

**VILLAGE OF WINDSOR
ORDINANCE 2020-08**

**APPROVAL OF A REZONE FOR PROPERTY LOCATED AT
3561 WINDSOR ROAD, VILLAGE OF WINDSOR**

WHEREAS, Rick Trinko (the "Petitioner") has requested approval of a Rezone of a portion of property located at 3561 Windsor Road (the "Subject Property"); and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners' request and prepared a Staff Report dated August 28, 2020 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, the Plan Commission held a public hearing regarding the request on August 13, 2020 and recommended approval of the Rezone request in Plan Commission Resolution 2020-09; 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:

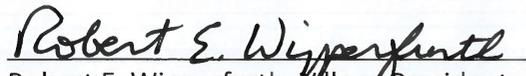
SECTION ONE: The Subject Property is hereby rezoned as follows and subject to the following conditions:

1. Part of Lot 2 of the Certified Survey Map as described in the rezone map and legal description from Williamson Surveying submitted in the Petitioner's application shall be rezoned from ER, Estate Residential District to A-2(4), Agriculture District.
2. The Rezone 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.
3. The Petitioners 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 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 ordinance unless the Petitioner has satisfied all conditions of approval stated herein. Time is of the essence. If the Petitioners encounter 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 Petitioners have 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 September 03, 2020, 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: September 17, 2020

Effective: September 18, 2020

INCORPORATED BY REFERENCE:

Staff Report

Petitioners Application

Plan Commission Resolution 2020-09

Village Board Resolution 2020-71



Windsor

Growing Forward

STAFF REPORT

To: Village of Windsor Board
Cc: Robert Wipperfurth, Tina Butteris, & William Cole
From: Amy Anderson Schweppe, Davis Clark, & Jamie Rybarczyk
Rpt Date: August 28, 2020
Mtg Date: August 13, 2020
Submtl Date: July 13, 2020
Aprvl Date: October 11, 2020
Re: Trinko – Certified Survey Map, Rezone & Conditional Use Permit

BACKGROUND:

Petitioner: Rick Trinko
Property Owner: Rick Trinko
Address: 3567 & 3561 Windsor Road
Taxkey: 196/0910-263-8000-8
196/0910-263-8361-2
Area: 4.92 acres
Existing Zoning: ER, Estate Residential District & A-2(4), Agriculture District
Proposed Zoning: ER, Estate Residential District & A-2(4), Agriculture District
Future Land Use: General Conservation Residential

REQUEST:

The Petitioner is requesting discussion and action from the Village of Windsor Board of the following: (1) a Certified Survey Map adjust lot lines between 3567 and 3561 Windsor Road, (2) a Rezone of a portion of proposed Lot 2 from ER, Estate Residential District to A-2(4), Agriculture District, and (3) a Conditional Use Permit to for a limited family business and sanitary plumbing fixtures.

See Exhibit A for additional information regarding the Development Review Application.

OVERVIEW:

Certified Survey Map:

The Petitioner currently owns Lot 1 and part of Lot 2 of Certified Survey Map #725 also described as 3567 and 3561 Windsor Road. The lots were created in the 1970's and at that time frontage along Windsor Road for the southern lot was not required. As a result, the southern lot is deemed a legal non-conforming lot. The Petitioner has access to the southern lot by a gravel driveway across Lot 1.

The proposed Certified Survey Map adjusts the eastern lot line of 3567 Windsor Road to allow 3561 to have 60' of frontage along Windsor Road complying with the minimum lot width standards in the Windsor Code of Ordinances.

The Petitioner is also constructing a new single-family residence on the proposed Lot 2 of the Certified Survey Map.

Rezoning:

The Petitioner is requesting a rezoning of a portion of the proposed Lot 2 from ER, Estate Residential District to A-2(4), Agriculture District, so all of Lot 2 is under one zoning district.

Conditional Use Permit:

The Petitioner operates Rickshaw Hook Trimming Inc in the detached accessory structure on proposed Lot 2 of the Certified Survey Map. The Plan of Operation for the business includes:

- Hours of Operation: 8:00am to 4:00pm (hours may vary based on client needs)
- Number of Employees: One (1) full-time equivalent
- Number of Off-Street Parking Spaces: The business is a service-oriented business, parking of business vehicles will be inside the detached accessory structure.

With the construction of the new single-family residence, and the amount of dirt and debris that accumulates on the employee, the Petitioner wishes to construct sanitary plumbing fixtures in the detached accessory structure to include a washroom, shower and laundry facility. In addition, the Petitioner wants to construct a blacktop area for washing a truck and hydraulic chute.

Per Sec. 52-57 of the Windsor Code of Ordinances, the business (Limited Family Business) and sanitary plumbing fixtures require discussion and action of a Conditional Use Permit by the Village of Windsor Plan Commission and Board.

