

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2020-14**

**APPROVING THE BOUNDARIES AND REDEVELOPMENT PLAN OF THE  
WINDSOR CROSSROADS PROJECT AREA**

WHEREAS, the Community Development Authority of the Village of Windsor (the “CDA”) commissioned staff to prepare the attached comprehensive plan of redevelopment in accordance with section 66.1333(6) of the Wisconsin Statutes (the “Redevelopment Plan”) for the Windsor Crossroads project area described therein (the “Project Area”); and

WHEREAS, the Redevelopment Plan sets forth the boundaries of the Project Area; and

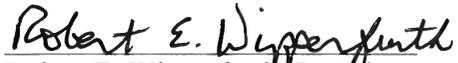
WHEREAS, the CDA held a public hearing on February 11, 2020 concerning the Redevelopment Plan and boundaries of the Project Area in accordance section 66.1333(6)(b)3 of the Wisconsin Statutes. Following said hearing, the CDA adopted CDA Resolution 2020-01 (the “Resolution”), designating the boundaries of the Project Area, approving the Redevelopment Plan and submitting them to the Village Board.

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

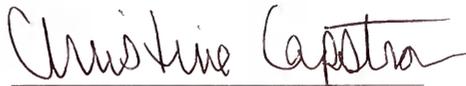
1. The Village Board concurs with the CDA finding that the Redevelopment Plan is feasible and in conformity with the general plan of the Village of Windsor.
2. The Project Area is hereby declared to be a blighted area in need of a blight elimination, slum clearance and urban renewal project.
3. The boundaries of the Project Area designated in the Redevelopment Plan are hereby approved.
4. The Redevelopment Plan is hereby approved pursuant to section 66.1333(6)(b)2 of the Wisconsin Statutes.
5. In accordance with section 66.1333(6)(b)2 of the Wisconsin Statutes, all new construction in the Project Area is prohibited for a period of six months from the enactment of this resolution, except upon subsequent resolution by the Village Board finding the proposed new construction, on reasonable conditions stated in such resolution, will not substantially prejudice the preparation or processing of the Redevelopment Plan and is necessary to avoid substantial damage to the applicant. This six month prohibition is subject to successive renewals for like periods by resolution of the Village Board, but no new construction contrary to this prohibition may be authorized by any agency, board or commission of the Village in the Project Area except as provided herein. This prohibition does not apply to ordinary repair or maintenance, or improvement necessary to continue occupancy under any regulatory order.

The above and foregoing resolution was duly adopted at a regular meeting of the Village Board of the Village of Windsor on February 20, 2020, by a vote of 4 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

*Attested by:*

  
Christine Capstran, Clerk

Incorporated by Reference:

Redevelopment Plan #2: Windsor Crossroads

CDA Resolution 2020-01

Requested By: Jamie Rybarczyk, CDA Executive Director – 2-12-20

Drafted By: William S. Cole, Village Attorney – 2-14-20

Approved As To Form By: William S. Cole, Village Attorney – 2-14-20

**Village of Windsor, WI**

**Redevelopment Plan #2:**

**Windsor Crossroads**

*Draft: 02/11/20*

## **ACKNOWLEDGEMENTS**

### **Village President**

Robert Wipperfurth

### **Village Board**

Robert Wipperfurth (President)

Don Madelung

Bruce Stravinski

Monica Smith

Brad Mueller

### **Community Development Authority**

Steve Austin (Chairperson)

Robert Wipperfurth

Dave Gaustad

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## INTRODUCTION

The Village of Windsor Community Development Authority (CDA) has authorized the preparation of the Windsor Crossroads Redevelopment Plan (Redevelopment Plan) in accordance with Wis. Stats. §66.1333. Upon adoption, the Redevelopment Plan provides the CDA the ability to exercise powers such as the possible acquisition of property within the project area, demolition and removal of buildings and improvements, and disposition of property acquired in the Redevelopment Plan project area.

The Redevelopment Plan will serve as a guide for redevelopment initiatives in the project area. The Redevelopment Plan is divided into three parts:

- Overview: This part describes the designation of boundaries of the project area, objectives and goals, and compliance with local plans.
- Existing Conditions: This part describes the existing land uses, zoning, public utilities, public transportation, recreational and community facilities, and present equalized value for the properties located in the project area.
- Future Conditions and Relationship to Local Objectives: This part describes the proposed land uses, zoning, improved traffic, public utilities, public transportation, recreational and community facilities, and potential equalized value for the properties located in the project area.
- Redevelopment Plan: This part describes the determination of blighted property, statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the project area after redevelopment, statement of proposed changes in zoning ordinances or maps and building codes and ordinances, statement of a feasible method proposed for the relocation of families to be displaced from the project area, financing and technical assistance, plan modification, and plan termination.

## OVERVIEW

### Designation of the Boundaries of the Project Area

The project area is 38.7 acres in size and has a population density of approximately 50 persons. The project area includes parcels that adjoin Windsor Road and Depot Street. The boundaries of the project area are set forth in Figures 01 and 02. The land coverage in the project area is predominantly residential.

### Objectives and Goals

The following objectives have been identified to guide the Redevelopment Plan:

- Make better use of existing infrastructure. Focus on providing safe multi-modal transportation options for through traffic and inter-connection to adjacent neighborhoods.
- Locate community services, jobs and shopping in close proximity. Expand upon recent redevelopment and encourage strategic investment in the village downtown to create local jobs, stabilize/raise property values, and create tax base.
- Stabilize and enhance existing neighborhoods, downtowns and other business districts. Build upon recent redevelopment and promote strategic investment in flexible land uses suited for a village downtown.
- Minimize the conversion of productive farmland on urban fringes and in rural areas.

- Provide viable options to auto trips by supporting walking, biking and transit. Expand upon the Village of Windsor’s Comprehensive Outdoor Recreation Plan (C.O.R.P.) and expand/develop multi-modal transportation options including: mass transit, automobile, bicycling, and pedestrian.

The following goals have been established to guide the Redevelopment Plan:

- Redevelop the project area as a vibrant, walkable, mixed-use downtown.
- Promote attractive, mixed-use development appropriate for a downtown.
- Enhance Windsor Road as a multi-modal transportation corridor - automobiles, bicycles, and pedestrians.
- Encourage public and private partnerships for strategic redevelopment opportunities.

### **Compliance with Local Plans**

In addition to the objectives and goals identified above, the Redevelopment Plan conforms to the Village of Windsor Comprehensive Plan: 2035 (adopted April 19, 2016) with respect to existing and proposed conditions (i.e. land use, zoning, utilities, transportation, and recreational and community facilities) for the project area.

## **EXISTING CONDITIONS**

### **Land Uses**

The project area contains a mix of residential, commercial, government and institutional, and recreational land uses. A map showing the existing uses and conditions of the real property in the project area is attached as Figure 03. The residential land uses consist of single family, two-family and multiple family housing, clustered throughout the project area. The commercial land uses are concentrated north of Windsor Road between Depot Street and Sunset Meadow Drive and east of Depot Street between First Street and Fourth Street. Commercial destinations in the project area include Windsor Breads Bakery & Coffee House and AKA Automotive. The government and institutional land uses, the DMB Neighborhood Center and Post Office, are in the center of the project area. The Windsor Elementary School and future Intermediate School are located east of the project area. Fireman’s Park is the recreational land use in the project area.

