

**VILLAGE OF WINDSOR  
RESOLUTION 2020-60**

**APPROVAL OF A CERTIFIED SURVEY MAP FOR A LOT LINE COMBINATION  
OF LOTS 62 & 63 OF THE PLAT OF REVERE TRAILS FIRST ADDITION  
(6370 & 6378 FOREST PARK DRIVE), VILLAGE OF WINDSOR**

**WHEREAS**, Steve Spiekerman (the “Petitioner”) has requested approval of a Certified Survey Map for a lot combination of lots 62 & 63 of the Plat of Revere Trails First Addition (6370 & 6378 Forest Park Drive); and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner’s request and prepared a Staff Report dated July 31, 2020 (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, the Village of Windsor Plan Commission held a public hearing regarding the request on August 6, 2020; and

**WHEREAS**, the Plan Commission recommended approval of the Certified Survey Map in Plan Commission Resolution 2020-07; and

**WHEREAS**, following review of information presented at the Plan Commission meeting, public hearing, and the Staff Report, the Village Board approves the Certified Survey Map 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 Certified Survey Map request for Steve Spiekerman, subject to the following conditions:

1. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
2. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
3. 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.
4. 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.
5. 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.

6. 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, 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.
7. The Village Board's approval of the Certified Survey Map 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, the approval shall be null and void and the matter will need to be resubmitted to the Village for review as an initial application.

The Village of Windsor hereby releases the 12ft stormwater easement shown on the survey map. The Village Attorney shall prepare the appropriate document for recording.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on August 6, 2020, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

By: Robert E. Wipperfurth  
Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran  
Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:

Staff Report

Petitioner Application

Plan Commission Resolution 2020-07



# Windsor

Growing Forward

---

## STAFF REPORT

To: Village of Windsor Plan Commission  
Village of Windsor Board

Cc: Robert Wipperfurth, Tina Butteris, & William Cole

From: Amy Anderson Schweppe, Davis Clark, & Jamie Rybarczyk

Rpt Date: July 31, 2020

Mtg Date: August 6, 2020

Submtl Date: July 13, 2020

Aprvl Date: October 11, 2020

Re: Spiekerman – Certified Survey Map

### BACKGROUND:

Petitioner: Steve Spiekerman

Property Owner: Steve Spiekerman

Address: 6370 & 6378 Forest Park Drive

Taxkey: 196/0910-334-6552-1 and 196/0910-334-6563-1

Area: 4.59 acres (CSM)

Existing Zoning: ER – Estate Residential Zoning District

Proposed Zoning: N/A

Future Land Use: Transition Residential

### REQUEST:

The Petitioner requests discussion and action from the Village of Windsor Plan Commission and Board of a Certified Survey Map to combine Lots 62 and 63 of the Plat of Revere Trails First Addition. Lots 62 and 63 of the Plat of Revere Trails First Addition are both owned by the Petitioner.

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

### OVERVIEW:

Combining Lots 62 and 63 of the Plat of Revere Trails First Addition, by Certified Survey Map, will allow the Petitioner to locate the single-family residence on high ground avoiding the seasonal high groundwater table. Combining Lots 62 and 63 of the Plat of Revere Trails First Addition also allows the single-family residence to be located on the same lot as the private septic system serving the single-family residence.

### STAFF COMMENTS – PLANNING, ZONING & DEVELOPMENT:

The Planning, Zoning & Development Department provides the Village of Windsor Plan Commission and Board with the following comments:

1. Ch. 38: Planning & Development and Wis. Stats. Ch. 236
  - a. The area shown on Sheet 1 for Lot 1 does not match the area shown on Sheet 2 in the legal description.
  - b. The Certified Survey Map shall include a note that all terms, conditions, and agreements of the Revere Trails First Addition Plat shall remain in full force unless expressly released by another instrument.
  
2. Ch. 54 Shoreland Zoning  
Lots 62 and 63 of the Plat of Revere Trails First Addition 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.

**STAFF COMMENTS – PUBLIC WORKS:**

The Public Works Department provides the Plan Commission and Village Board with the following comments:

1. Combining Lots 62 and 63 of the Plat of Revere Trails First Addition will require the Village of Windsor to release an existing 12ft stormwater easement. The Public Works Department has no objection to the release of the existing 12ft stormwater easement.

**POLICY COMMENTS/CONCERNS:**

Staff provides the Plan Commission 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.

