

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2024-39**

APPROVAL OF A CERTIFIED SURVEY MAP AND CONDOMINIUM PLAT FOR 7649 GRINDE ROAD

WHEREAS, Jesse Geist (d.b.a. Cartopia, LLC) (the “Petitioner”) has requested approval of a Certified Survey Map and Condominium Plat for commercial storage buildings to be located at 7649 Grinde Road, DeForest, WI 53532 (the “Subject Property”); and

WHEREAS, the Village Staff and Consultants have reviewed the Petitioner’s request and prepared a Staff Report dated April 04, 2024 (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, the Village of Windsor Plan Commission held a meeting regarding the request on April 11, 2024; and

WHEREAS, following review of information presented at the Plan Commission meeting 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 Village Board of the Village of Windsor as follows:

The Village of Windsor Village Board approves the Certified Survey Map and Condominium Plat located at the Subject Property, subject to the following conditions:

A. Certified Survey Map

1. The Petitioner shall address the Staff Comments set forth in the Staff Report to the satisfaction of the Community Development Director.
2. The Petitioner shall address the Policy Comments/ Concerns set forth in the Staff Report to the satisfaction of the Community Development Director.
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.


B. Plat (Condominium)

1. The Petitioner shall comply with the requirements of Sec. 52-73, C-2, General Commercial, of the Windsor Code of Ordinances.
2. The Petitioner shall construct the Condominium Plat per the Site Plan approval and the submitted Condominium Plat dated February 29, 2024.
3. The Petitioner shall present to the Community Development Director the following executed documents:
 - a. Development Agreement, in a form approved by the Village Attorney, identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.
 - b. Construction Plans and Specifications for all public improvements, in accordance with the Development Agreement.

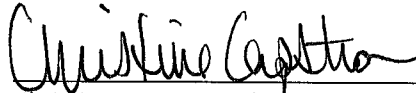
- c. Declaration of Covenants, Restrictions, Conditions, and Easements, in a form approved by the Village Attorney, ensuring the quality of the development and representations made to the Village.
 - i. The commercial storage shops shall be limited to office; service and wholesale use; building trade and contracting businesses; mini-warehouse storage; and personal workshops. All other permitted or conditional uses allowed in the C-2 zoning district shall be prohibited.
 - ii. Third party buyers and/or renters intending to operate a business within a commercial storage shop unit are required to obtain a Limited Site Plan Review approval by the Community Development Director.
 - d. Stormwater Management Plan, in a form approved by the Community Development Director, identifying the installation of public stormwater management systems.
 - e. Stormwater Management Agreement, in a form approved by the Village Attorney, identifying the restrictions and maintenance requirements for the public stormwater management systems.
4. The Petitioner shall obtain written approval of the interior traffic patterns and driveways by the DeForest Windsor Fire & EMS District. The Petitioner shall comply with the recommendations of the DeForest Windsor Fire & EMS District, including but not limited to, obtaining all legally required and applicable permits for alarms and sprinkler systems, prior to execution of the Condominium Plat.
 5. The Petitioner shall obtain written approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village and Dane County. The Petitioner shall comply with the approved plan and permit requirements and applicable law as determined by the Village and Dane County prior to execution of the Condominium Plat.
 6. The Petitioner shall satisfy all conditions of approval by the Village and any other approving authorities and shall thereafter promptly record the Condominium Plat with the Dane County Register of Deed's Office.
- C. 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 matters herein, 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.
 - D. The Plan Commission's recommendation and Village Board's approval of the matters herein expires one hundred-eighty (180) days from the date of adoption of this Resolution (or in the case of the Village Board, from the date of adoption of a resolution by that body) 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 Community Development Director, the Community Development Director 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 above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on April 18, 2024, 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:

Staff Report

Development Review Application

Plan Commission Resolution 2024-08



STAFF REPORT

To: Plan Commission & Village Board
Cc: Robert Wipperfurth, Tina Butteris, & William Cole
From: Shaun Mularkey & Jamie Rybarczyk
Submtl Date: March 12, 2024
Rpt Date: April 04, 2024
Decision Date: June 10, 2024
Mtg Date for PC: April 11, 2024
Mtg Date for VB: April 18, 2024
Re: Cartopia – Certified Survey Map & Condominium Plat

BACKGROUND:

Petitioner: Jesse Giest (d.b.a. Cartopia, LLC)
Property Owner: DeForest Storage, LLC
Address: 7649 Grinde Road, DeForest, WI 53532
Taxkey: 196/0910-054-9750-0
Area: 4.19 acres
Existing Zoning: C2, General Commercial District
Proposed Zoning: N/A
Future Land Use: Roadside Mixed Use

REQUEST:

The Petitioner is requesting review of a Certified Survey Map (CSM) and Condominium Plat for a commercial storage shop development on Grinde Road.