STAFF COMMENTS – PLANNING, ZONING & DEVELOPMENT:

The Planning, Zoning & Development Department provides the Village Board with the following comments:

1. Ch. 38: Planning & Development and Wis. Stats. Ch. 236
The Petitioner shall address the following technical comments regarding the Certified Survey Map:
 - a. The Village Surveyor has no objections to the Certified Survey Map.
2. Ch. 52: Administration, Enforcement, & Procedures for Conditional Use Permit
The Conditional Use Permit request shall be evaluated by Village Staff and their report to the Village Plan Commission and Village Board shall include responses to the following questions:
 - a. How is the proposed Conditional Use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?
 - *Response: The general use of the Subject Property is, and will be, agricultural. Allowable Conditional Uses in the A-2(4), Agriculture District include Limited Family Businesses.*

- b. How is the proposed Conditional Use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

- *Response: In addition to the above response, the Subject Property is within the Village of Windsor's General Conservation Residential District. The Conditional Use is consistent with adaptive reuse of the facilities already present on the subject property and continues to maintain a rural and natural quality to the area.*

- c. Does the proposed Conditional Use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of this [chapter], the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?

- *Response: The Subject Property contains a new single-family home with an existing accessory structure that is being utilized for a Limited Family Business. The outward appearance of the property will remain the same and is similar in character to surrounding rural properties.*

- d. Does the proposed Conditional Use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- *Response: The general use of the Subject Property is, and will be, agricultural. Allowable Conditional Uses in the A-2(4), Agriculture District include Limited Family Businesses.*

- e. Is the proposed Conditional Use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

- *Response: The Limited Family Business will not impose an undue burden on improvements, facilities, utilities, or services provided by public agencies or the Village of Windsor.*

- f. Do the potential public benefits of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed Conditional Use (as identified in subsections (1) through (5) of this section), after taking into consideration any proposal by the Petitioners and any requirements recommended by the Petitioners to ameliorate such impacts?

- *The Limited Family Business does not present any adverse impacts.*

3. Comprehensive Plan: 2035

- a. The Certified Survey Map, Rezone, and Conditional Use Permit requests are consistent with the goals, objectives, and policies of the Village of Windsor Comprehensive Plan: 2035.

4. Official Map:
 - a. The Official Map for the Village of Windsor plans for right-of-way expansion along Windsor Road to 100 ft. The Certified Survey Map illustrates the required right-of-way dedication.

POLICY COMMENTS/CONCERNS:

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

1. The Village of Windsor shall waive the requirement for Fees in Lieu of Land pursuant to Sec. 38-636 of the Windsor Code of Ordinances. The Certified Survey Map does not create any new or additional lots.
2. The Village of Windsor shall waive the requirement for Fees for Initial Improvement of Parkland pursuant to Sec. 38-638(e) of the Windsor Code of Ordinances. The Certified Survey Map does not create any new or additional lots.

PLAN COMMISSION RECOMMENDATION:

On August 13, 2020 the Plan Commission recommended to the Village Board Approval of the Certified Survey Map, Rezone and Conditional Use Permit request for Rick Trinko located at 3567 and 3561 Windsor Road by Plan Commission Resolution 2020-09.

Exhibit B provides the Plan Commission’s unofficial meeting minutes for the Petitioner’s application.

STAFF RECOMMENDED CONDITIONS:

Staff recommends any approval be subject to the following conditions:

1. Certified Survey Map
 - a. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
 - b. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
 - c. The Petitioner shall satisfy all conditions of approval by the Village and any other approving authorities and shall thereafter promptly record the Certified Survey Map with the Dane County Register of Deed’s Office.
 - d. The Village of Windsor shall waive the requirement for Fees in Lieu of Land pursuant to Sec. 38-636 of the Windsor Code of Ordinances. The Certified Survey Map does not create any new or additional lots.
 - e. The Village of Windsor shall waive the requirement for Fees for Initial Improvement of Parkland pursuant to Sec. 38-638(e) of the Windsor Code of Ordinances. The Certified Survey Map does not create any new or additional lots.

2. Rezone

- a. Part of Lot 2 of the Certified Survey Map as described in the rezone map and legal description from Williamson Surveying submitted in the Petitioner's application shall be rezoned from ER, Estate Residential District to A-2(4), Agriculture District.
- b. The Rezone 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.