**STAFF RECOMMENDED CONDITIONS (for Plan Commission):**

Staff recommends any approval be subject to the following conditions:

1. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  
2. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  
3. 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.
  
4. 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.

5. 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.
  
6. 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, 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.
  
7. The Plan Commission's recommendation for approval of the Certified Survey Map 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 Village Board is unable to or does not act on the Plan Commission's recommendation prior to expiration, then this matter shall be re-referred to the Plan Commission prior to further action by the Village Board.

The Village of Windsor Plan Commission further recommends the Village of Windsor release of the 12ft stormwater easement shown on the certified survey map.

**STAFF RECOMMENDED CONDITIONS (for Village Board):**

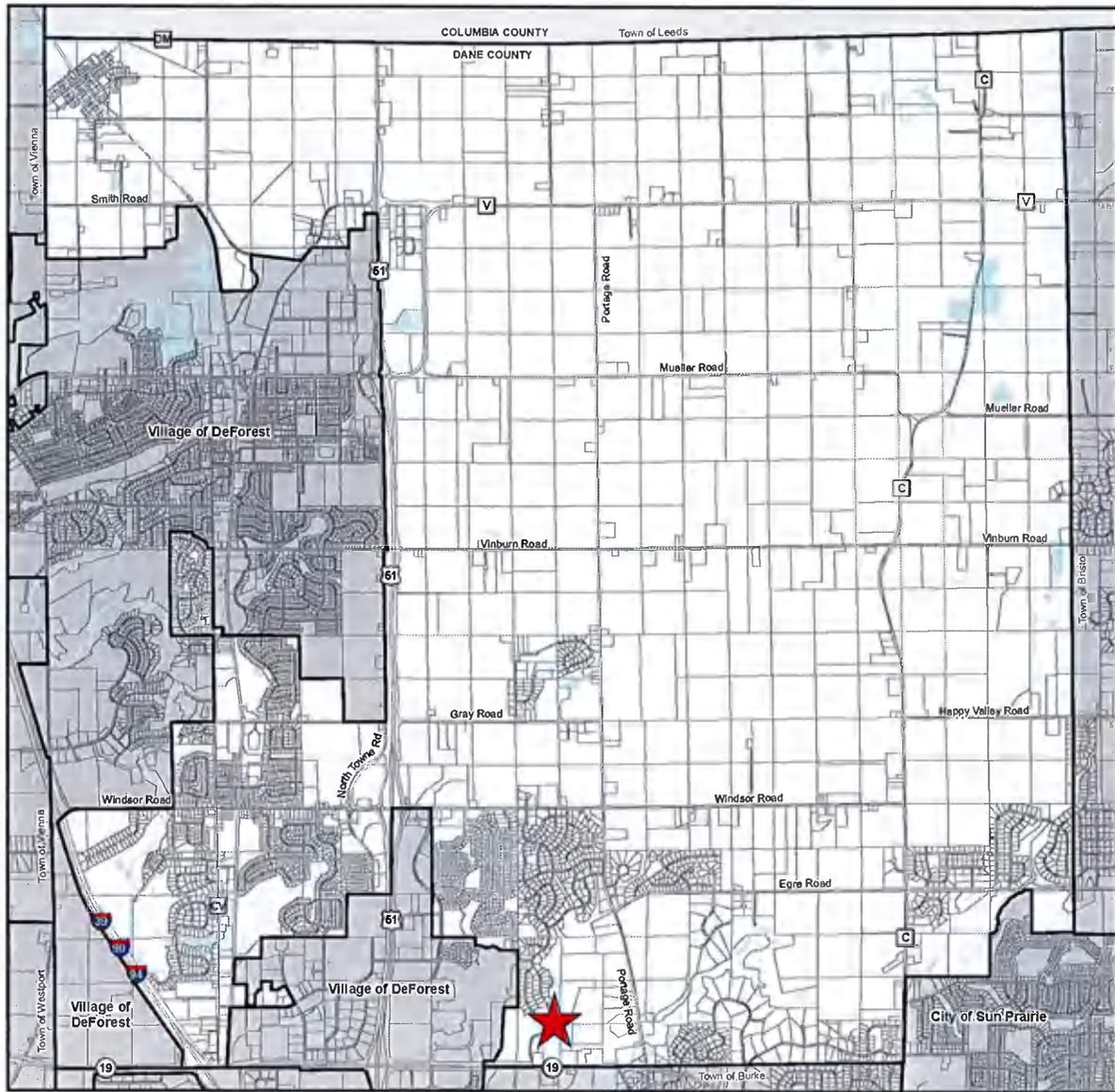
Staff recommends any approval be subject to the following conditions:

1. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  
2. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  
3. 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.
  