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

OVERVIEW:

In January 2024, the Village Board approved the Site Plan Review request for a commercial storage shop development providing small businesses and individual owners storage, office and workshop space. The proposed CSM will divide the property into two lots: Lot 1 (3.32 acres) will include the future commercial storage shops and Lot 2 (0.88 acres) will include Cartopia, the existing car dealership. The Petitioner indicated that a Condominium Plat for the 28 storage units would be forthcoming when the Site Plan Review was approved. The CSM to divide the parcel is intended to keep Cartopia separate from the commercial storage shops and Condominium Plat.

STAFF COMMENTS – COMMUNITY DEVELOPMENT:

The Community Development Department provides the following comments:

A. Comprehensive Plan: 2035

The Subject Property, and surrounding properties on the north side of Grinde Road are planned for Roadside Mixed Use. Orderly and attractive, low-impact, mixed-use development that is compatible with nearby residential. Planned uses include professional business, service trade, manufacturing, and retail. Uses that generate excessive noise/air pollution and traffic that would adversely affect surrounding residential are not compatible in this district.

The Roadside Mixed Use land use category currently applies to the northwest corner of Grinde Road and US 51, the northeast corner of Snowy Owl Court and US 51, and the southeast corner of Snowy Owl Court and US 51. It was originally intended to recognize the land surrounding the intersection of CTH V and US 51 for a mix of residential and commercial uses due to the visibility and access. CTH V access to US 51 has been removed in this location, but the area still functions in a mixed used capacity.

There are existing homes directly south of Grinde Road and traffic to and from the Subject Property will require travel through a residential neighborhood on Grinde Road. The Petitioner has stated that the development will not include high traffic users. There are storage units including contractor business within the Roadside Mixed Use area on Conifer Court. The Plan Commission and Village Board determined the proposed development to be compatible with the Roadside Mixed Use category and surrounding development as part of the Site Plan Review process.

B. Ch. 52: Zoning Districts

The Subject Property is zoned C-2, General Commercial District which allows building trade, contractor uses, and storage/warehousing as permitted uses. Surrounding property is zoned R-3, Single Family Residential District and A-2, Agriculture District.

The submitted application does not include a list of the potential uses in the storage shop buildings, but the Site Plan approval conditions included a requirement to modify the deed restriction for the property to limit the commercial storage shops to office; service and wholesale use; building trade and contracting businesses; mini-warehouse storage; and personal workshops. All other permitted or conditional uses allowed in the C-2 zoning district will be prohibited. A Declaration of Condominium Document has not been submitted as part of the application, but will be required to include similar language.

The proposed development meets all dimensional requirements of the C-2, General Commercial District.

C. Ch. 52: General Provisions

Sec 52-20(8) requires grading within 5 feet of a property line remain unchanged unless a special exception is granted by the Zoning Administrator provided the grading is not contrary to the purpose of the ordinance. The proposed southern stormwater pond crosses the boundary between the two lots and will require an exception unless the grading is done prior to recording of the CSM.

D. Ch. 38: Planning & Development and Wis. Stats. Ch. 236

1. Easements. The two lots will be sharing access, private sanitary sewer, and stormwater management ponds. Lot 2 will have a separate access to Grinde Road, but will have secondary access through Lot 1 and the CSM includes an access easement across Lot 1 for the benefit of

Lot 2 for this purpose. The private sanitary area on Lot 2 also includes a sanitary easement and states that the easement for the benefit of Lot 1 for the shared system. There are, however, no easements shown for stormwater ponds for maintenance. The ponds are located on Lot 1 with a sliver of the southern pond on Lot 2. It may be simpler if the entirety of the southern pond is located on Lot 1.