### **Zoning**

The project area contains the following zoning districts (See Figure 04):

#### ***Residential Land Uses***

- A-3, Agriculture District
- R-3, Single Family Residential District
- MF-2, Two-Family Residential District
- MF-3, Multiple Family Residential District

#### ***Government and Institutional Land Uses***

- A-3, Agriculture District
- C-1, Limited Commercial District

### ***Commercial Land Uses***

- C-1, Limited Commercial District
- C-2 General Commercial District

### ***Recreational Land Uses***

- RE-1, Recreational District

### **Public Utilities**

The project area is served by public water and sanitary sewer operated by Windsor Utilities, as well as, storm sewer operated by the Village of Windsor. Private utilities provide services such as cable television, telephone, high-speed internet, gas, electric, etc. Windsor Utilities, the Village of Windsor, and the private utilities have capacity to serve future strategic redevelopment opportunities.

### **Public Transportation**

The project area is served by several forms of multi-modal transportation. Windsor Road is the main roadway with an average annual daily traffic volume (AADT) of 3,600 vehicles per day (VPD)<sup>1</sup>. Windsor Road has an urban cross section with a 66-foot right-of-way and 40-foot of asphalt from curb to curb. Windsor Road currently accommodates two-way traffic and on-street parking (See Figure 05).

A network of multi-use paths and sidewalks provide pedestrians connectivity from surrounding residential neighborhoods to destinations such as Fireman’s Park, Windsor Breads Bakery & Coffee House, DMB Neighborhood Center, Windsor Post Office, and Windsor Elementary School.

The Canadian Pacific Railroad - Soo Line Railroad runs north and south through the project area located between Depot Street (west) and Windsor Street (east). The railroad is part of the “Madison to Portage” line with two trains daily.

In addition, the State of Wisconsin Vanpool Program and Wisconsin RIDESHARE Program provides an on-street park and ride at the intersection of Windsor Road and Windsor Street. Approximately 10 to 30 registrants participate in these programs.

### **Recreational and Community Facilities**

Several recreational and community facilities exist in the project area including Fireman’s Park, DMB Neighborhood Center, and Windsor Post Office. These community facilities, especially Fireman’s Park and DMB Neighborhood Center, are destinations in the project area.

Fireman’s Park, a 16-acre community park, includes athletic fields (used by Windsor youth baseball, men’s softball, and women’s softball), playground equipment, shelter/concession stand with electricity, and off-street parking.

The DMB Neighborhood Center, built in the 19<sup>th</sup> Century, is used by local non-profit organizations (i.e. Boy Scouts, Girls Scouts, 4H, etc.), general public, and the Village of Windsor as a place to hold meetings and events. The DMB Neighborhood Center provides an event hall (with tables and chairs), kitchen, and restrooms.

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<sup>1</sup> DeForest Intermediate School Traffic Impact Analysis prepared by Traffic Analysis & Design, Inc dated July 18, 2019

## **Present Equalized Value**

Table 01<sup>2</sup> illustrates the present equalized value for the properties located in the project area (as of January 27, 2020).

## **FUTURE CONDITIONS AND RELATIONSHIP TO LOCAL OBJECTIVES**

The following describes how the Redevelopment Plan conforms to the Village of Windsor Comprehensive Plan: 2035 regarding the relationship to appropriate land uses, zoning, improved traffic, public utilities, public transportation, and recreational and community facilities.

### **Land Uses**

The future land use for the project area will be Neighborhood Mixed Use. A map showing the future uses and conditions of the real property in the project area is attached as Figure 06. Neighborhood Mixed Use allows for a mix of residential, commercial, governmental and institutional, and recreational uses, which are located along high traveled roadways and close proximity to residential neighborhoods.

In addition to conventional single-family and multi-family residential, the Village should consider a component of workforce housing. Density for residential uses, as supported by the Neighborhood Mixed Use, shall not exceed twelve (12) units per acre.

Commercial uses, through public/private investment, should be community-serving in scale that is compatible with and complimentary to the residential uses. Where appropriate residential uses may be integrated with commercial uses in the same building.

The DMB Neighborhood Center and Post Office encompass the current government and institutional uses in the project area. The Neighborhood Mixed Use would allow the development of a village municipal building, community/senior space, and fire and emergency medical service satellite station as future governmental and institutional uses.

The Neighborhood Mixed Use would also support the expansion of Fireman's Park (i.e. parking, shelter, etc.).

Together, the future land uses in the project area shall be pedestrian- scaled and oriented with building facades located close to multi-use paths, sidewalks and roadways creating a vibrant, walkable, mixed-use downtown.

### **Zoning**

The future zoning for the project area will be Planned Unit Development (PUD) District (See Figure 07). The PUD District allows a high level of design and functionality through variations in uses, structures, densities, setbacks and yard requirements, building heights, landscaping, and other provisions attributed to a vibrant, walkable, mixed-use downtown.

The Village of Windsor will implement development and performance standards for the project area through the PUD District and Site Plan Review<sup>3</sup> planning process. The development and performance standards will focus on site design, circulation and access, landscape and buffers, architecture, signage, and lighting.

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<sup>2</sup> Access Dane Geographic and Land Information, January 27, 2020

<sup>3</sup> Village of Windsor Code of Ordinances, Ch. 10, Article IX

## **Improved Traffic**

The Redevelopment Plan envisions Windsor Road as a multi-modal transportation corridor in the project area. Enhancements for Windsor Road will include reconstructing travel lanes, upgrading the railroad crossing, on-street parking, on-street bike lanes, and extending sidewalk through the project area. The Redevelopment Plan promotes streetscape branding including, but not limited to, street lighting, street trees, street planters, seasonal/holiday banners, burying of utilities, etc. Future roadway enhancements and streetscape branding for Windsor Road shall accommodate agricultural commercial vehicles and implements of husbandry.

## **Public Utilities**

Windsor Utilities, the Village of Windsor, and the private utility agencies have the capacity to serve future strategic redevelopment opportunities in the project area. As strategic redevelopment opportunities occur, capital costs associated with upgrading existing utility facilities and/or installing new utility facilities will be at the expense of the contributing development. The installation of new utility facilities shall be located underground.

## **Public Transportation**

Future transportation facilities in the project area include enhancements to Windsor Road, enhancements to the Canadian Pacific Railroad – Soo Line Railroad crossing, and the expansion of the State of Wisconsin Vanpool Program and Wisconsin RIDESHARE Program.

## **Recreational and Community Facilities**

Future recreational and community facilities in the project area include expansion of Fireman’s Park and the development of a village municipal building, community/senior space, and fire and emergency medical service satellite station.

## **Potential Equalized Value**

Based on unknown future market trends, conditions, and public/private interests for the strategic redevelopment opportunities, the potential equalized value is uncertain in the project area.

# **REDEVELOPMENT PLAN**

## **Determination of Blighted Property**

In accordance with Wis. Stats. §66.1333(2m)(bm), the CDA determined the Redevelopment Plan project area included “blighted property” by findings of dilapidation, deterioration and age; public health and safety; and obsolete platting. The findings are further defined as:

- Dilapidation, deterioration, and age blighted property is defined as residential and non-residential structures or sites that display signs of dilapidation, deterioration, or age through the physical appearance and condition of the structure and deficiency of site maintenance and improvements.
- Public health and safety blighted property is defined as residential and non-residential sites that include environmental contaminants potentially detrimental to the public health and safety.
- Obsolete platting blighted property is defined as residential and non-residential sites that display outdated lot layout in relation to size, adequacy, or accessibility.

Table 02 identifies the findings for the structures and sites in the project area.

Images 01-35<sup>4</sup> portray the structures and sites in the project area (as of February 3, 2020).