4. 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.
  
5. 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.
  
6. 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, 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.
  
7. The Village Board's approval of the Certified Survey Map 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, the approval shall be null and void and the matter will need to be resubmitted to the Village for review as an initial application.

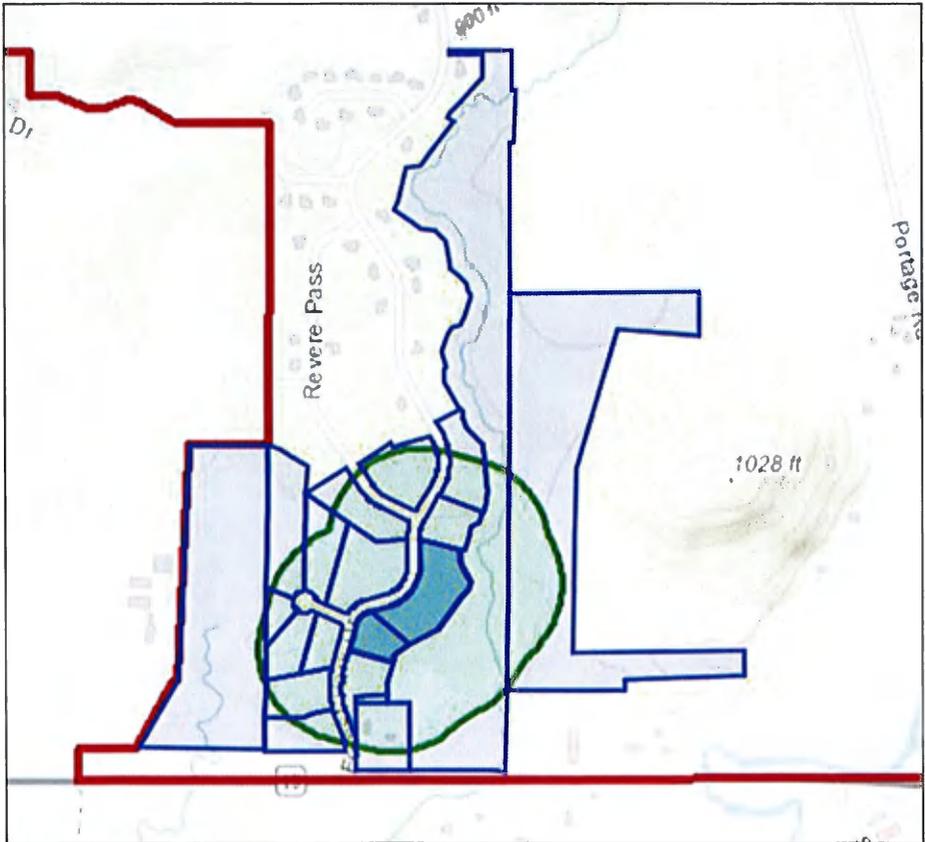
The Village of Windsor hereby releases the 12ft stormwater easement shown on the survey map. The Village Attorney shall prepare the appropriate document for recording.

**LOCATION MAP:**



**500ft PUBLIC NOTICE:**

Parcel #	Owner	Address	City	ST	Zip
91033408100	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033410501	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033410751	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033463101	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033464531	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033464861	Current Owner	4015 DAWES CT	DEFOREST	WI	53532
91033465191	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033465521	SPIEKERMAN REV LIVING TR	225 KENSINGTON DR	MADISON	WI	53704
91033464641	MILLAR REV TR, JASON R & SARA L	4006 DAWES CT	DEFOREST	WI	53532
91033464751	DENIS J TAUSCHECK & KIMBERLY LIEGEL	1568 THOREAU DR	SUN PRAIRIE	WI	53590
91033464971	TIMOTHY LEE HERRO & JOANNA HERRO	4009 DAWES CT	WAUNAKEE	WI	53597
91033465081	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033465301	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033465411	MHG PROPERTIES LLC	3404 CIRCLE CLOSE	MADISON	WI	53705
91033465631	SPIEKERMAN REV LIVING TR	225 KENSINGTON DR	MADISON	WI	53704
91033483201	VILLAGE OF WINDSOR	4084 MUELLER RD	DEFOREST	WI	53532
91033493510	DANE COUNTY	RM 114 210 MARTIN LUTHER KING JR BLVD	MADISON	WI	53703
91033495030	WINDSOR, VILLAGE OF	4084 MUELLER RD	DEFOREST	WI	53532
91033498000	TIMOTHY L SANFORD & HELEN G SANFORD	9763 VIEWCREST DR	FAIRFAX	VA	22039
91034385319	DEFOREST AREA SCHOOL DISTRICT	520 E HOLUM ST	DEFOREST	WI	53532