2. Declaration of Condominium Document. As mentioned above in the zoning review, a Declaration of Condominium Document has not been submitted as part of the application, and will be required to be reviewed prior to recording of the Condominium Plat.
3. Certified Survey Map – Wis. Stats. Ch. 236.
 - a. 236.34(1m)(a). Survey performed and map prepared by WI Professional Land Surveyor. [Each Sheet (single sided) must be signed, sealed and dated by the Surveyor.] Each sheet must be signed and sealed by the surveyor before recording.
 - b. 236.20(3)(d). The names of adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted or dashed line. The adjoining CSM should have an underscore.
4. Certified Survey Map – Ch. 38: Planning & Development.
 - a. There appears to be another building on Lot 1, just West of the main existing building lying on Lot 2, if still there and not razed it should be shown.
 - b. Setback lines should have distances if they are going to be shown on the map.
 - c. Sheet 2 of 4 – At the North end of Lot 2, there are manholes with a “SN” inside the circle. This should be added to the legend or labeled on Sheet 2
 - d. Sheet 2 – Label the Access Easement on the main drawing and refer to detail above.
5. Condominium Plat – Wis. Stats. Ch. 236 & Ch. 38: Planning & Development.
 - a. No comments.

POLICY COMMENTS/CONCERNS:

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

- A. The Plan Commission and Village Board should consider whether the southern stormwater pond should be adjusted or the boundary between Lot 1 and Lot 2 should be adjusted so that the pond is located entirely on Lot 1 rather than a small sliver also located on Lot 2.

STAFF RECOMMENDED CONDITIONS:

Staff recommends any approval be subject to the following conditions:

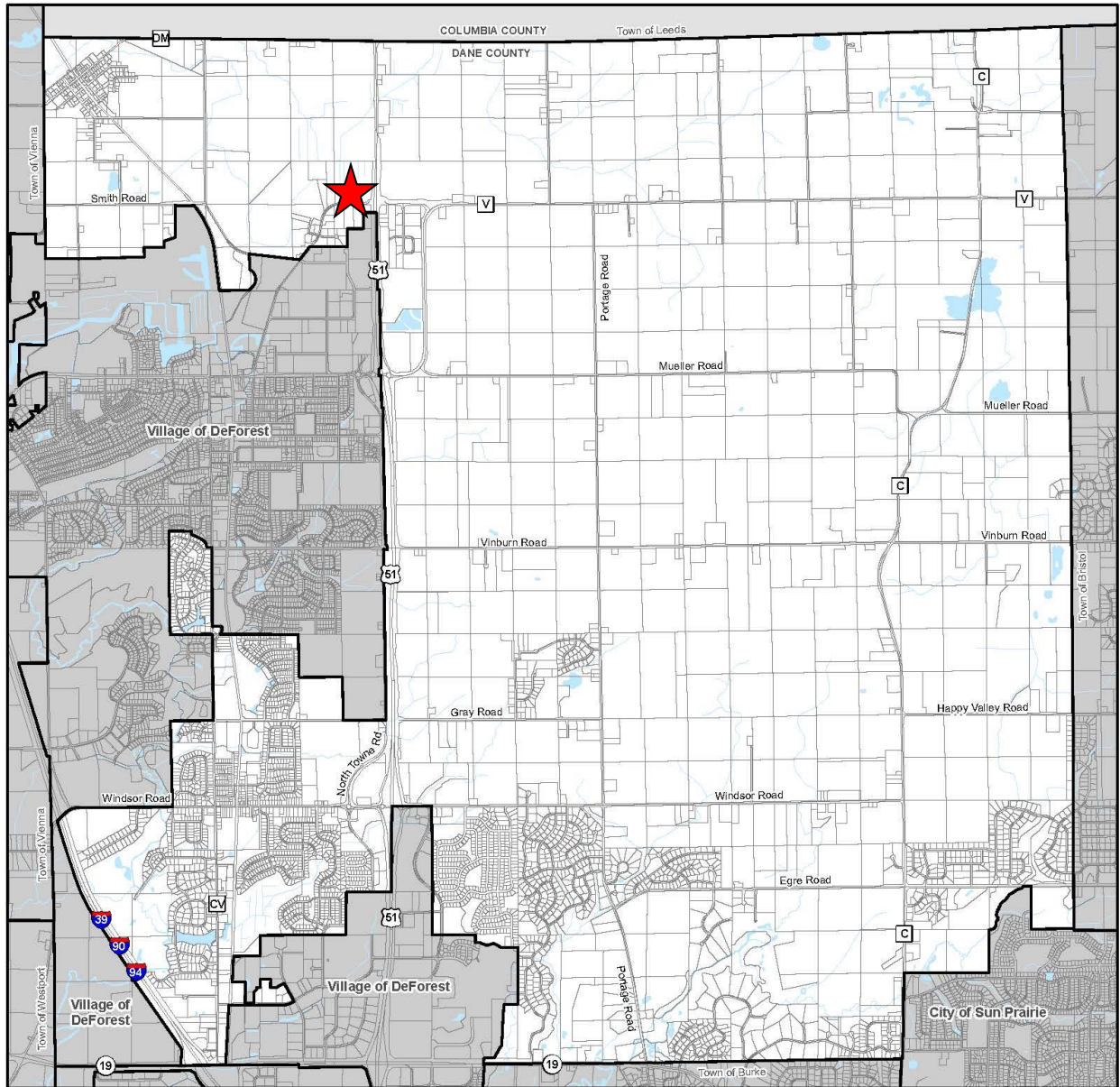
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LOCATION MAP:



500' NOTICE:

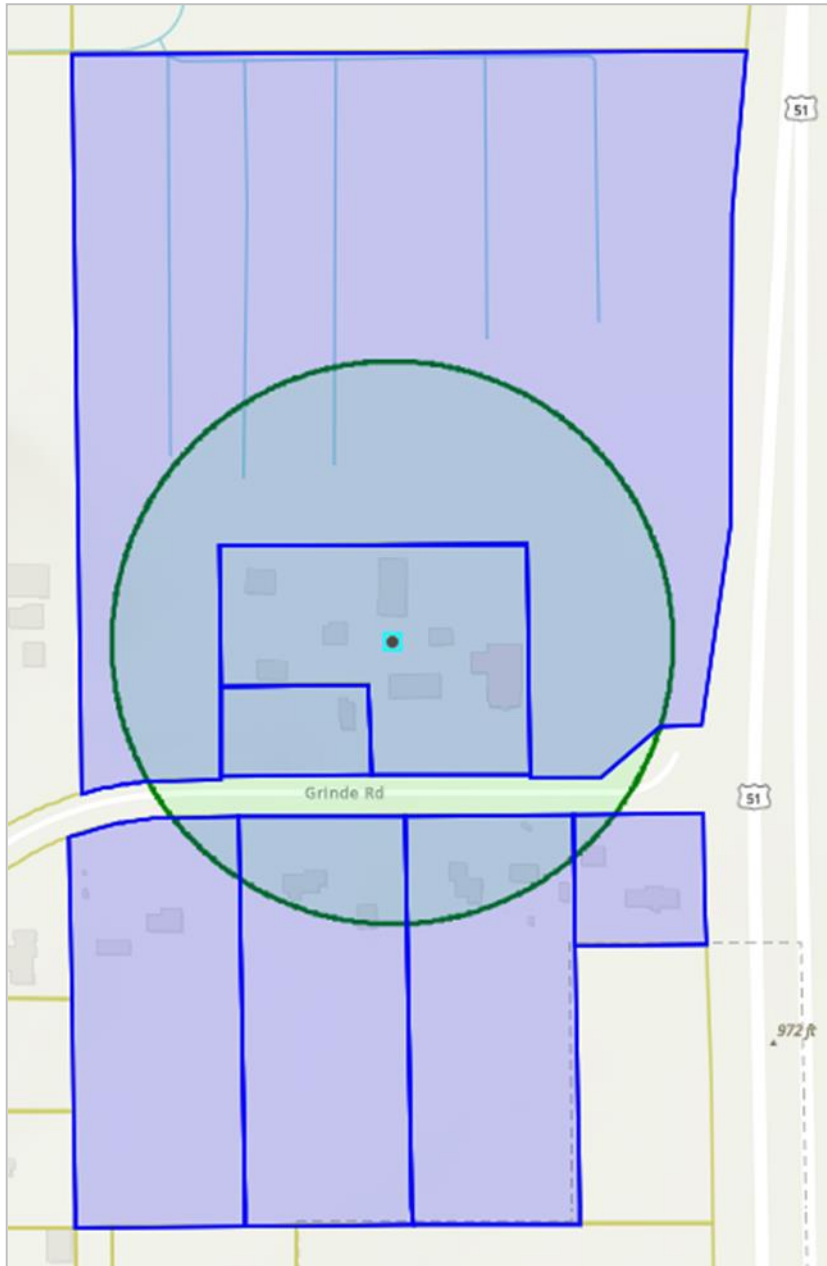


EXHIBIT:

