incorporation of the Village. We went along with this at the time because there was no immediate plan for development of this land. This restriction will need to be removed by the Village in the resolution approving the plat.

APPENDIX A. - ENVIRONMENTAL ASSESSMENT REPORT

Revere Trails First Addition	
MHG Properties, LLC, c/o Randall Grobe	
4-15-19	

The environmental assessment report shall be filed with the preliminary plat and shall include all information pertaining to these questions.

The assessment checklist shall be prepared based on available materials from all applicable sources. The information sought will assist the plan commission and town board in determining the suitability of the land for development as required by this chapter. All "yes" answers must be explained in detail by attaching maps and supporting documents describing the impact of the proposed development.

(1) Land resources:

	Does the project site involve:	Yes	No
A.	Site is within 100 feet or includes a landform or topographic feature of local or regional interest? (see section 4)		X
B.	Site involves or is it within 100 feet of a floodplain? A copy of the DNR and NRCS floodplain maps shall be attached.		X
C.	An area of soil instability—greater than 12% slopes or organic soils, peats, or mucks at or near the surface?	X	
D.	An area of bedrock within six feet of the soil surface?		X
E.	An area with the groundwater table within ten feet of the soil surface?	X	
F.	An area with fractured bedrock within ten feet of the soil surface?		X
G.	A drainage-way for 50 or more acres of land?	X	
H.	Lot coverage of more than 50 percent impermeable surfaces?		X
I.	Prime agricultural land, class i, ii or iii?	X	

J.	Does the site include or is it within 100 feet of wetlands or marshes?	X	
K.	Does the site include or is it within 100 feet of mapped environmental corridors?		X

(2) Water resources:

	Does the proposed project have:	Yes	No
A.	A location within an area traversed by a navigable stream?		X
B.	Proposed use of septic tank-soil absorption fields or holding tanks for on-site waste disposal?	X	
C.	Does the site propose any wells?	X	
D.	Is this site known to be in a groundwater recharge area?	X	

(3) Biological resources:

	Does the project site involve:	Yes	No
A.	Critical habitat for plants/animals of community interest?		X
B.	Endangered, unusual or rare species of:		
	1. Land animals		X
	2. Birds		X
	3. Plants?		X
C.	Are there existing trees and shrubs greater than six inch caliper measured 3 feet above ground height?		X
D.	Does site development propose removal or disturbance of 20% or more of the site area?		X

(4) Human and scientific interest:

Does the project site involve:		Yes	No
A.	An area of known archaeological interest such as Indian mounds, cemeteries or historic encampments or settlements?		X
B.	An area of historical interest?		X
	1. Are there buildings over 50 years old on the site?		X
	2. Are there buildings or monuments of unique architecture on the site.		X
C.	An area of identified community recreational use?		X

(5) Energy, transportation and communications:

Does the project site involve:		Yes	No
A.	Does the development increase the traffic flow in any collector system by more than 10%?		X
B.	Is the development within 100 feet or traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?		X
C.	Is the site within or traversed by existing or planned rail corridors or operations?		X
D.	Is the site within the Dane County airport noise abatement zone or final approach patterns of the airport?	X	

(6) Population:

Does the project site involve:		Yes	No
A.	Does the development increase the school population of any school serving the		X

	development by more than 10%?		
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(7) Significant comments. Please attach comments on any of the above which may have a significant environmental impact.

(8) Appendices and supporting material. Please attach any appendices and supporting material, including in all cases the Dane County soil survey map for the area, as prepared by the Department of Natural Resources Conservation Service (NRCS).

(b) Environmental criteria. The following criteria shall serve as guidelines to assist the plan commission and town board in determining suitability of the land for development:

(1) Recommendations as to soil suitability contained in the national resource conservation service soil survey of Dane County shall be considered.

(2) Land with slopes between 12 percent and 18 percent will require special design for sewerage systems and for limiting stormwater runoff and erosion.

(3) Soils with severe erosion hazard potential as determined by the national resource conservation service will require special design to limit stormwater runoff and erosion.

(4) Suitability of land for private sewerage systems shall be determined in accordance with Wis. Admin. Code ch. COMM 83.

(5) Development of shoreland or wetlands shall be governed by Dane County code, chapter 11.

(6) Lands known to be habitat for endangered species, as determined by the department of natural resources bureau of endangered resources, shall not be developed unless methods, satisfactory to the DNR, are implemented to protect such species or habitat.

(7) Where areas of archaeological, historical, or geological interest exist, the plan commission may require the developer to consult with the state historical or geological society.