**EXHIBIT:**  
 A. Development Review Application

# Windsor

Growing Forward

## Development Review Application

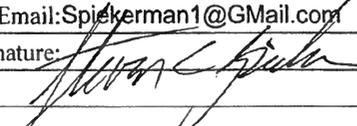
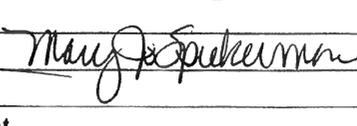
### *Acknowledgement of Understanding*

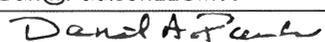
The Petitioner, Property Owner, and Agent have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

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: Lot 62 & 63 Revere Trails, 6370 & 6378 Forest Park Drive	
Taxkey Number: 0910-334-6552-1 & 0910-334-6563-1	
Area: 200,140 SF	

Petitioner	
Name:	
Address:	
City, State, Zip Code:	
Phone:	Residence / Business / Cell
Email:	
Signature:	

Property Owner	
Name: Steve Spiekerman	
Address: 225 Kensington Dr	
City, State, Zip Code: Madison, WI 53704	
Phone: (608) 698-1986	Residence / Business / Cell
Email: Spiekerman1@GMail.com	
Signature:  	

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

## 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](mailto: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)
Comprehensive Plan Amendment	\$300	\$1,000	N/A
Buildings and Building Regulations			
Standard Site Plan Review	\$300	\$2,500	N/A
Limited Site Plan Review	\$150	N/A	N/A
Planning and Development			
Concept Plan	\$150	N/A	N/A
Preliminary Plat	\$300	\$1,000/lot	\$10,000/lot
Final Plat	\$300	\$1,000/lot	\$10,000/lot
Replat	\$300	\$1,000/lot	\$10,000/lot
Certified Survey Map	\$150	\$1,000/lot	\$5,000/lot
Condominium Plat	\$300	\$1,000/lot	\$10,000/lot
Zoning Districts			
Zoning Map and/or Ordinance Amendment	\$150	\$1,000	N/A
Conditional Use Permit	\$150	\$1,000	N/A
Planned Unit Development	\$300	\$2,500	N/A
Sign	\$100	N/A	N/A
Zoning Variance	\$150	\$1,000	N/A
Nonmetallic Mining Operations			
Processing Facility License	\$250	\$5,000	N/A
Mining Registration License	\$250	\$500	N/A
Mining Operator's License	\$250	\$5,000	\$10,000
Other	\$150	T.B.D.	T.B.D.

## Development Review Application

### *Supplemental Application Information*

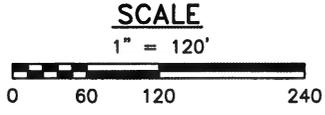
The Petitioner must submit one electronic file (PDF format) of the Supplemental Application Information per the below stated requirements. All questions regarding the Supplemental Application Information shall be directed to the Director of Planning/Zoning Administrator at [amy@windsorwi.gov](mailto:amy@windsorwi.gov)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

The Windsor Code of Ordinances is located at [www.windsorwi.gov/ordinances](http://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)
<input type="checkbox"/> Nonmetallic Mining Operations	
<input type="checkbox"/> Processing Facility License	<input type="checkbox"/> Refer to Ch 52, Sec 52-75 & Ch 55, Sec 55-4(2)
<input type="checkbox"/> Mining Registration License	<input type="checkbox"/> Refer to Ch 52, Sec 52-75 & Ch 55, Sec 55-4(3)
<input type="checkbox"/> Mining Operator's License	<input type="checkbox"/> Refer to Ch 52, Sec 52-75 & Ch 55, Sec 55-4(4)

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING LOTS 62, & 63, REVERE TRAILS FIRST ADDITION, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