A. Development Review Application

7649 Grinde Road, Deforest WI 53532

03/08/2024 - 03/07/2025

1704033

Development Review

Development Review Request Fee

3cf38c20-dca6-11ee-bc18-bd73bb39a004

Awaiting Payment

Active

Application Review Status

Final-Review

Completed

03/07/2024

03/08/2024

Fees

Planning and Development: Certified Survey Map - Application Fee \$325.00

Planning and Development: Certified Survey Map - Escrow \$1,000.00

Planning and Development: Condominium Plat - Application Fee \$500.00

Planning and Development: Condominium Plat - Escrow \$1,000.00

Subtotal \$2,825.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Parcel Number

196/0910-054-9750-0

Property Physical Address

7649 Grinde Road, Deforest WI 53532

Lot Area (sq ft)*

182952

Primary Contact First Name

Fred

Primary Contact Last Name

Carlson

Contact Email

fred@impact-gc.com

Mailing Address

PO Box 132

City

Oconomowoc

State

WI

Zip

53066

Contact Phone

(414) 254-1400

Is the applicant the property owner?

No

Owner First Name

Jesse

Owner Last Name

Geist

Mailing Address

7649 Grinde Road

City

Deforest

State

WI

Zip

53532

Owner Phone

(608) 470-7832

Planning and Development

Condominium Plat: Refer to Ch 38, Art IV, Div 10, Certified Survey Map: Refer to Ch 38, Art IV, Div 6

Supplemental Application Information Document Upload

IG-01_DeFOREST CSM.pdf

IG-01_DeFOREST Condominium.pdf

Signature

Acknowledgement of Understanding: The Applicant and Property Owner 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 Applicant and Property Owner 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.

Joshua Bohn - 03/07/2024 11:15 am

Messages

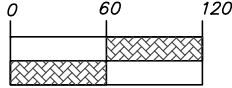
Hello Fred, I have deemed your application complete. Please issue payment either online or via check payable to the Village of Windsor. This will be scheduled for the April 11th Plan Commission meeting and April 18 Village Board meeting.