3. Conditional Use Permit

- a. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
- b. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
- c. The Conditional Use Permit approval is limited to Rick Trinko located at 3561 Windsor Road.
- d. The Conditional Use Permit approval is limited to: (1) a Limited Family Business for Rickshaw Hoof Trimming Inc, and (2) sanitary plumbing fixtures in a detached accessory structure on the Subject Property.
- e. The Conditional Use Permit approval shall reflect the Plan of Operation:
 - i. Hours of Operation: 8:00am to 4:00pm (hours may vary based on client needs as approved by the Director of Planning/Zoning Administrator)
 - ii. Number of Employees: One (1) full-time equivalent
 - iii. Number of Off-Street Parking Spaces: The business is a service-oriented business, parking of business vehicles shall be inside the detached accessory structure.
- f. The Petitioner shall obtain the necessary permits from the Village of Windsor and Dane County for the remodel of the detached accessory structure.
- g. The Petitioner is prohibited from using the detached accessory structure for human habitation.
- h. The Petitioner shall comply with all requirements of the Windsor Code of Ordinances; including but not limited to, Sec. 34-150, *Storage and Accumulation Junk and Debris*, Sec. 52-23, *Signs*, and Sec. 52-57, *A-2(4) Agriculture District*.
- i. The Petitioner shall allow representatives from the Village to inspect the Subject Property upon 24-hour notice for the purposes of determining compliance with this approval, and without prior notice in the event of an emergency as determined by the Village.
- j. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this Conditional Use Permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, or rule of either the Village, Dane County, State of Wisconsin, or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above

described in any specific respects described herein. This Conditional Use Permit shall not be deemed to constitute a building permit, nor shall it constitute any other license or permit required by Windsor Code of Ordinances or other law.

- k. The Conditional Use Permit hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village as being in compliance with all pertinent ordinances.
 - l. Should the Conditional Use Permit be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use Permit may be terminated by action of the Village, pursuant to the enforcement provisions of this Conditional Use Permit.
 - m. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
 - n. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended with the prior approval of the Village if the Village finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
 - o. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit or any aspect of any plan of the Conditional Use Permit, the more restrictive provision shall be controlling as determined by the Director of Planning/Zoning Administrator.
 - p. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Windsor Code of Ordinances; and based on the facts and information set forth in this Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.
 - q. The Petitioner shall record a Deed Restriction and Notice of Terms and Conditions of the Conditional Use Permit in a form approved by the Village Attorney.
4. The Petitioner shall promptly reimburse the Village for all costs and expenses incurred by the Village in connection with the review and approval of the Certified Survey Map, Rezone and Conditional Use Permit, including, but not limited to, the cost of professional services incurred by the Village for

the review and preparation of required documents, attendance at meetings or other related professional services.

5. The Village Board's approval of the Certified Survey Map, Rezone and Conditional Use Permit expires one hundred-eighty (180) days from the date of adoption of this Resolution unless the Petitioner has satisfied all conditions of approval stated herein. 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, the approval shall be null and void and the matter will need to be resubmitted to the Village for review as an initial application.

500' PUBLIC HEARING NOTICE (PROPERTY LISTING):

Parcel #	Name	Address	City	St	Zip
91026192202	KATHLEEN R KING	6061 BLASKA DR	SUN PRAIRIE	WI	53590
91026191409	MARK J RAULS & COLLEEN M RAULS	3628 WINDSOR RD	DEFOREST	WI	53532
91026192702	MARY K KARSTEN	3548 WINDSOR RD	DEFOREST	WI	53532
91026192800	TODD R HIEBING & LISA A STRUBLE	3538 WINDSOR RD	DEFOREST	WI	53532
91026192604	KATHLEEN R KING	6061 BLASKA DR	SUN PRAIRIE	WI	53590
91026295002	MARK J RAULS & COLLEEN M RAULS	3628 WINDSOR RD	DEFOREST	WI	53532
91026380008	RICKIE TRINKO & SHAWN TRINKO	3567 WINDSOR RD	DEFOREST	WI	53532
91026383612	RICKIE TRINKO & SHAWN TRINKO	3567 WINDSOR RD	DEFOREST	WI	53532
91026380302	SAVANNAH VILLAGE LLC	3562 EGRE RD	DEFOREST	WI	53532
91026380606	MAYR FAMILY TR, FRED J & MARK F KERN	3680 EGRE RD	DEFOREST	WI	53532
91026485520	KASEY A FEINER & JESSICA M FEINER	3527 WINDSOR RD	DEFOREST	WI	53532
91026486010	LONNY R SCHUMANN & BETH A SCHUMANN	3551 WINDSOR RD	DEFOREST	WI	53532
91026486300	DANIEL SCHUMANN	3539 WINDSOR RD	DEFOREST	WI	53532
91026485011	Current Owner	3503 WINDSOR RD	DEFOREST	WI	53532
91026486600	DANIEL SCHUMANN	3539 WINDSOR RD	DEFOREST	WI	53532

500' PUBLIC HEARING NOTICE (MAP):