### **Statement as to the Kind and Number of Site Improvements and Additional Public Utilities which will be Required to Support the New Land Uses in the Project Area after Redevelopment**

Figure 10 illustrates the potential strategic redevelopment opportunities in the project area. Based on unknown future market trends, conditions, and public/private interests for strategic redevelopment opportunities, building intensity, kind and number of site improvements are uncertain in the project area.

Public utilities required to support the strategic redevelopment opportunities in the project area include reconstructing travel lanes, upgrading the railroad crossing, constructing on-street parking, constructing on-street bike lanes, extending sidewalks, and incorporating streetscape branding (i.e. street lighting, street trees, street planters, seasonal/holiday banners). Further, water, sanitary sewer, and storm sewer, as well as, cable television, telephone, high-speed internet, gas, and electric will be constructed to support the strategic redevelopment opportunities in the project area.

### **Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances**

The Redevelopment Plan will require the following changes or amendments to zoning ordinances, maps, building codes, or ordinances:

- Village of Windsor Comprehensive Plan: 2035 Future Land Use Map. The land use designations for properties in the project area (i.e. Agricultural, Residential, Commercial, Government and Institutional, Parks, Conservancies, and Environmentally Sensitive Areas) will be amended to Neighborhood Mixed Use. The change in land use designations are depicted in Figures 03 and 06.
- Village of Windsor Zoning Map. The zoning classification for the properties in the project area (i.e. A-3, Agricultural, R-3, Single Family Residential, MF-2 and MF-3, Multiple Family Residential, C-1 and C-2, Commercial, and RE-1, Parks, Conservancies and Environmentally Sensitive Areas Districts) will be amended to PUD, Planned Unit Development, GI, Government and Institutional, and RE-1, Parks, Conservancies and Environmentally Sensitive Areas Districts. The change in zoning classifications are depicted in Figures 04 and 07.

### **Statement of a Feasible Method Proposed for the Relocation of Families to be Displaced from the Project Area**

Any individuals displaced from the project area as necessary to implement the goals and objectives of the Redevelopment Plan will be relocated in accordance with the applicable provisions of Wis. Stats. Ch. 32 and the Wisconsin Administrative Code.

### **Financing and Technical Assistance**

Public and private partnerships are vital to the implementation of the Redevelopment Plan. The Redevelopment Plan identifies the vision for the project area; however, project financing (i.e. loans, grants, incentives, etc.) and technical assistance will be necessary to close financial gaps and development challenges. Developing public and private partnerships can lead to greater capital investment by developers and property owners.

Project financing and technical assistance opportunities include, but are not limited to:

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<sup>4</sup> Jamie Rybarczyk, February 3, 2020

- Village of Windsor. Building and Property Enhancement Grant, managed by the Community Development Authority, provides aesthetic enhancement assistance for residential and non-residential buildings and properties located in the project area.
- Village of Windsor. Tax Increment Financing to encourage private investment.
- Village of Windsor. Municipal borrowing options (i.e. General Obligation Funding, Board of Commissioners of Public Lands Funding, etc.) for acquisition of properties and construction of community facilities.
- Wisconsin Economic Development Corporation (WEDC). Funding and technical assistance to enhance communities, support business development, advance industry innovation, reach global markets, and develop workforce talent.
- Wisconsin Housing and Economic Development Authority (WHEDA). Financing tools (i.e. single-family mortgages, down payment assistance, housing tax credits, multi-family loans, small business loan guarantees, agricultural loan guarantees, business participation lending, etc.) for workforce housing and small business development.
- USDA Rural Development. Loans, grants, and loan guarantees to help create jobs and support economic development and essential services such as housing, health care, first responder services and equipment and water, electric and communications infrastructure in rural America.
- U.S. Small Business Administration. Access to capital, entrepreneurial development, and government contracting assistance and advocacy for small businesses.
- Wisconsin Women’s Business Initiative Corporation (WWBIC). Resources to small business owners and entrepreneurs (such as women, people of color, low-wealth individuals, veterans, and rural populations), specializing in small business loans, educational resources, and one-on-one consulting.
- Madison Area Transportation Planning Board. Cooperative, continuous, and comprehensive planning processes for transportation investment decisions in the Madison Metropolitan Planning Area with program oversight from the Federal Highway Administration (FHWA), Federal Transit Administrator (FTA), and Wisconsin Department of Transportation (WisDOT).
- Officer of the Commissioner of Railroads. Responsible for determining the adequacy of warning devices at railroad crossings, along with other railroad and water carrier related regulations, including the installation of new highway/rail crossings, alteration of existing crossings, closing or consolidating existing crossings, repair of rough crossings, determining adequate railroad fences, exemptions from railroad track clearance laws, and assist with rail safety initiatives and participate in community outreach.
- Arts Wisconsin. Assists communities with arts, arts education, creative economy, and creative placemaking in Wisconsin.

### **Plan Modification**

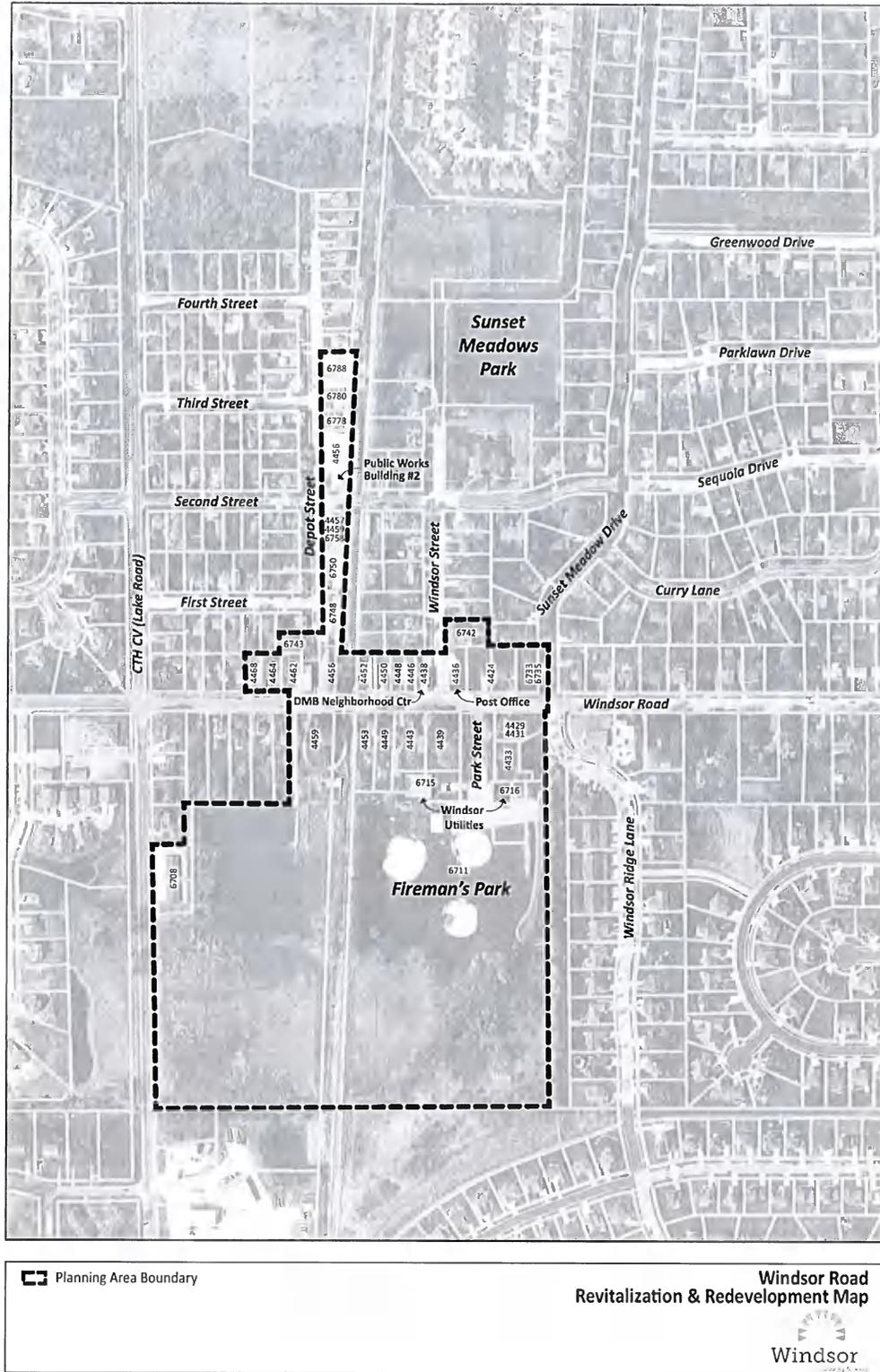
The Redevelopment Plan, following adoption by the CDA, may be modified in accordance with the provisions and procedures set forth in Wis. Stats. §66.1333.

