

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2020-19**

APPROVAL OF A SECOND DRIVEWAY FOR 6378 FOREST PARK DRIVE

WHEREAS, section 42-58 of the Windsor Code of Ordinances limits the number of driveways serving a residential property to one, unless otherwise permitted by the Village Board; and

WHEREAS, the owners of 6378 Forest Park Drive (the "Property"), in the Village of Windsor, WI, request permission to build a circular drive on the Property with two access points as shown on the attached site plan; and

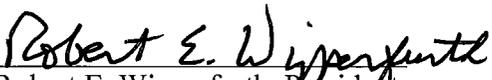
WHEREAS, the Village Director of Public Works reviewed the request, bid plan, and site plan, which are attached hereto as exhibits and incorporated herein, and recommends approval based on considerations of safety due to the curvature of Forest Park Drive at that location.

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

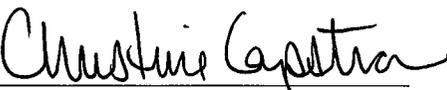
1. The permit for a circular driveway with two access points as set forth in the site plan is approved.
2. The permit shall be noted on the Building Permit and Site Plan.
3. The permit shall run with the land, but the driveway may not be modified without prior permission from the Village Board.

The above and foregoing Resolution was duly adopted at a regular meeting of the Village Board of the Village of Windsor on March 5, 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:

Request for second driveway from Steve Spiekerman
Spiekerman Bid Plan
Spiekerman Site Plan
Memorandum from Village Public Works Director

Good Morning Davis,

My wife, Mary Jo, and I thank you for considering our request for approval to build a circular driveway with two access points off Forest Park Drive in the Revere Trails subdivision. Attached to this email are two files, including a site plan with elevations and slopes, and elevations of our house plans.

As you may recall, we own both Lot 62 and 63 in Revere Trails. Our intention is to build only on Lot 63. We purchased Lot 62 because the location of our septic drain field must be on Lot 62 and we were uncomfortable having our drain field on someone else's property via an easement. We have no plans to build, or sell, Lot 62.

Our request for multiple access points stems from the following.

1) Lot 63 is almost 3.5 acres in size, making it one of the largest lots in Revere Trails. Although the lot is large, the buildable area (due to soil conditions) is quite limited. The double access circular drive will allow us to better utilize the site's configuration.

2) Lot 63 is located on a curve. This can make exiting the driveway more difficult if we have to back out, especially if we are trailering. The circular drive makes this much safer.

3) Our house will need to be built approximately 5 feet above road grade. As such, the extra driveway length provided by the circular drive and double access will allow the driveway grades to be more reasonable (7%). It also allows the garage apron and drive to front entrance to be a more level 3% grade.

4) Lot 63 has over 500 feet of frontage on Forest Park Drive. Two access points and culverts certainly will not have a significant impact, and it is very unlikely a culvert will ever be needed on Lot 62 (which we own), so in effect only one access point per Lot. I will have a lot of roadside to maintain, and the double access will make it safer and easier to maintain all the frontage.

5) We are required to maintain a native prairie on most of our two Lots. We have this past fall already made our first native grass and tree plantings. This Village requirement will require some equipment needs, and will require trailering that equipment on my driveway. The circular driveway and double access will mitigate the difficulty of trailering landscape equipment to and from my property. We are excited about the development of the prairie, but it will take time, money and effort.