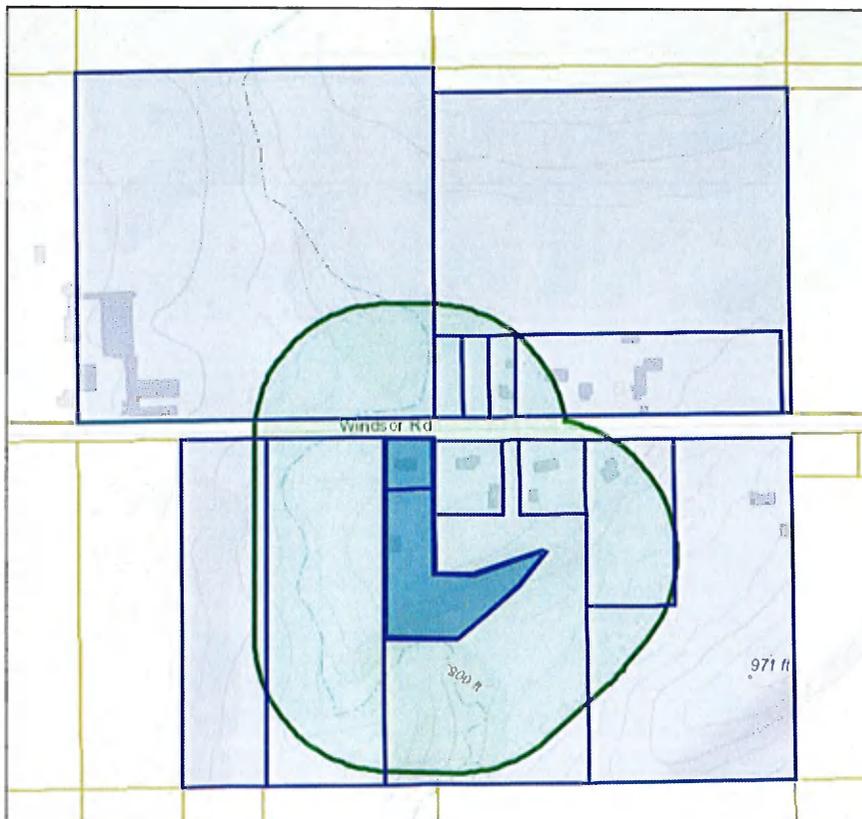


EXHIBIT:

- A. Petitioner Application
- B. Plan Commission Unofficial Meeting Minutes from August 13, 2020

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 checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Site Plan Review
<input checked="" 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:

3567 AND 3561 WINDSOR ROAD DEFOREST, WI 53532

Parcel Number(s)

196/0910-263-8000-8 + 196/0910-263-8361-2

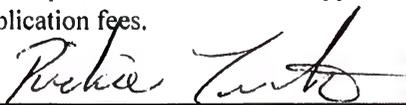
Current Zoning Classification:

ER
A-2(4)

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 additional to any application fees.


Applicant Signature

7-10-2020
Date

Contact Information

Applicant:

Name: RICK TRINKO
Address: 3567 WINDSOR ROAD
City, State, Zip: DEFOREST, WI 53532
Phone Number(s): 1-608-438-3069
Cell Phone(s): _____
Email Address(es): _____

Surveyor:

Name: N/A PRIEUE WILLIAMSON SURVEYING
Address: 104A. WEST MAIN STREET WAUNAKEE, WI
City, State, Zip: WAUNAKEE, WI 53597
Phone Number(s): 1-608-255-5705
Cell Phone(s): _____
Email Address(es): N/A@WILLIAMSONSURVEYING.COM

Attorney:

Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Owner:

Name: SAME AS APPLICANT
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Engineer:

Name: N/A
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____



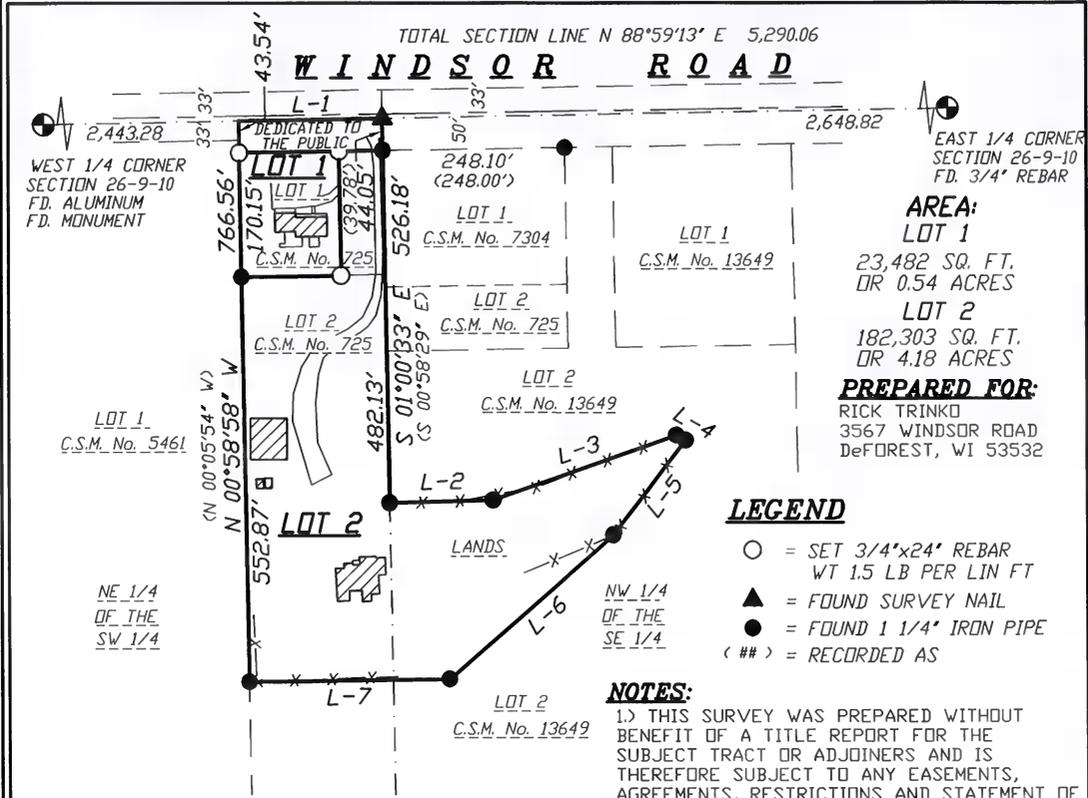
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