### **Plan Termination**

The Redevelopment Plan, and implementation thereof, shall terminate on January 1, 2035.

## FIGURES

Figure 01 – Project Area (Map)



**Figure 02 – Project Area (Legal Description)**

THAT PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWN 9 NORTH, RANGE 10, EAST OF THE FOURTH PRINCIPAL MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN CERTIFIED SURVEY MAP #5779;

THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOTS 3, 2 AND 1 OF SAID CSM #5779, 863.70 FEET TO THE NORTHWEST CORNER OF LOT 1 IN CSM #5779;

THENCE NORTH 89 DEGREES 49 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 132.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3 IN CSM #5779;

THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF LOT 1, 132.02 FEET TO A CORNER OF SAID LOT 3;

THENCE NORTH 89 DEGREES 49 MINUTES 48 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 3, 330.06 FEET;

THENCE NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 3, 297.06 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3;

THENCE CONTINUING NORTH 01 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3, 66 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 1 IN THE PLAT OF VILLAGE OF WINDSOR (AS PER DOCUMENT NO. 166);

THENCE SOUTH 89 DEGREES 49 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK 1 IN SAID PLAT OF VILLAGE OF WINDSOR, 176 FEET (MORE OR LESS) TO THE SOUTHWEST CORNER OF LOT 11 IN SAID BLOCK 1;

THENCE NORTH ALONG THE WEST LINE OF LOT 11 IN BLOCK 1, 132 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF LOTS 11 AND 10 IN SAID BLOCK 1, 115.5 FEET TO A POINT ON THE WEST LINE OF THE EAST 16.5 FEET OF LOT 7 IN SAID BLOCK 1;

THENCE NORTH ALONG THE WEST LINE OF THE EAST 16.5 FEET LOT 7 IN SAID BLOCK 1, 132 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT 7 IN SAID BLOCK 1;

THENCE EAST ALONG THE NORTH LINE OF LOT 7 AND 8 IN SAID BLOCK 1 AND THE EASTERLY EXTENSION OF SAID NORTH LINE, 148.5 FEET TO A POINT ON THE WEST LINE OF LOT 1 IN CERTIFIED SURVEY MAP #11952;

THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 1 AND LOT 2 IN CSM #11952, 197.84 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SAID CSM #11952, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN CERTIFIED SURVEY MAP #12107;

THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 1 IN CERTIFIED SURVEY MAP #12107, 131.96 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID CSM #12107;

THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST, 66.01 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN CERTIFIED SURVEY MAP #11953;

THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 1 IN SAID CSM #11953, 198.15 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID CSM #11953, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 7 IN SAID PLAT OF VILLAGE OF WINDSOR;

THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 14 IN BLOCK 7 IN SAID PLAT OF VILLAGE OF WINDSOR, 66 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN CERTIFIED SURVEY MAP #13767;

THENCE NORTH 01 DEGREES 16 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF LOTS 2 AND 1 IN SAID CSM #13767, 198.10 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID CSM #13767;

THENCE NORTH 89 DEGREES 40 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF LOT 1 IN SAID CSM #13767, 116.46 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 02 DEGREES 29 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF LOTS 1 AND 2 IN SAID CSM #13767, 198.19 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 14 IN BLOCK 7 IN SAID PLAT OF VILLAGE OF WINDSOR;

THENCE SOUTH 02 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 14 IN BLOCK 7 IN SAID PLAT OF VILLAGE OF WINDSOR, 66.1 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID CSM #11953;

THENCE SOUTH 02 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 1 IN SAID CSM #11953, 198.36 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID CSM #11953;

THENCE SOUTH 02 DEGREES 00 MINUTES 18 SECONDS WEST, 66.1 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID CSM #12107;

THENCE SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF LOT 1 IN SAID CSM #12107, 132.10 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID CSM #12107, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN SAID CSM #11952;

THENCE SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF LOTS 2 AND 1 IN SAID CSM #11952, 264.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID CSM #11952;

THENCE SOUTH 02 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 3 IN BLOCK 7 IN SAID PLAT OF VILLAGE OF WINDSOR, 66.1 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE EAST, 73.5 FEET (MORE OR LESS) TO THE NORTH LINE OF THE SOUTH 132 FEET OF LOT 11 IN BLOCK 1 IN MAP OF WERNERS ADDITION TO WINDSOR (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 35);

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 132 FEET OF LOT 11 IN SAID BLOCK 1, 24.7 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK 1;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BLOCK 1, 16.5 FEET TO THE NORTHWEST CORNER OF LOT 1 IN CERTIFIED SURVEY MAP #3981;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1 AND 2 IN SAID CSM #3981, 99.08 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID CSM #3981;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 IN BLOCK 1 IN SAID MAP OF WERNERS ADDITION TO WINDSOR, AND THE EASTERLY EXTENSION THEREOF, 132 FEET TO A POINT ON THE WEST LINE OF LOT 4 IN BLOCK 2 IN SUNSET MEADOWS (AS PER DOCUMENT IN VOLUME 25 OF PLATS, PAGE 7);

THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOT 4 AND LOT 5 IN SAID BLOCK 2, 100 FEET (MORE OR LESS) TO THE NORTHWEST CORNER OF LOT 5 IN SAID BLOCK 2;

THENCE EAST ALONG THE NORTH LINE OF LOT 5 IN SAID BLOCK 2, 157.4 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN SAID BLOCK 2, 71.23 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF LOTS 2 AND 1 IN SAID BLOCK 2, 156.5 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 2;

THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN SAID BLOCK 2, 160 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY, 66 FEET TO THE INTERSECTION OF THE SOUTH LINE OF WINDSOR ROAD AND THE WEST LINE OF WINDSOR RIDGE LANE;

THENCE SOUTH 01 DEGREES 01 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF WINDSOR RIDGE SUBDIVISION (AS PER DOCUMENT NO. 3676929), 1290.93 FEET TO THE SOUTHWEST CORNER OF SAID WINDSOR RIDGE SUBDIVISION;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF PRAIRIE CREEK SUBDIVISION (AS PER DOCUMENT IN VOLUME 59 OF PLATS, PAGE 44), 739 FEET TO THE NORTHWEST CORNER OF SAID PRAIRIE CREEK SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AND CONTINUING WEST ALONG THE SOUTH LINE OF LOT 3 IN SAID CSM #5779, 617 FEET (MORE OR LESS) TO THE POINT OF BEGINNING.