(Ord. No. 2003-08, § 2.1, 8-21-2003)

**REVERE TRAILS FIRST ADDITION
ENVIRONMENTAL ASSESSMENT REPORT
EXPLANATION OF YES RESPONSES**

(1) Land Resources:

- C. An area of soil instability—greater than 12% slopes or organic soils, peats, or mucks at or near the surface?

There are no areas with greater than 12% slopes. The red areas on the attached map shows hydric areas (areas of organic, peats, mucks, etc.) The building envelopes are predominately outside the red areas.

- E. An area with the groundwater table within ten feet of the soil surface?

The red areas on the attached map are also areas with high groundwater .

- G. A drainage-way for 50 or more acres of land?

The west to east drainageway at the north end of the 1st Addition plat drains more than 50 acres of land, primarily from offsite to the west.

- J. Does the site include or is it within 100 feet of wetlands or marshes?

A wetlands report prepared by Jeff Kraemer of Stantec and previously reported by MSA Professional indicated areas of wetlands were identified on the property.

(2) Water resources:

- B. Proposed use of septic tank-soil absorption fields or holding tanks for on-site waste disposal?

This plat is located within an area of the Village of Windsor that is not served by public sanitary sewer.

- C. Does the site propose any wells?

This plat is located within an area of the Village of Windsor that is not served by public sanitary sewer

- D. Is this site known to be in a groundwater recharge area?

Dane County Land and Water Resources Viewer indicates the majority of the area within this plat is located in an area of Groundwater Recharge.

(5) Energy, transportation and communications:

- D. Is the site within the Dane County airport noise abatement zone or final approach patterns of the airport?

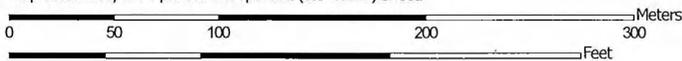
A note on the plat of Revere Trails indicates this area is located in an area subject to heightened noise levels emanating from the operation of aircraft and equipment of a nearby airport.

Hydric Rating by Map Unit—Dane County, Wisconsin



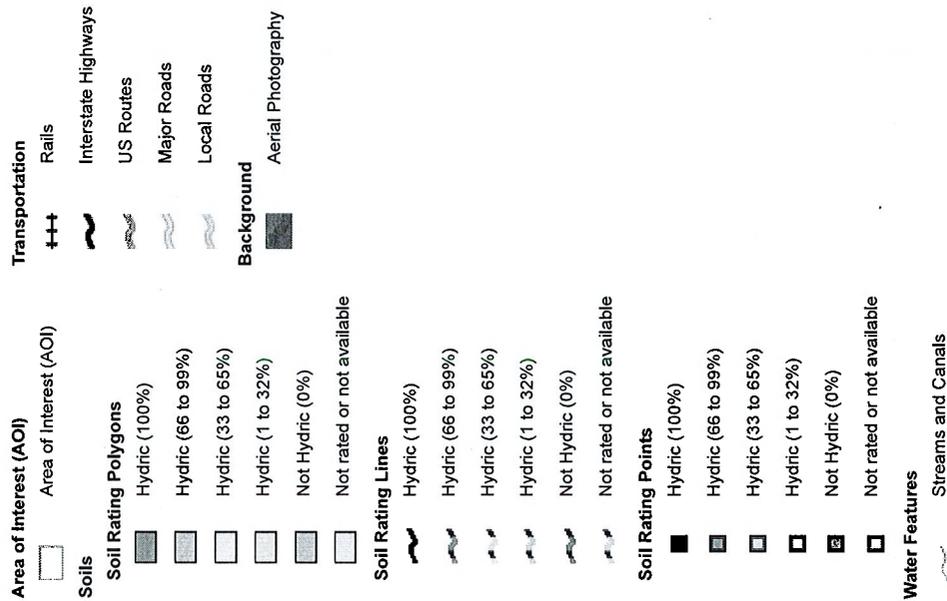
Soil Map may not be valid at this scale.

Map Scale: 1:3,470 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2014—Feb 12, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
DsB	Dresden silt loam, 2 to 6 percent slopes	0	19.0	33.2%
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded	0	0.0	0.0%
KeB	Kegonsa silt loam, 2 to 6 percent slopes	0	4.8	8.3%
Ot	Otter silt loam	100	33.4	58.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	10	0.1	0.2%
Totals for Area of Interest			57.4	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

VILLAGE OF WINDSOR
PLAN COMMISSION MEETING

Minutes

May 9, 2019

1. CALL MEETING TO ORDER AND ROLL CALL.

Meeting convened by Chairperson Wipperfurth at 5:00 p.m. Commissioners present: Dave Gaustad, Jeff Heisig, Kay Hoffman, Tim Lange, Bill LeGore, Brad Mueller, and Bob Wipperfurth.