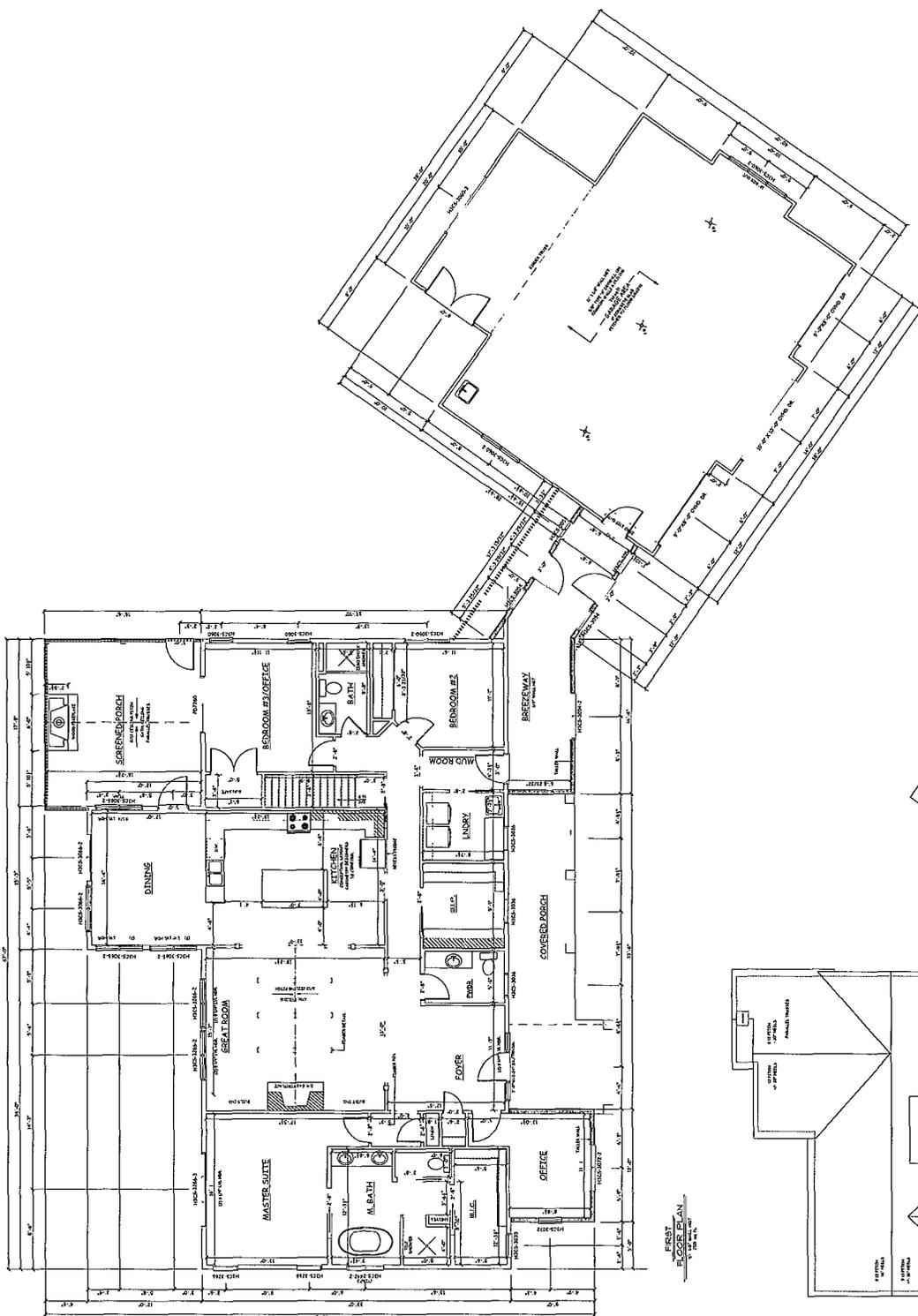
6) Having the double access will keep vehicles from parking on the street where it curves close to the entrance to Dawes Court. This will be a benefit during the construction period as well. Arguably this will help with traffic safety.

7) Last, the site sets up beautifully for the style of house we are building. The circular drive will be really appealing from the street and consistent with the design and position of the house on the site.

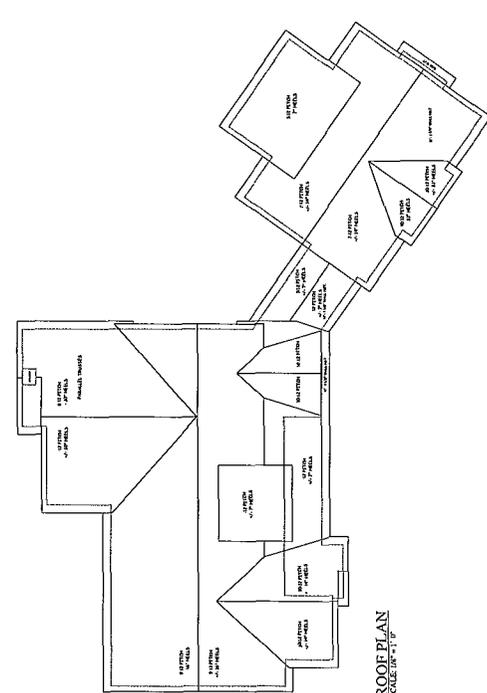
We hope these reasons will convince the Village to allow the double access points. Although an exception to the standard driveway configuration, it is not without precedence in the Village. If you need anything else, or have questions about our request, please do not hesitate to call me at (608)698-1986. We are hoping this can be added to the Village Board Agenda for approval in March.