SAID LANDS BEING IN THE VILLAGE OF WINDSOR, COUNTY OF DANE AND THE STATE OF WISCONSIN.

Figure 03 – Land Use (Existing)

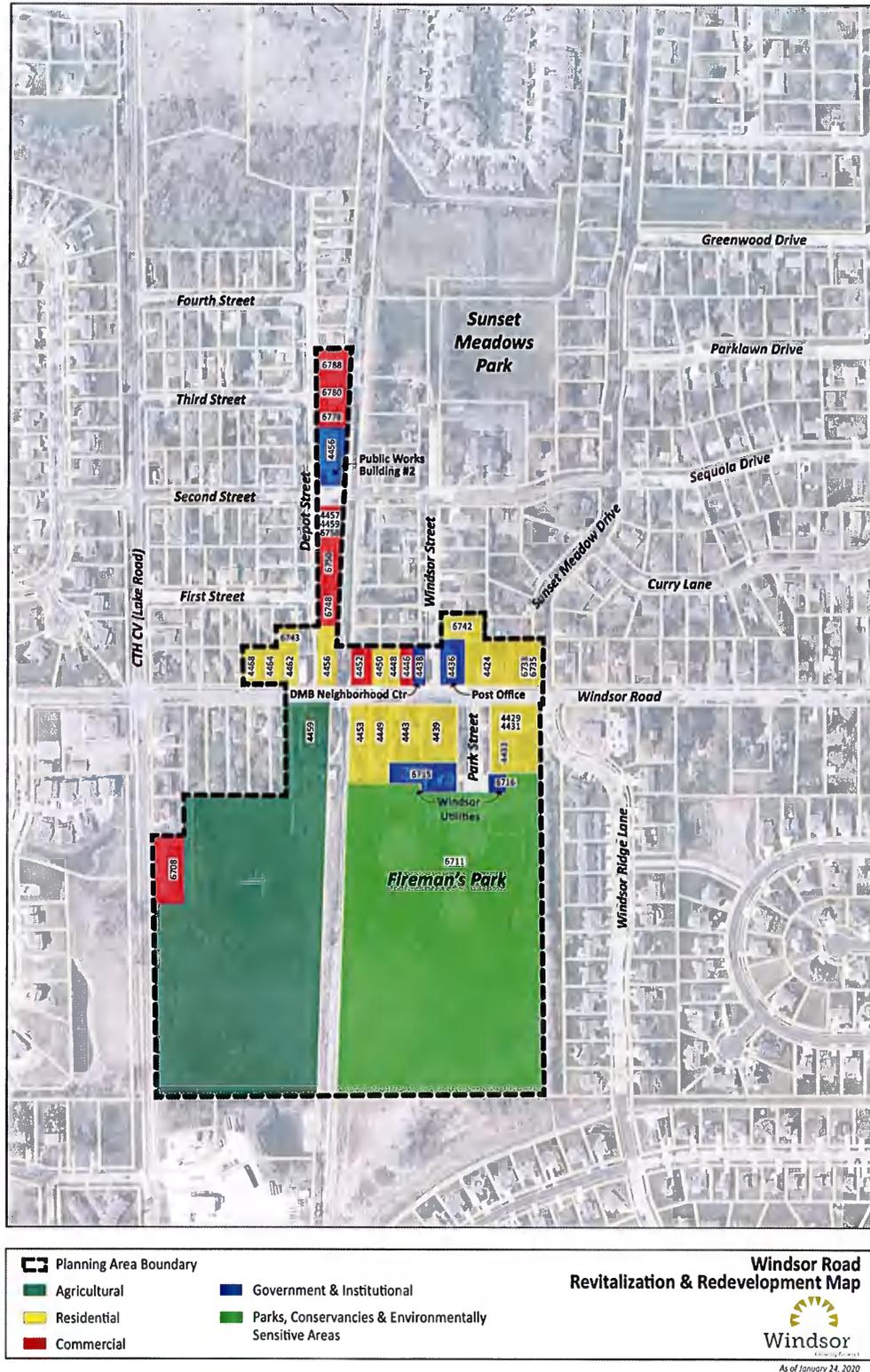


Figure 04 – Zoning (Existing)

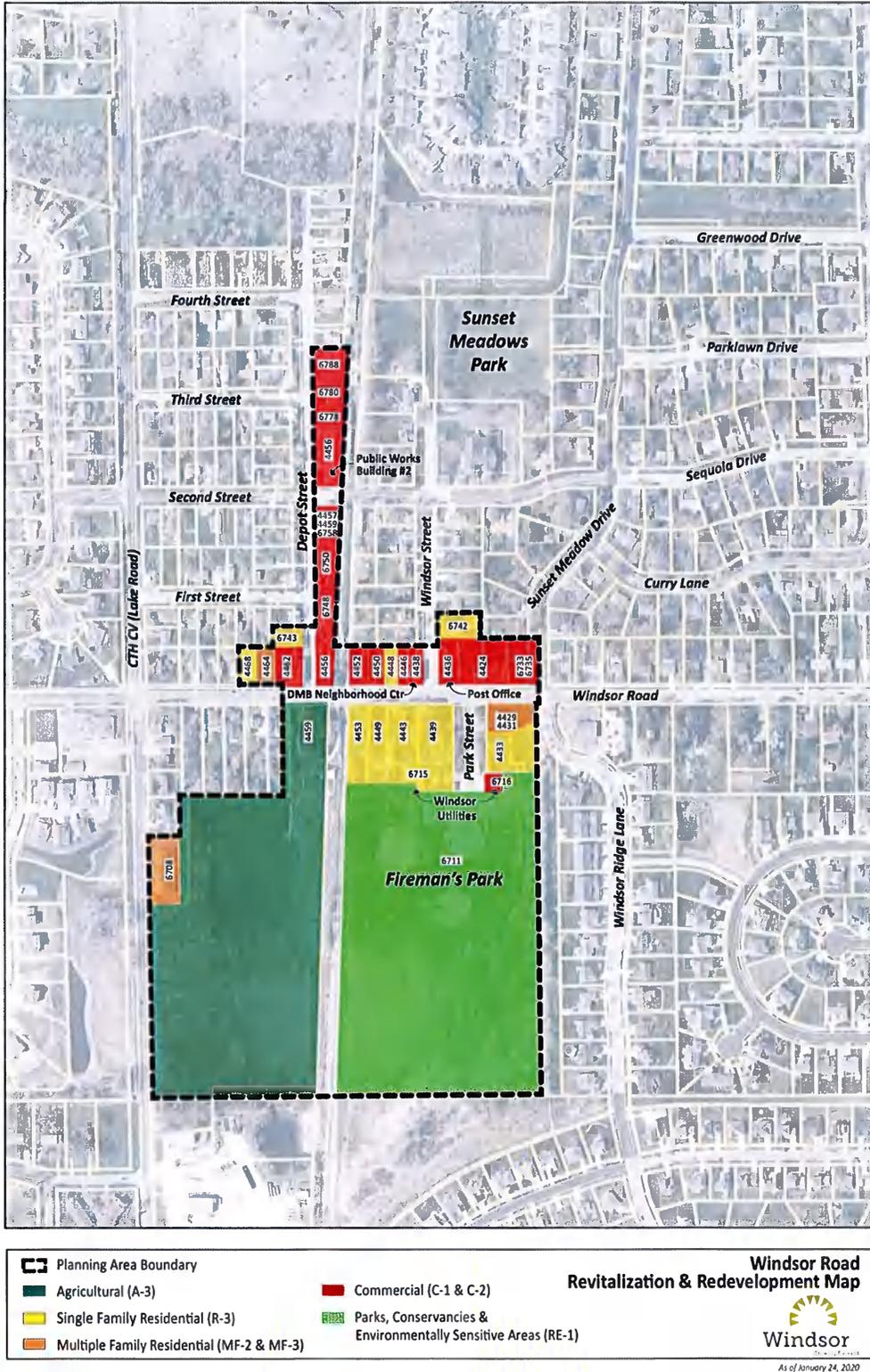


Figure 05 – Windsor Road Cross-Section (Existing)