Others present: Director of Planning and Development Amy Anderson Schweppe, Village Deputy Administrator/Director of Economic Development Jamie Rybarczyk, and Village Attorney Bill Cole.

2. RECITATION OF THE PLEDGE OF ALLEGIANCE.

The flag pledge was led by Commissioner Heisig.

3. ANNOUNCEMENTS.

None.

4. APPEARANCES BEFORE THE PLAN COMMISSION.

None.

5. MINUTES FROM APRIL 11, 2019.

A motion was made by Commissioner Heisig, seconded by Commissioner Mueller, to approve the Minutes of April 11, 2019, as presented. Motion carried with a 7-0 vote.

6. PUBLIC HEARING.

- a. Richard And Tracy Meinholz Request A Certified Survey Map In Order To Combine Lots 147 And 148 Of The Second Addition To Terrace Park Into One Lot Located At 4015 Empire Drive In The Village Of Windsor.

Chairperson Wipperfurth opened the public hearing at 5:02 p.m.

Director of Planning and Zoning Anderson Schweppe provided a staff report indicating that petitioners request approval of a certified survey map for the combination of two lots into one lot.

The newly created lot will remain zoned ER, Estate Residential District. The existing principal residence is located on the common lot line of Lot 147 and Lot 148 of the second addition to Terrace Park, deeming the principal residence as a non-conforming structure. By combining the lots by means of the certified survey map, the non-conforming status of the structure will be resolved.

The certified survey map is consistent with the requirements for Chapter 38 Planning and Development. The surveyor did note a few comments. The Public Works Department has no objections to the CSM request. The DeForest Windsor Fire & EMS District had no objections to the CSM request. The village of Windsor will waive requirements for payment of fees in lieu of parkland as the CSM does not create any new or additional lots. Depending on confirmation by the Plan Commission, staff provided a recommendation with conditions.

Chairperson Wipperfurth closed the public hearing at 5:04 p.m.

- b. MHG Properties, LLC Requests A Preliminary Plat For The First Addition To Revere Trails, Located In The NE1/4 Of The SE1/4 Of The SE1/4 Of Section 33 In The Village Of Windsor. The Proposal Requests Eleven New Single-Family Residential Lots.

Chairperson Wipperfurth opened the public hearing at 5:06 p.m.

Director of Planning and Zoning Anderson Schweppe explained that petitioner, d/b/a MHG Properties, LLC, requests approval of the preliminary plat for the Revere Trails 1st Addition Plat. This plat will continue the development south along Forest Park Drive to State Highway 19 comprising eleven single-family detached dwellings and lots. The lots will range in size from .75 acres to 3.72 acres. The lots will be served with private wells and private septic systems similar to the remainder of the plat. The Revere Trails 1st Addition will also include two outlots. The petitioner intends to apply the Declaration of Covenants, Restricts, Conditions and Easements for Revere Trails to the 1st Addition Plat ensuring the quality of development and representations made to the village Plan Commission at its meeting on May 9, 2019. The Revere Trails 1st Addition Plat does not provide additional parkland as this condition was satisfied by the original Revere Trails Plat. The Planning, Zoning and Development Department provided comments, as did the surveyor who had comments and recommendations.

The lots are consistent with Chapter 52 Zoning Districts. The lots within the Revere Trails 1st Addition Plat are located in the Shoreland Zoning Overlay District, and additional requirements and permitting may be applicable.

The preliminary plat is consistent with the goals, objectives, and policies of the village of Windsor Comprehensive Plan 2035.

The Public Works Department provided its comments. The DeForest Windsor Fire & EMS District had no objections.

Village staff provided its comments and concerns.

Randall Grobe asked when the parkland fees would be paid.

Director of Planning and Zoning Anderson Schweppe responded when the lots are sold.

This will finish out this plat.

Chairperson Wipperfurth closed the public hearing at 5:09 p.m.

- c. The Village Of Windsor Requests An Amendment To Chapter 52.101(3)(b)(2) For Zoning Districts To Expand Limited Site Plan Review Procedures In The Village Of Windsor.

Chairperson Wipperfurth opened the public hearing at 5:12 p.m.

