

**VILLAGE OF WINDSOR  
BOARD RESOLUTION 2020-84**

**AMENDMENT TO CONDITIONAL SITE PLAN APPROVAL FOR PROJECT PHASE 1 FOR  
COVERED BRIDGE RESIDENCES TO ALLOW PHASING OF THE CLUB HOUSE/FITNESS CENTER  
AND AMENITIES**

**WHEREAS**, T Wall Enterprises, LLC (“Petitioner”), on behalf of Covered Bridge 1 Residences, LLC (collectively herein referred to “Developer”) has requested approval of a project that will, upon full buildout, cover 18 acres of land and include 300 multifamily units, a club house/fitness center, outdoor pool, pavilion, putting green, network of walking paths, a 10,000 square foot retail/office building, and stormwater management facilities (collectively herein referred to “Project”); and

**WHEREAS**, the Project received approval by the Village of Windsor in Resolution 2018-87, which approved the Project and Site Plan for Project Phase 1; and

**WHEREAS**, the Site Plan for Project Phase 1 included: (1) a single multifamily building with 75 dwelling units, (2) a club house/fitness center, outdoor pool, pavilion, putting green, network of walking paths, and leasing office, and (3) stormwater management facilities; and

**WHEREAS**, due to Project financing the Developer wishes to amend the Site Plan to split the construction of the club house/fitness center, outdoor pool, pavilion, putting green, network of walking paths, and leasing office between Project Phase 1 and Project Phase 2 as detailed in Exhibits A, B and C attached hereto (the “Amendment”); and

**WHEREAS**, Village staff has reviewed the Amendment, and recommends the Village Board approve the same, all as attached hereto and set forth herein in Exhibits A through C.

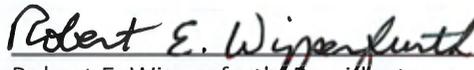
**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

1. The Village Board hereby approves the Amendment to the Conditional Site Plan approval for Project Phase 1 to include:
  - a. A single multifamily building with 75 dwelling units;
  - b. A clubhouse to include fitness room, yoga studio, locker rooms, outdoor pool, and leasing office (approximately 3,146sf);
  - c. A network of walking paths;
  - d. Stormwater management facilities; and
  - e. The above identified items shall be completed prior to the issuance of building permits for Project Phase 2.
  
2. The Conditional Site Plan for Project Phase 2 shall include:
  - a. A single multifamily building with 75 dwelling units;
  - b. A clubhouse to include a bowling alley, clubroom, and golf studio (approximately 2,772sf);
  - c. A pavilion;
  - d. A pickleball court;
  - e. A dog run,

- f. A silo; and
  - g. The above identified items shall be completed prior to the issuance of building permits for Project Phase 3.
3. Prior to issuance of building permits for Project Phase 2, upon request by the Developer, the Village Board may extend the deadline for completion of the Project Phase 2 amenities listed in section 2 above to the issuance of occupancy permits for Project Phase 3 if the Developer encounters Project financing issues which preclude completion prior to the issuance of building permits for Project Phase 3.
4. The provisions of section 4.3 of the Development Agreement between the Village of Windsor and Covered Bridge Holdings, LLC with an effective date of May 9, 2019 shall be amended in accordance with the provisions of this resolution. The Village President, Village Attorney and Staff are authorized to execute an amendment in conformity therewith on behalf of the Village, in a form approved by the Village Attorney.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on October 1, 2020, by a vote of 5 in favor and 0 opposed.

### VILLAGE OF WINDSOR

  
Robert E. Wipperfurth, President

**Attested by:**

  
Christine Capstran, Village Clerk

**Exhibits A, B & C**

Covered Bridge Residences Clubhouse & Amenities Phasing Plan

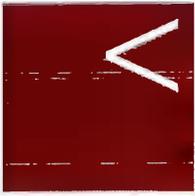
**Incorporated by Reference:**

Resolution 2018-87

Development Agreement between the Village of Windsor and Covered Bridge Holdings, LLC with an effective date of May 9, 2019

Covered Bridge Clubhouse & Amenity phasing		
	Phase 1	Phase 2
Clubhouse SF	3,146 S.F.	2,772 S.F.
Est. Value	\$1,194,000	\$475,000
	Clubhouse	Clubhouse
	Pool	Bowling Alley
	Fitness Room	Clubroom
	Yoga Studio	Golf Studio
	Leasing Office	Dog Run
	Locker Rooms	Silo
		Pickleball
		Pavilion

We are targeting Phase 2 amenities to be constructed with Ph. 2 apartments. However just in case, we propose having the phase 2 amenities completed before we can receive a phase 3 occupancy permit.