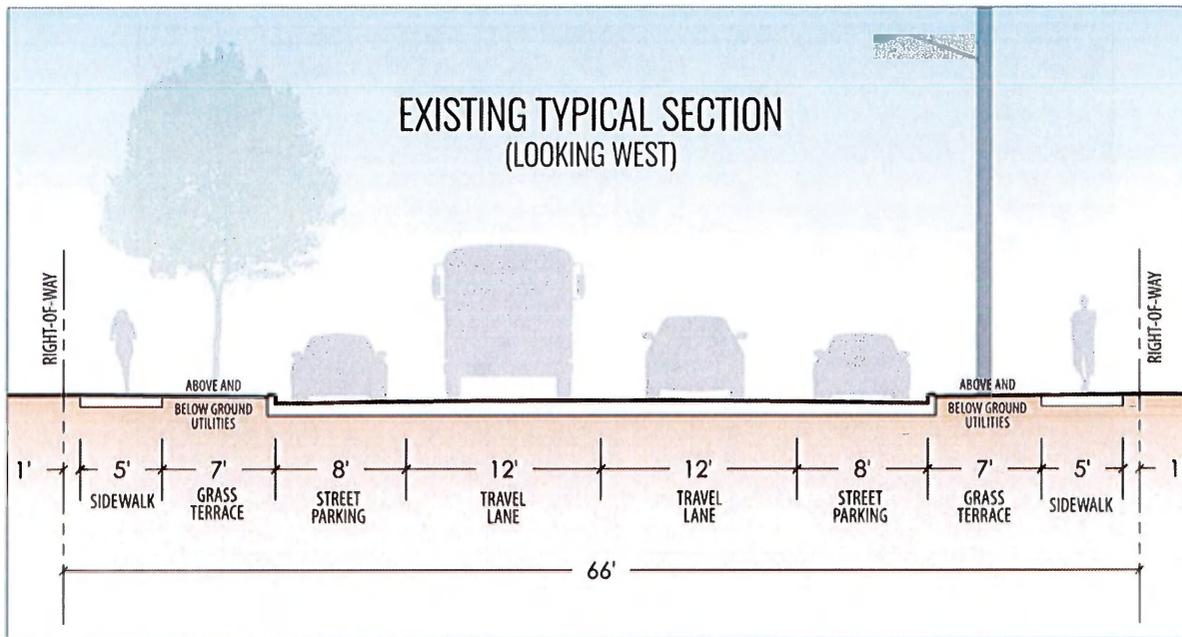


Figure 06 – Land Use (Future)

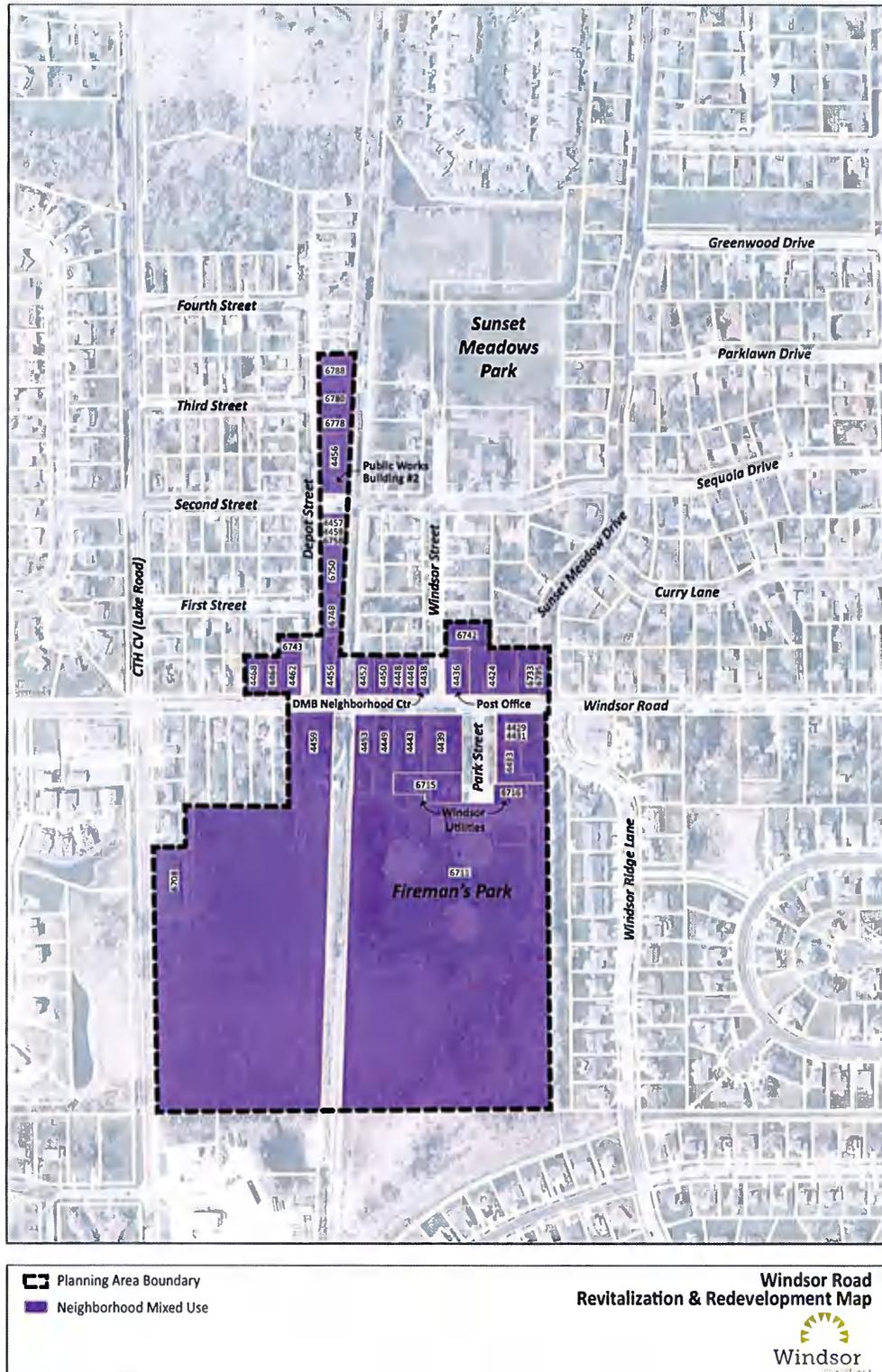
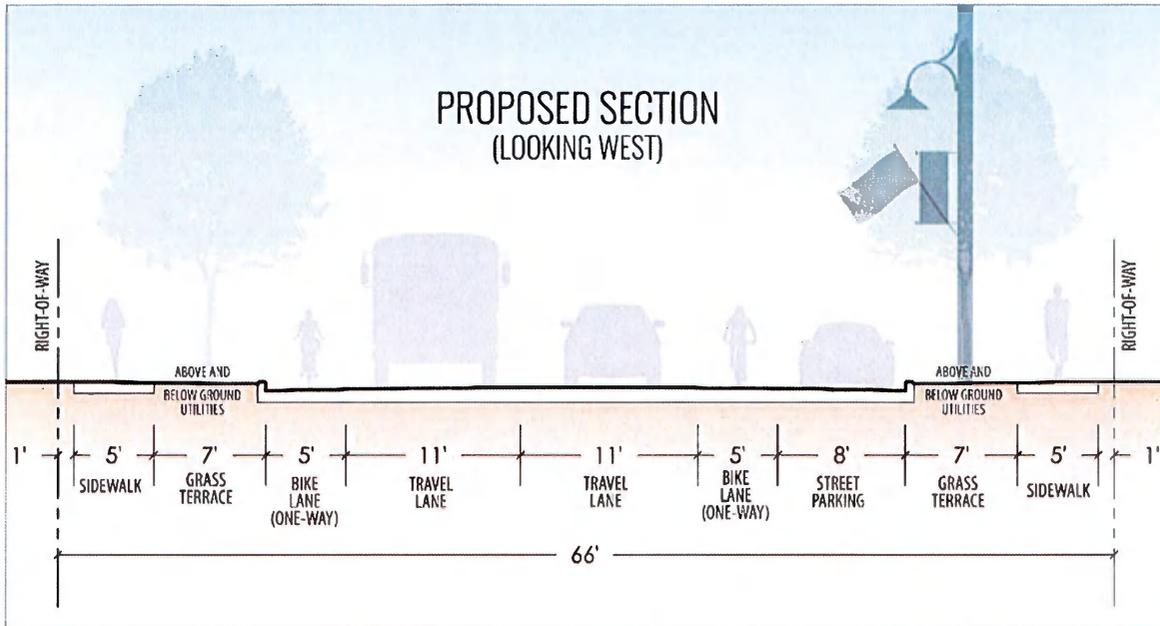