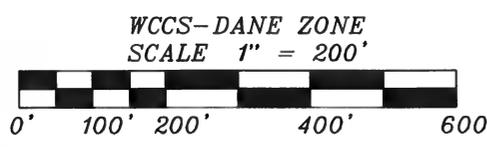
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T9N, R10E, Village of Windsor, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 725 and part of Lot 2 C.S.M. No. 725, recorded as Vol. 3 of Certified Surveys, Pg. 266, as Doc. No. 131144.



LINE	BEARING	DISTANCE
	(EAST)	(198.00')
L-1	N 88°59'13" E	197.96'
	(N 88°28'09" E)	(141.13')
L-2	N 88°29'07" E	141.20'
	(N 70°41'33" E)	(267.28')
L-3	N 70°40'57" E	267.09'
	(S 60°38'47" E)	(13.76')
L-4	S 60°32'45" E	13.83'
	(S 37°23'59" W)	(162.87')
L-5	S 37°25'01" W	162.79'
	(S 48°51'41" W)	(298.34')
L-6	S 48°50'41" W	298.38'
	(S 89°15'55" W)	
L-7	S 89°16'35" W	275.75'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY

20W-214

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 26-9-10 LINE TO BEAR N 88°59'13" E



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

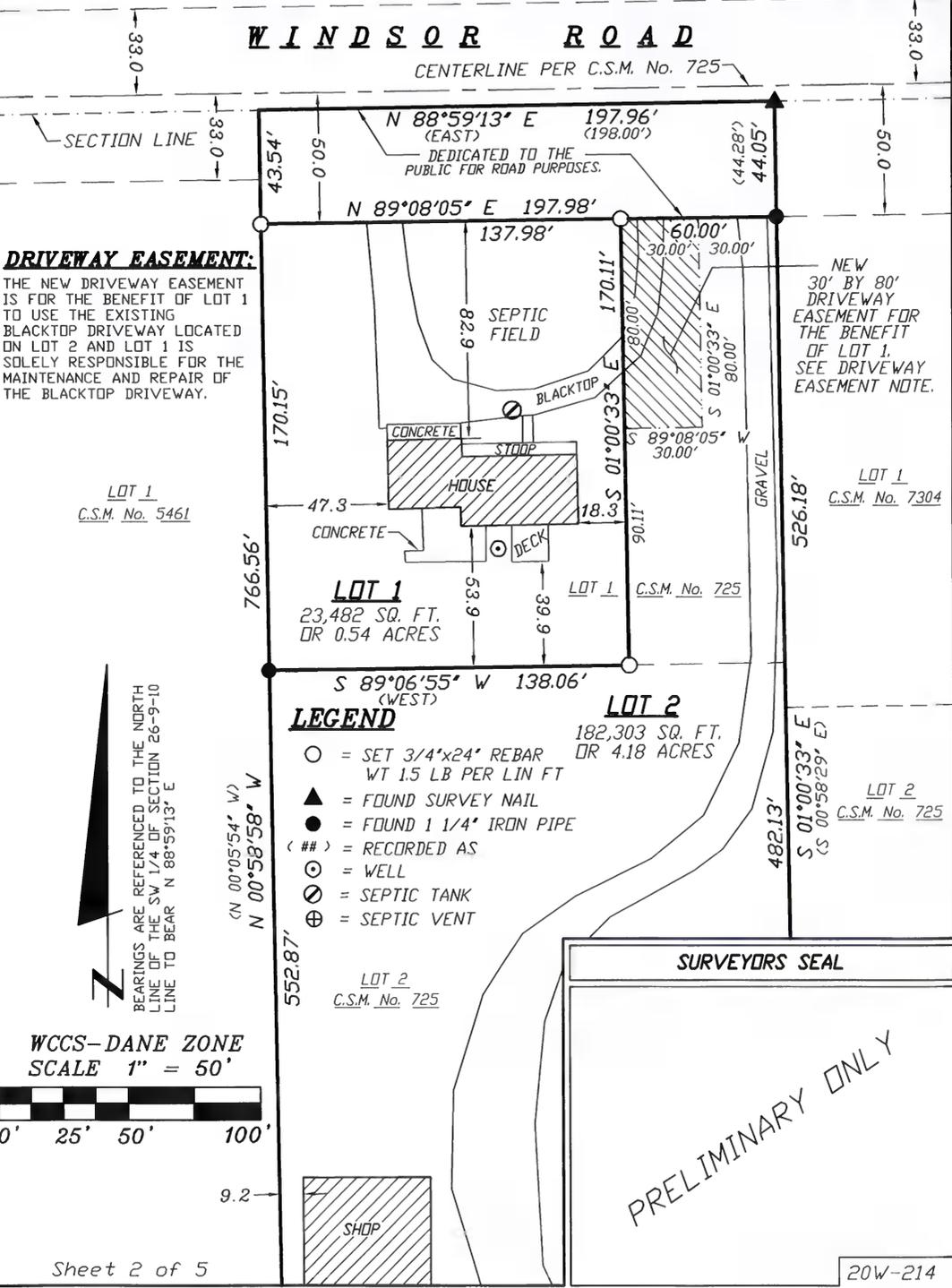
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WINDSOR ROAD