**JLA**  
ARCHITECTS  
MADISON : MILWAUKEE  
jla-op.com

JLA PROJECT NUMBER: 19-017

COVERED BRIDGE

CONSTRUCTION DOCUMENTS

DATE OF ISSUANCE: AUGUST 18, 2020

REVISION SCHEDULE	
NO.	DESCRIPTION

SHEET TITLE

CLUBHOUSE FLOOR PLAN

SHEET NUMBER

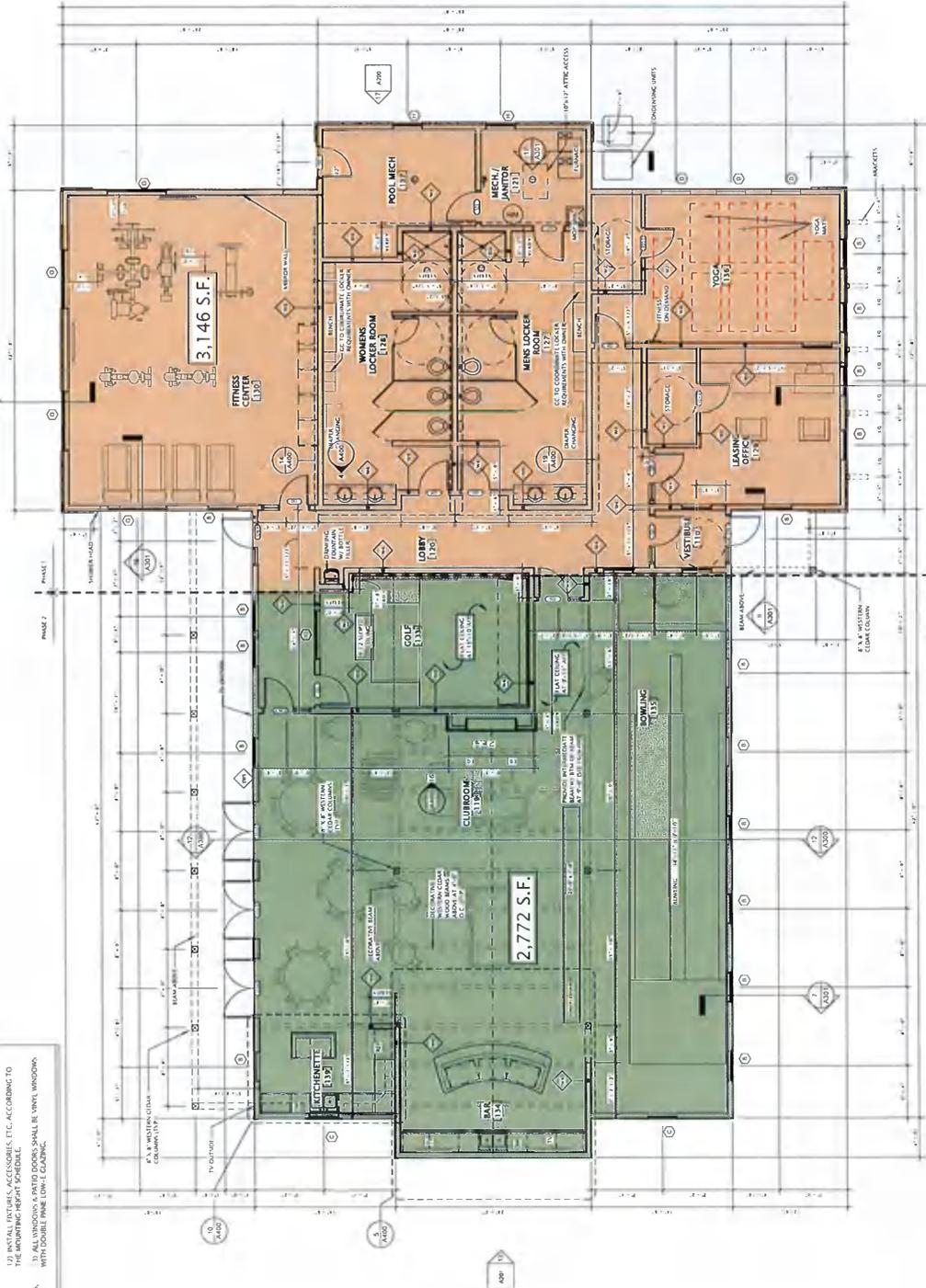
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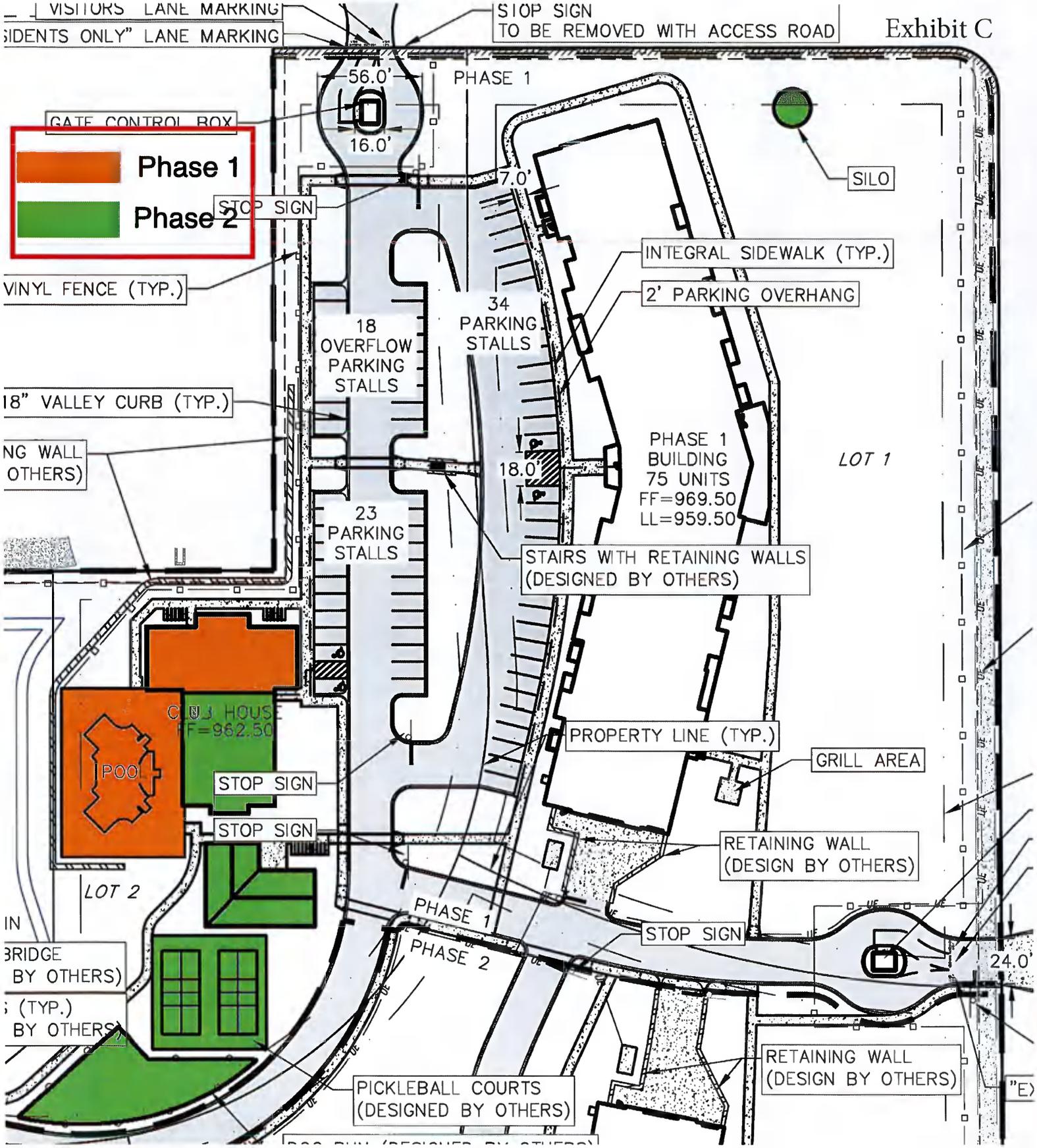
**Exhibit B**