Figure 07 – Zoning (Future)



**Figure 08 – Windsor Road Cross-Section (Option 1)**

*On-Street Parking on North Side of Windsor Road with Designated On-Street Bike Lanes*



**Figure 09 – Windsor Road Cross-Section (Option 2)**

*Shared On-Street Parking and Designated On-Street Bike Lanes*

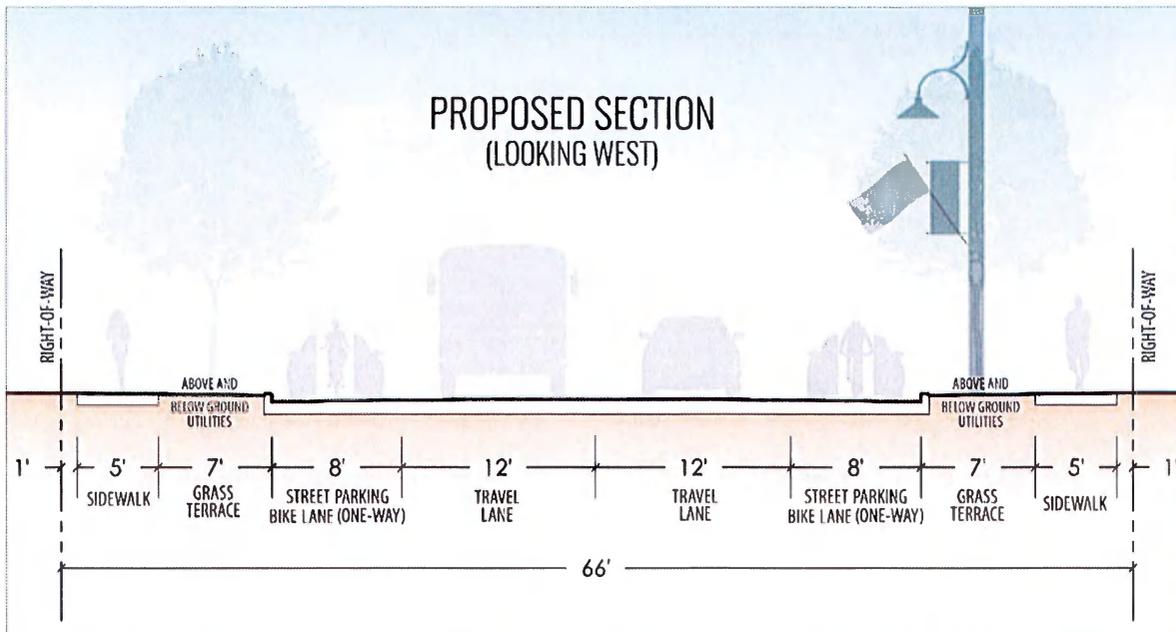


Figure 10 – Strategic Redevelopment/Development Areas



**TABLES**

**Table 01 – Present Equalized Value**

Parcel				Present Equalized Value		
Taxkey	Address	Owner	Acreage	Land	Improvement	Total
0910-292-4121-5	4468 Windsor Rd	Curt Roeming	0.20	\$49,946.00	\$54,099.00	\$104,045.00
0910-292-4110-8	4464 Windsor Rd	Terry M Bickel	0.20	\$42,842.00	\$106,230.00	\$149,072.00
0910-292-4099-4	4462 Windsor Rd	4462 Windsor Road LLC	0.20	\$49,946.00	\$238,689.00	\$288,635.00
0910-292-4088-7	6743 Depot St	Eric Olson	0.13	\$41,203.00	\$59,563.00	\$100,766.00
0910-292-4901-1	4456 Windsor Rd	Christopher Hauge	0.21	\$50,602.00	\$115,847.00	\$166,449.00
0910-292-4950-0	6748 Depot St	Village of Windsor	0.18	\$0.00	\$0.00	\$0.00
0910-292-4965-0	6750 Depot St	Village of Windsor	0.21	\$0.00	\$0.00	\$0.00
0910-292-4925-0	4457 / 4459 Second St & 6758 Depot St	Village of Windsor	0.23	\$0.00	\$0.00	\$0.00
0910-292-5020-0	4456 Second St	Village of Windsor	0.42	\$0.00	\$0.00	\$0.00
0910-292-5034-0	6778 Depot St	Michael J Draper	0.40	\$50,929.00	\$47,979.00	\$98,908.00
0910-292-5072-0	6780 Depot St	Richard H Potthast Jr & Cynthia L Potthast	0.24	\$52,897.00	\$215,629.00	\$268,526.00
0910-292-5061-0	6788 Depot St	Mulcahy Properties LLC	0.25	\$53,552.00	\$99,782.00	\$153,334.00
0910-292-5481-8	4452 Windsor Rd	Kojo LLC	0.20	\$47,104.00	\$26,001.00	\$73,105.00
0910-292-5301-5		Kojo LLC	0.05	\$1,858.00	\$0.00	\$1,858.00
0910-292-5311-3	4450 Windsor Rd	JJF Properties LLC	0.16	\$46,449.00	\$84,372.00	\$130,821.00
0910-292-5321-1	4448 Windsor Rd	James C Young	0.14	\$44,481.00	\$74,536.00	\$119,017.00
0910-292-5332-8	4446 Windsor Rd	Schnell Family Properties LLC	0.09	\$31,148.00	\$159,673.00	\$190,821.00
0910-292-5342-6	4438 Windsor Rd	Village of Windsor	0.20	\$0.00	\$0.00	\$0.00
0910-292-6134-6	4436 Windsor Rd	Village of Windsor	0.29	\$0.00	\$0.00	\$0.00
0910-292-6145-3	6742 Windsor St	Village of Windsor	0.26	\$0.00	\$0.00	\$0.00
0910-292-6123-9	4424 Windsor Rd	Robert N Farber & Margaret A Acker-Farber	0.20	\$32,022.00	\$0.00	\$32,022.00
0910-292-6112-2		Robert N Farber & Margaret A Acker-Farber	0.28	\$66,886.00	\$267,541.00	\$334,427.00
0910-292-6101-5	6733 / 6735 Sunset Meadows Dr	Village of Windsor	0.29	\$0.00	\$0.00	\$0.00
0910-293-8700-5	6708 Lake Rd	Norski Storage LLC	0.33	\$87,432.00	\$219,454.00	\$306,886.00
0910-293-8720-1		Norski Storage LLC	0.33	\$96,772.00	\$0.00	\$96,772.00
0910-293-8740-7	4459 Windsor Rd	Kenneth L Walls	13.33	\$113,334.00	\$97,924.00	\$211,258.00
0910-293-8560-5	4453 Windsor Rd	Village of Windsor	0.40	\$0.00	\$0.00	\$0.00
0910-293-8550-7	4449 Windsor Rd	Village of Windsor	0.40	\$0.00	\$0.00	\$0.00
0910-293-8537-0	4443 Windsor Rd	Clayton Buss	0.45	\$58,470.00	\$85,137.00	\$143,607.00
0910-293-8531-0	4439 Windsor Rd	Lisa Thomas-Dreger	0.51	\$59,891.00	\$121,640.00	\$181,531.00
0910-293-8505-0	4429 / 4431 Windsor Rd	Village of Windsor	0.32	\$0.00	\$0.00	\$0.00
0910-293-8510-0	4433 Windsor Rd	Village of Windsor	0.28	\$0.00	\$0.00	\$0.00
0910-293-8515-0		Village of Windsor	0.28	\$0.00	\$0.00	\$0.00
0910-293-8544-0	6715 Park Rd	Village of Windsor	0.18	\$0.00	\$0.00	\$0.00
0910-293-8971-0	6715 Park Rd	Village of Windsor	0.27	\$0.00	\$0.00	\$0.00
0910-293-8962-9	6716 Park Rd	Village of Windsor	0.11	\$0.00	\$0.00	\$0.00
0910-293-8950-3	6711 Park Rd	Village of Windsor	0.51	\$0.00	\$0.00	\$0.00
0910-293-8521-2	6711 Park Rd	Village of Windsor	15.97	\$0.00	\$0.00	\$0.00