CENTERLINE PER C.S.M. No. 725

DRIVEWAY EASEMENT:
THE NEW DRIVEWAY EASEMENT IS FOR THE BENEFIT OF LOT 1 TO USE THE EXISTING BLACKTOP DRIVEWAY LOCATED ON LOT 2 AND LOT 1 IS SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE BLACKTOP DRIVEWAY.

NEW 30' BY 80' DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 1. SEE DRIVEWAY EASEMENT NOTE.



LOT 1
C.S.M. No. 5461

LOT 1
C.S.M. No. 7304

LOT 1
23,482 SQ. FT.
OR 0.54 ACRES

LOT 1
C.S.M. No. 725

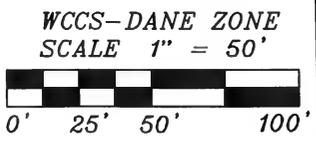
LOT 2
182,303 SQ. FT.
OR 4.18 ACRES

LOT 2
C.S.M. No. 725

LOT 2
C.S.M. No. 725

- LEGEND**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - ▲ = FOUND SURVEY NAIL
 - = FOUND 1 1/4" IRON PIPE
 - (##) = RECORDED AS
 - ⊙ = WELL
 - ⊗ = SEPTIC TANK
 - ⊕ = SEPTIC VENT

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 26-9-10 LINE TO BEAR N 88°59'13" E