WINDOW SCHEDULE			
NO.	SYMBOL	DESCRIPTION	MANUFACTURER
1	1'-0" x 6'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
2	1'-0" x 8'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
3	1'-0" x 10'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
4	1'-0" x 12'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
5	1'-0" x 14'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
6	1'-0" x 16'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
7	1'-0" x 18'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
8	1'-0" x 20'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
9	1'-0" x 22'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
10	1'-0" x 24'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
11	1'-0" x 26'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
12	1'-0" x 28'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
13	1'-0" x 30'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
14	1'-0" x 32'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
15	1'-0" x 34'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
16	1'-0" x 36'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
17	1'-0" x 38'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
18	1'-0" x 40'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
19	1'-0" x 42'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
20	1'-0" x 44'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
21	1'-0" x 46'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
22	1'-0" x 48'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
23	1'-0" x 50'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
24	1'-0" x 52'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
25	1'-0" x 54'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
26	1'-0" x 56'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
27	1'-0" x 58'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
28	1'-0" x 60'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
29	1'-0" x 62'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
30	1'-0" x 64'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
31	1'-0" x 66'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
32	1'-0" x 68'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
33	1'-0" x 70'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
34	1'-0" x 72'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
35	1'-0" x 74'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
36	1'-0" x 76'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
37	1'-0" x 78'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
38	1'-0" x 80'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
39	1'-0" x 82'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
40	1'-0" x 84'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
41	1'-0" x 86'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
42	1'-0" x 88'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
43	1'-0" x 90'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
44	1'-0" x 92'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
45	1'-0" x 94'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
46	1'-0" x 96'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
47	1'-0" x 98'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE
48	1'-0" x 100'-0"	DOUBLE GLAZED WINDOW	WINN-DIXIE

- GENERAL PLAN NOTES**
- 1) BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR FINISH WALLS UNLESS OTHERWISE NOTED.
  - 2) WINDOW AND DOOR LOCATION DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DOOR OPENINGS WITH MANUFACTURER.
  - 3) VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, DRAWINGS, AND FINISH WITH STRUCTURAL CONTRACTOR.
  - 4) ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH PRESERVATIVE.
  - 5) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
  - 6) PROVIDE SOUND BATT INSULATION IN WALLS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
  - 7) NOT USED
  - 8) INCLUDE BOLLARDS AT ALL LOBBY BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE CAB BARS & SEATS IN SPACES DESIGNATED AS ACCESSIBLE.
  - 9) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
  - 10) FIELD VERIFY ALL CANNISTER LANDINGS AND COORDINATE WITH THE MANUFACTURER REQUIREMENTS OF ALL APPLIANCES & CANNISTER BINS. FINISHED FLOOR FINISHES AT ALL EXPOSED LOCATIONS.
  - 11) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
  - 12) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
  - 13) GULLY AT PERIMETER OF ALL TUB & SINKS IN LOBBY AREAS SHALL BE PERIMETER OF ALL COUNTERTOP FINISHES.
  - 14) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
  - 15) VERIFY ALL WINDOW, POOR, TUB, SINKS, REFRIGERATOR, AND APPLIANCE (CUPBOARD, ETC.) REQUIREMENTS, A CLEANING REQUIREMENTS WITH MANUFACTURER.
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  - 31) ALL WINDOWS & PATIO DOORS SHALL BE VINYL WINDOWS WITH DOUBLE PANE LOW-E GLAZING.



FIRST FLOOR PLAN  
3/16" = 1'-0"



VISITORS LANE MARKING  
RESIDENTS ONLY LANE MARKING

STOP SIGN  
TO BE REMOVED WITH ACCESS ROAD

GATE CONTROL BOX

**Phase 1**

**Phase 2**

VINYL FENCE (TYP.)

18" VALLEY CURB (TYP.)

CONCRETE WALL (DESIGNED BY OTHERS)

18 OVERFLOW PARKING STALLS

34 PARKING STALLS

23 PARKING STALLS

PHASE 1 BUILDING  
75 UNITS  
FF=969.50  
LL=959.50

LOT 1

STAIRS WITH RETAINING WALLS  
(DESIGNED BY OTHERS)

PROPERTY LINE (TYP.)

GRILL AREA

POOL

CONCRETE HOUSE  
FF=962.50

STOP SIGN

STOP SIGN

LOT 2

RETAINING WALL  
(DESIGN BY OTHERS)

BRIDGE  
(DESIGNED BY OTHERS)

CONCRETE WALL (TYP.)  
(DESIGNED BY OTHERS)

PICKLEBALL COURTS  
(DESIGNED BY OTHERS)

STOP SIGN

RETAINING WALL  
(DESIGN BY OTHERS)

"E"