**Total    38.70    \$1,077,764.00    \$2,074,096.00    \$3,151,860.00**

**Table 02 – Finding of Blight Determination**

Parcel				Property Determination			
Taxkey	Address	Owner	Acreage	None	Dilapidation, Deterioration, & Age	Public Health & Safety	Obsolete Platting
0910-292-4121-5	4468 Windsor Rd	Curt Roeming	0.20	0.20			
0910-292-4110-8	4464 Windsor Rd	Terry M Bickel	0.20		0.20		
0910-292-4099-4	4462 Windsor Rd	4462 Windsor Road LLC	0.20		0.20		
0910-292-4088-7	6743 Depot St	Eric Olson	0.13	0.13			
0910-292-4901-1	4456 Windsor Rd	Christopher Hauge	0.21		0.21		
0910-292-4950-0	6748 Depot St	Village of Windsor	0.18			0.18	
0910-292-4965-0	6750 Depot St	Village of Windsor	0.21			0.21	
0910-292-4925-0	4457 / 4459 Second St & 6758 Depot St	Village of Windsor	0.23			0.23	
0910-292-5020-0	4456 Second St	Village of Windsor	0.42	0.42			
0910-292-5034-0	6778 Depot St	Michael J Draper	0.40	0.40			
0910-292-5072-0	6780 Depot St	Richard H Potthast Jr & Cynthia L Potthast	0.24	0.24			
0910-292-5061-0	6788 Depot St	Mulcahy Properties LLC	0.25	0.25			
0910-292-5481-8	4452 Windsor Rd	Kojo LLC	0.20	0.20			
0910-292-5301-5		Kojo LLC	0.05	0.05			
0910-292-5311-3	4450 Windsor Rd	JJF Properties LLC	0.16	0.16			
0910-292-5321-1	4448 Windsor Rd	James C Young	0.14	0.14			
0910-292-5332-8	4446 Windsor Rd	Schnell Family Properties LLC	0.09		0.09		
0910-292-5342-6	4438 Windsor Rd	Village of Windsor	0.20	0.20			
0910-292-6134-6	4436 Windsor Rd	Village of Windsor	0.29		0.29		
0910-292-6145-3	6742 Windsor St	Village of Windsor	0.26	0.26			
0910-292-6123-9	4424 Windsor Rd	Robert N Farber & Margaret A Acker-Farber	0.20	0.20			
0910-292-6112-2		Robert N Farber & Margaret A Acker-Farber	0.28	0.28			
0910-292-6101-5	6733 / 6735 Sunset Meadows Dr	Village of Windsor	0.29		0.29		
0910-293-8700-5	6708 Lake Rd	Norski Storage LLC	0.33	0.33			
0910-293-8720-1		Norski Storage LLC	0.33	0.34			
0910-293-8740-7	4459 Windsor Rd	Kenneth L. Walls	13.33				13.33
0910-293-8560-5	4453 Windsor Rd	Village of Windsor	0.40	0.40			
0910-293-8550-7	4449 Windsor Rd	Village of Windsor	0.40		0.40		
0910-293-8537-0	4443 Windsor Rd	Clayton Buss	0.45		0.45		
0910-293-8531-0	4439 Windsor Rd	Lisa Thomas-Dreger	0.51	0.51			
0910-293-8505-0	4429 / 4431 Windsor Rd	Village of Windsor	0.32	0.32			
0910-293-8510-0	4433 Windsor Rd	Village of Windsor	0.28	0.28			
0910-293-8515-0		Village of Windsor	0.28				0.28
0910-293-8544-0	6715 Park Rd	Village of Windsor	0.18	0.18			
0910-293-8971-0	6715 Park Rd	Village of Windsor	0.27	0.18			
0910-293-8962-9	6716 Park Rd	Village of Windsor	0.11		0.11		
0910-293-8950-3	6711 Park Rd	Village of Windsor	0.51		0.51		
0910-293-8521-2	6711 Park Rd	Village of Windsor	15.97				15.97
<b>Total</b>			<b>38.70</b>	<b>5.67</b>	<b>2.75</b>	<b>0.62</b>	<b>29.58</b>
<b>Percentage of Parcels Determined to be Blight</b>			<b>85.14%</b>				

**IMAGES**

Images 01 to 35 – Property Structures & Sites



4468 Windsor Road



4464 Windsor Road



4462 Windsor Road



6743 Depot Street



4456 Windsor Road



6748 Depot Street



*6750 Depot Street*



*6758 Depot Street & 4457 / 4459 Second Street*



*4456 Second Street*



*6778 Depot Street*



*6780 Depot Street*



*6788 Depot Street*



*4452 Windsor Road*



*4450 Windsor Road*



*4448 Windsor Road*



*4446 Windsor Road*



*4438 Windsor Road*



*4436 Windsor Road*



*6742 Windsor Street*



*4424 Windsor Road*



*6733 / 6735 Sunset Meadows Drive*



*6708 Lake Road*



*4459 Windsor Road*



*4453 Windsor Road*



*4449 Windsor Road*



*4443 Windsor Road*



*4439 Windsor Road*



*4429 / 4431 Windsor Road*



*4433 Windsor Road*



*Windsor Road / Windsor Ridge Lane (Vacant Lot)*



*6715 Park Road*



*6715 Park Road*



*6716 Park Road*



*6711 Park Road*



*6711 Park Road*