SURVEYORS SEAL

PRELIMINARY ONLY

20W-214

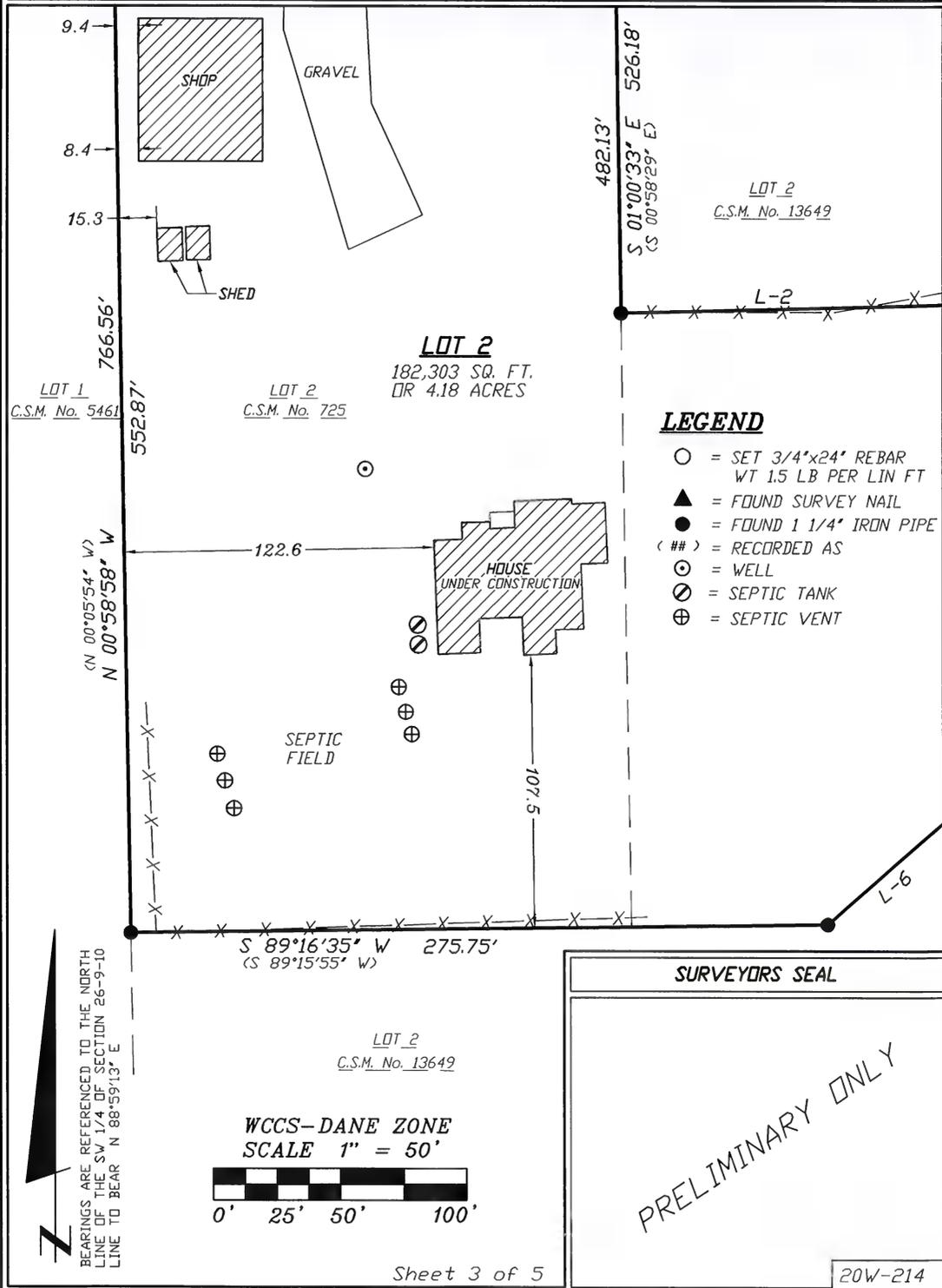


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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Located in part of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T9N, R10E, Village of Windsor, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 725 and part of Lot 2 C.S.M. No. 725, recorded as Vol. 3 of Certified Surveys, Pg. 266, as Doc. No. 131144.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the Village of Windsor Code of Ordinances, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T9N, R10E, Village of Windsor, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 725 and part of Lot 2 C.S.M. No. 725, recorded in the Dane County Register of Deeds Office in Volume 3 of Certified Surveys, Page 266, as Document No. 131144, being, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 26; thence N 88°59'13" E along the north line of the Southwest 1/4 of said Section 26, 2,443.28 feet to the point of beginning.

Thence continue N 88°59'13" E along the said north line, 197.96 feet; thence S 01°00'33" E, 526.18 feet; thence N 88°29'07" E, 141.20 feet; thence N 70°40'57" E, 267.09 feet; thence S 60°32'45" E, 13.83 feet; thence S 37°25'01" W, 162.79 feet; thence S 48°50'41" W, 298.38 feet; thence S 89°16'35" W, 275.75 feet; thence N 00°58'58" W, 766.56 feet to the point of beginning. This parcel contains 214,455 sq. ft. or 4.92 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the Village of Windsor for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Rick Trinko

Shawn Trinko

Personally came before me this _____ day of _____, 20____ the above named Rick Trinko and Shawn Trinko to me known to be the person who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 4 of 5

SURVEYORS SEAL

PRELIMINARY ONLY

20W-214



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 26, T9N, R10E, Village of Windsor, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 725 and part of Lot 2 C.S.M. No. 725, recorded as Vol. 3 of Certified Surveys, Pg. 266, as Doc. No. 131144.

VILLAGE OF WINDSOR:

Resolved that this certified survey map is hereby acknowledged and approved by the Village of Windsor on this ____ day of _____, 20__.

Christine Capstran
Village Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

PRELIMINARY ONLY



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

ER TO A-2(4)

A parcel of land located in part of the NE 1/4 of the SW 1/4 of Section 26, T9N, R10E, Village of Windsor, Dane County, Wisconsin. Being part of Lot 1, C.S.M. No. 725, recorded in the Dane County Register of Deeds Office in Volume 3 of Certified Surveys, Page 266, as Document No. 131144, being, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 26; thence N 88°59'13" E along the north line of the Southwest 1/4, 2,641.24 feet; thence S 01°00'33" E, 44.05 feet to the point of beginning.