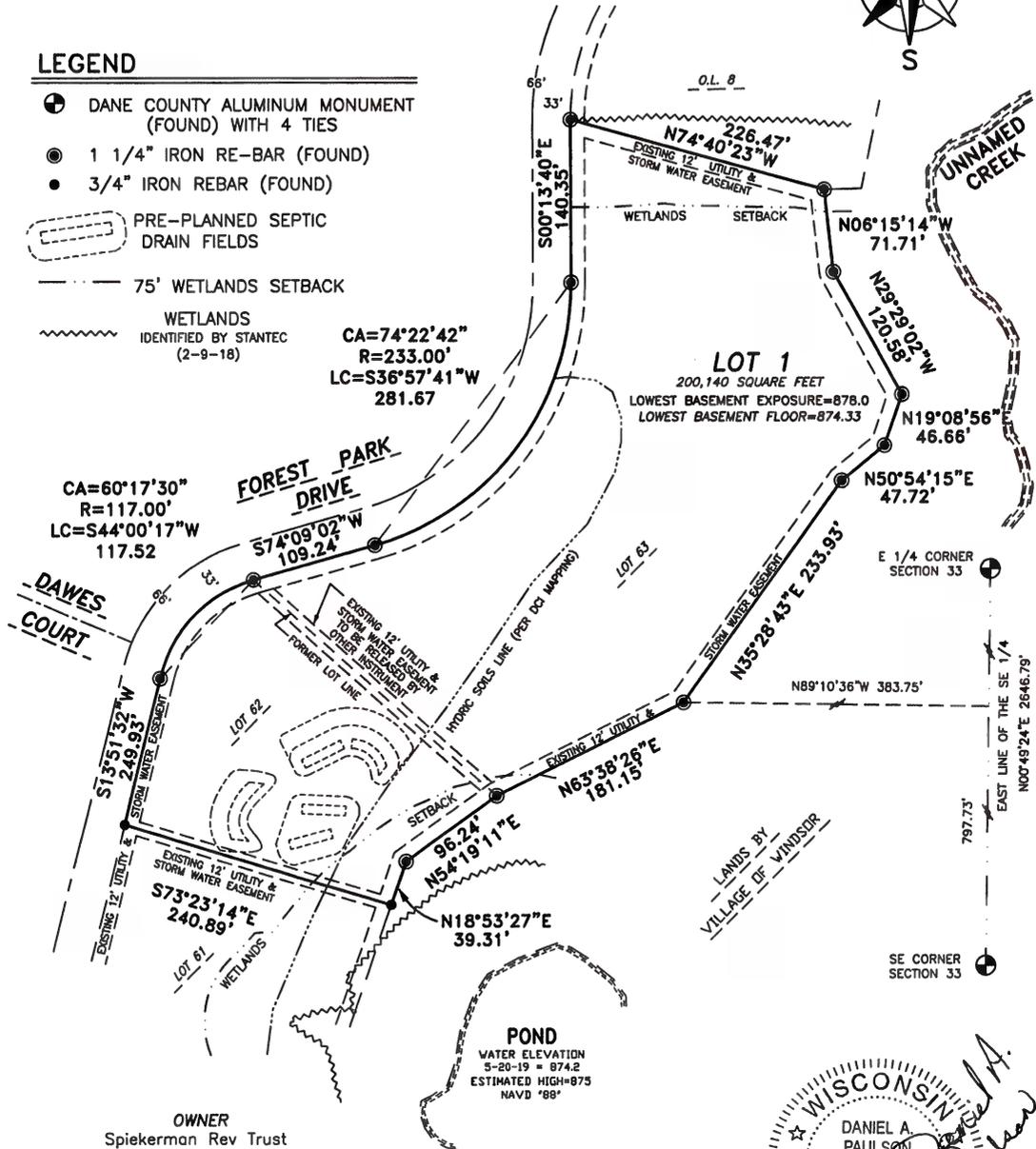


**BASIS OF BEARINGS**  
THE EAST LINE OF THE SE 1/4 IS RECORDED TO BEAR N00°49'24"E.



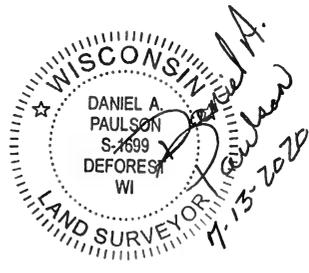
**LEGEND**

- ⊕ DANE COUNTY ALUMINUM MONUMENT (FOUND) WITH 4 TIES
- 1 1/4" IRON RE-BAR (FOUND)
- 3/4" IRON REBAR (FOUND)
- PRE-PLANNED SEPTIC DRAIN FIELDS
- 75' WETLANDS SETBACK
- WETLANDS IDENTIFIED BY STANTEC (2-9-18)