Village Deputy Administrator/Director of Economic Development Rybarczyk indicated a provision was being added to Ch. 52-101 regarding limited site plan review when the use of a business was changing in an existing building. Staff has looked at the process to make it more user-friendly. This would affect any change in use of a property which is solely limited to the interior of the structure. It could now go through a limited site plan review process. Paragraph 2.a. was added in tandem to 2.b. Staff felt this would be a more user-friendly process for new businesses.

Chairperson Wipperfurth stated this was something he asked Director of Planning and Zoning Anderson Schweppe and Village Deputy Administrator/Director of Economic Development Rybarczyk to look at. He supported this and thought that staff should review these. Windsor does not always know when there is a change in tenants. A limited site plan review would allow Windsor to monitor a change in use and owner.

Commissioner Hoffman asked whether the Board would be made aware of new tenants.

Village Deputy Administrator/Director of Economic Development Rybarczyk responded he and Director of Planning and Zoning Anderson Schweppe provide staff reports to the Board advising them of the site plan reviews.

Commissioner Heisig had concerns about other people being made aware of changes.

Commissioner Mueller stated there could be color changes that may not be approved by all.

Village Deputy Administrator/Director of Economic Development Rybarczyk reminded the Plan Commission this is solely limited to interior changes except for 2.b.

Chairperson Wipperfurth added that a lot of businesses are moving in and out, and Windsor does not know about it.

With the proposed limited site plan review process, start to finish would be seven to ten days, instead of months.

Commissioner Heisig added that, in the interest of making things easier, we have removed some things.

With a process in place that is user-friendly, more people will use it.

Commissioner LeGore was supportive. It makes it more efficient.

Chairperson Wipperfurth added, depending on the number of these that staff is reviewing, a tab could be added to Windsor's website.

Chairperson Wipperfurth closed the public hearing at 5:28 p.m.

- d. The Village Of Windsor Requests An Amendment To Chapter 52.20(8) For Zoning Districts To Expand Requirements For Topography Near Property Lines In The Village Of Windsor.

Chairperson Wipperfurth opened the public hearing at 5:29 p.m.

Village Deputy Administrator/Director of Economic Development Rybarczyk provided an overview. Staff has been working to put together some requirements for developers and homeowners regarding topography. Grades have been changed to accommodate exposed basements, which has changed the water flow in subdivisions and caused flooding issues.

Staff provided recommendations to Village Attorney Cole, who provided good feedback.

Chairperson Wipperfurth closed the public hearing at 5:31 p.m.

7. OLD BUSINESS.

None.

8. NEW BUSINESS.

- 8.a. Richard And Tracy Meinholz Request A Certified Survey Map In Order To Combine Lots 147 And 148 Of The Second Addition To Terrace Park Into One Lot Located At 4015 Empire Drive In The Village Of Windsor.

A motion was made by Commissioner Gaustad, seconded by Commissioner Lange, to approve Resolution 2019-06, Recommending Approval Of A Certified Survey Map For Property Located At 4015 Empire Drive, DeForest, WI In The Village Of Windsor, Dane County. Motion carried with a 7-0 vote.

- 8.b. MHG Properties, LLC Requests A Preliminary Plat For The First Addition To Revere Trails, Located In The NE1/4 Of The SE1/4 And The SE1/4 Of The SE1/4 Of Section 33 In The Village Of Windsor. The Proposal Requests Eleven New Single-Family Residential Lots.

A motion was made by Commissioner LeGore, seconded by Commissioner Mueller, to approve Resolution 2019-07, Recommending Approval Of A Preliminary Plat For Property Located At SE1/4 Of The SE1/4 Of Section 33, In The Village Of Windsor, Dane County. Motion carried with a 7-0 vote.

- 8.c. The Village Of Windsor Requests An Amendment To Chapter 52.101(3)(b)(2) For Zoning Districts To Expand Limited Site Plan Review Procedures In The Village Of Windsor.

A motion was made by Commissioner Mueller, seconded by Commissioner Hoffman, to approve Resolution 2019-08, A Resolution Recommending Amendment Of Chapter 52 Of The Code Of Ordinances Concerning Limited Site Plan Review. Motion carried with a 7-0 vote.

- 8.d. The Village Of Windsor Requests An Amendment To Chapter 52.20(8) For Zoning Districts To Expand Requirements For Topography Near Property Lines In The Village Of Windsor.

No action was taken.

9. ADJOURNMENT.

At 5:31 p.m., a motion was made by Commissioner Mueller,, seconded by Commissioner Gaustad, to adjourn the Plan Commission meeting. Motion carried with a 7-0 vote.

Respectfully submitted,

Ellen G. Teed

Ellen G. Teed
Recording Secretary