Thanks for your consideration.

Steve and Mary Jo Spiekerman
6370 and 6378 Forest Park Drive



FIRST FLOOR PLAN
 1/16/19



ROOF PLAN
 1/16/19

SITE PLAN

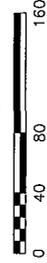
LOT 63, REVERE TRAILS FIRST ADDITION, LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

LEGEND

- SET BACK LINE
- EXISTING SPOT ELEVATION
- ⊙^{902.5} PROPOSED SPOT ELEVATION
- (1022) TOP OF FOUNDATION WALL
- 1 CONTOUR LINE
- 75 WETLANDS BUFFER
- HYDRIC SOILS (PER DCI MAPPING)
- PRE-PLANNED SEPTIC DRAIN FIELDS
- BUILDING ENVELOPE (EXCLUDING HYDRIC SOILS) (PER DCI MAPPING)

SCALE

1" = 80'



UNNAMED CREEK
WATER ELEVATION
5-20.19 = 874.8
ESTIMATED HIGH 878 +/-
NAD 88

N19°08'56"E
46.66'

N50°54'15"E
47.72'

N29°29'02"W
120.58'

N35°28'43"E
233.93'

N63°38'26"E
181.15'

N06°15'14"W
71.71'

N74°40'23"W
226.47'

140.35'

S00°13'40"E

CA=74°22'42"

R=233.00

LC=S36°57'41"W

281.67'

149,780 SF

63

LANDS BY VILLAGE OF WINDSOR

WETLANDS IDENTIFIED BY STANTEC (10-17-17)

HYDRIC SOILS (PER DCI MAPPING)

WETLANDS BUFFER

MINIMUM ELEVATIONS

LOWEST BASEMENT FLOOR. 874.67

LOWEST BASEMENT EXPOSURE. 878.0

WETLANDS IDENTIFIED BY STANTEC (2-9-18)

WATER ELEVATION 5-20-19-874.2

ESTIMATED HIGH=875

NAD 88

POINT

DRAINFIELD EASEMENT TO THE BENEFIT OF LOT 63

EXISTING 12" UTILITY & STORM WATER EASEMENT

SETBACKS

FRONT 30'

SIDE 10'

REAR 50'

MAX COVERAGE. 25%

PAULSON & ASSOCIATES, LLC

LAND SURVEYING

DEFORREST, WI

608-846-2523

PAULSON & ASSOCIATES, LLC

SURVEYOR

Daniel A. Paulson

136 W Holm Street

DeForest, WI 53532

CLIENT

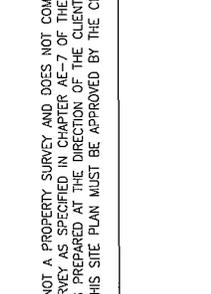
Steve Spiekerman

Spiekerman1@GMail.com

(REVISED xx-xx-xx)

(PLOTTED 1-28-20)

FILE NO 19-135



BASIS OF BEARINGS
THE NORTH LINE OF LOT 63 IS
RECORDED TO BEAR N74°40'23"W

THIS SITE PLAN IS NOT A PROPERTY SURVEY AND DOES NOT COMPLY WITH THE MINIMUM STANDARDS OF A PROPERTY SURVEY AS SPECIFIED IN CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THIS SITE PLAN WAS PREPARED AT THE DIRECTION OF THE CLIENT/BUILDER. MODIFICATIONS TO THIS SITE PLAN MUST BE APPROVED BY THE CLIENT/BUILDER

DRAFTED BY D.A.P

SHEET 1 OF 1

Windsor

Growing Forward

Memorandum

To: Windsor Village Board

CC: Tina Butteris, Village Administrator
Christine Capstran, Clerk

From: Davis Clark, Village Public Works Director

Date: February 26, 2020

Re: Special Exception for Driveway Permit for 6378 Forest Park Drive

Mr. Steve Spiekerman has requested a special exception to the Village of Windsor Municipal Code regarding the number of driveways permitted. I have reviewed his request and have completed a site visit as part of my review. Given the size of the property, where the house will be located on it, and its proximity to the curve in the road where the driveways will be located, I believe the request has merit.

I therefore recommend that a special exception be granted for a second driveway for 6378 Forest Park Drive.