**OWNER**  
Spiekerman Rev Trust  
225 Kensington Dr  
Madison, WI 53704

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



**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being Lot 62 and 63, Revere Trails First Addition, located in the SE ¼ of the SE ¼ of Section 33, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin

**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Steven C. Spiekerman as Trustee for the Spiekerman Revocable Trust, as owner, I have surveyed, monumented, and mapped **LOT 62 AND LOT 63, REVERE TRAILS FIRST ADDITION**; (recorded in Volume 61-019A of Plats on Pages 100-102, as Document Number 5524934), located in the SE ¼ of the SE ¼, Section 33, Town 9 North, Range 10 East, Village of Windsor, Dane County, Wisconsin.  
Containing 211,140 square feet (4.59 acres).

Subject to all covenants, restrictions, and easements, per Revere Trails First Addition.

Subject to Public Utility Easements.

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Windsor Code of Ordinances in surveying and mapping the same.

*Daniel A. Paulson*

Daniel A. Paulson

PLS-1699

7-13-2020

Date:



**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
Dane County Register of Deeds

**VILLAGE OF WINDSOR APPROVAL CERTIFICATE**

Approved for recording by the Windsor Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Christine Capstran, Clerk  
Windsor of Village

**OWNERS CERTIFICATE**

We, Steven C. Spiekerman and Mary Jo Spiekerman, as Trustees of Spiekerman Revocable Trust, as owners, hereby certify that we caused the land described to be surveyed, and mapped as represented on the map.

\_\_\_\_\_  
Steven C. Spiekerman, Trustee  
Spiekerman Revocable Trust

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mary Jo Spiekerman, Trustee  
Spiekerman Revocable Trust

\_\_\_\_\_  
Date

**STATE OF WISCONSIN) )SS**  
**\_\_\_\_\_ COUNTY)**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above Steven C. Spiekerman and Mary Jo Spiekerman to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_, Wisconsin  
My commission expires: \_\_\_\_\_



**VILLAGE OF WINDSOR  
PLAN COMMISSION RESOLUTION 2020-07**

**RECOMMENDING APPROVAL OF A CERTIFIED SURVEY MAP FOR A LOT LINE COMBINATION  
OF LOTS 62 & 63 OF THE PLAT OF REVERE TRAILS FIRST ADDITION  
(6370 & 6378 FOREST PARK DRIVE), VILLAGE OF WINDSOR**

**WHEREAS**, Steve Spiekerman (the “Petitioner”) has requested approval of a Certified Survey Map for a lot combination of lots 62 & 63 of the Plat of Revere Trails First Addition (6370 & 6378 Forest Park Drive); and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner’s request and prepared a Staff Report dated July 31, 2020 (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, the Village of Windsor Plan Commission held a public hearing regarding the request on August 6, 2020; and

**WHEREAS**, following review of information presented at the Plan Commission meeting, public hearing, and the Staff Report, the Plan Commission recommends approval to the Village Board, subject to the conditions specified in the Staff Report and as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Windsor as follows:

The Village of Windsor Plan Commission recommends to the Village of Windsor Board Approval of the Certified Survey Map request for Steve Spiekerman, subject to the following conditions:

1. The Petitioner shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
2. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
3. 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.
4. 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.
5. 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.

6. 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, 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.
7. The Plan Commission's recommendation for approval of the Certified Survey Map 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 Village Board is unable to or does not act on the Plan Commission's recommendation prior to expiration, then this matter shall be re-referred to the Plan Commission prior to further action by the Village Board.

The Village of Windsor Plan Commission further recommends the Village of Windsor release of the 12ft stormwater easement shown on the certified survey map.

The above and foregoing Resolution was duly adopted at a meeting of the Plan Commission of the Village of Windsor held on August 6, 2020, by a vote of 6 in favor and 0 opposed.

**PLAN COMMISSION**

By: Robert E. Wipperfurth  
Robert E. Wipperfurth, Chairperson

**Attested by:**

Amy Anderson Schweppe  
Amy Anderson Schweppe  
Director of Planning / Zoning Administrator

**INCORPORATED BY REFERENCE:**

Staff Report  
Petitioner Application