Thence continue S 01°00'33" E, 170.09 feet; thence S 89°06'55" W, 60.00 feet; thence N 01°00'33" W, 170.11 feet; thence N 89°08'05" E, 60.00 feet to the point of beginning. This parcel contains 10,206 sq. ft. or 0.23 acres.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

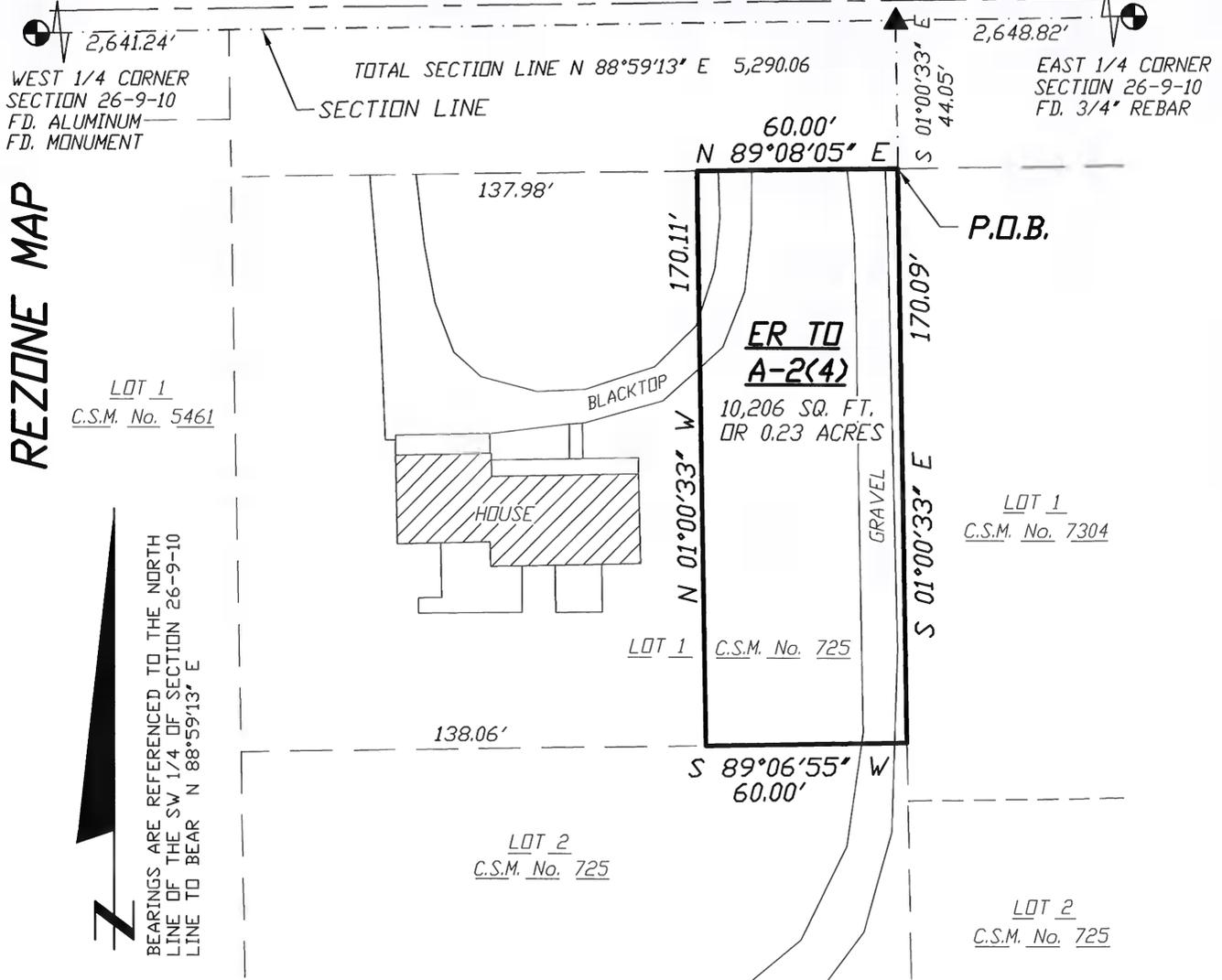
NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

WINDSOR ROAD

CENTERLINE PER C.S.M. No. 725



REZONE MAP

LOT 1
C.S.M. No. 5461

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE SW 1/4 OF SECTION 26-9-10
LINE TO BEAR N 88°59'13" E

WCCS-DANE ZONE
SCALE 1" = 50'



PREPARED FOR:

RICK TRINKO
3567 WINDSOR ROAD
DeFOREST, WI 53532

NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS REZONE MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

JOB NO: 20W-214

Rickshaw Hoof Trimming Inc

- This business is owned and operated by Rick and Shawn Trinke, with Rick being the only employee.

Business consists of:

- Routinely visit area dairy farms to trim and maintain cow hooves with a truck and hydraulic chute.
- Consulting for hoof health.
- Cleaning and maintaining equipment and tools between every farm.

In our previous residence, we had a washroom, shower and laundry for clean up in a separate building. Also a blacktop area for washing the trimming chute. We would like to have a facility on this property for the same purpose.

We will need no extra parking area. We do not sell any products or store any hazardous products for the business. We will not have any signage by the road for the business.