CERTIFIED SURVEY MAP # _____

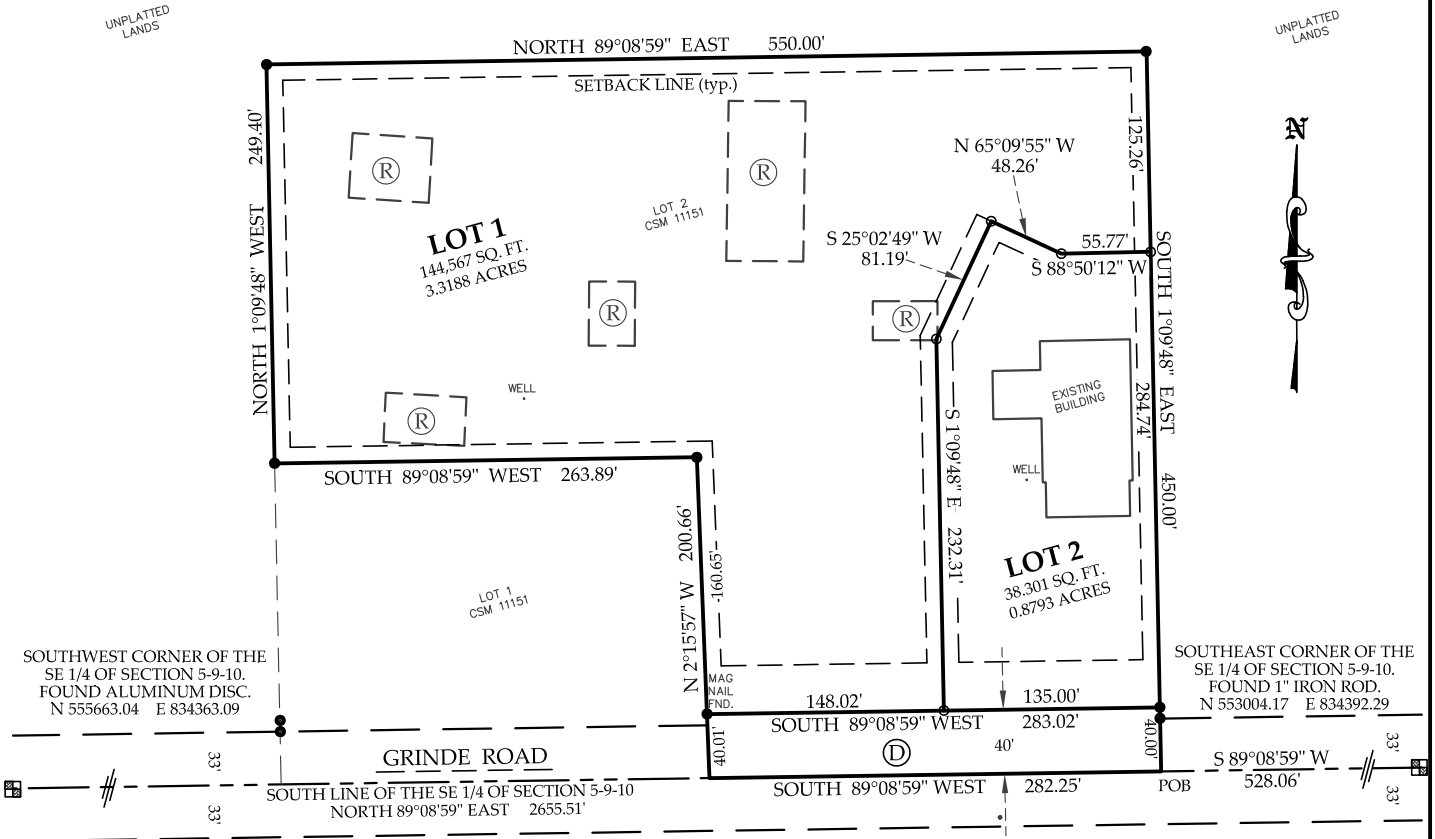
TO DIVIDE LOT 2 OF CERTIFIED SURVEY MAP 11151, RECORDED AS DOCUMENT NO. 3957079, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 10 EAST, IN THE VILLAGE OF WINDSOR, COUNTY OF DANE, STATE OF WISCONSIN.

PRELIMINARY

ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
11,306 SQ. FT. // 0.2596 ACRES
(SEE SURVEYOR'S NOTE)



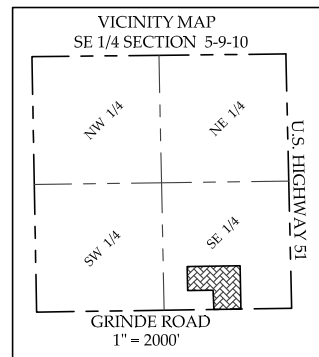
OWNER:
DEFOREST STORAGE, LLC
PO BOX 653
DeFOREST, WI 53532



SURVEYOR'S NOTE: DUE TO INCONSISTENCIES FOUND IN CSM 11151 AND PREDECESSOR CSM 11139, INCLUDING BUT NOT LIMITED TO THE OWNER'S CERTIFICATE NOT STATING THEIR CAUSING ANY DEDICATION, THIS CSM WILL REDEDICATE THAT PART OF LOT 2 OF CSM 11151 AND PREDECESSOR CSM 11139 IN QUESTION. A SIMILAR REDEDICATION SHOULD OCCUR ALONG THE FRONTOFFICE OF LOT 1 OF CSM 11151 SHOULD FUTURE PLATTING INVOLVE SAID LOT 1.

LEGEND

- 0.75" IRON ROD FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- (RECORDED AS)
- ⓓ BUILDING TO BE RAZED



OFFICE OF THE REGISTER OF DEEDS

DANE COUNTY

RECEIVED FOR RECORD THIS _____ DAY

OF _____, 2024 AT _____ O'CLOCK

____ M, AND RECORDED IN VOLUME

_____ OF CERTIFIED SURVEY MAPS ON

PAGES _____, AS

DOCUMENT NO. _____

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, (NAD83/2011). THE SOUTH LINE OF SE 1/4 OF SECTION 5-9-10 BEARS NORTH 89°08'59" EAST.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

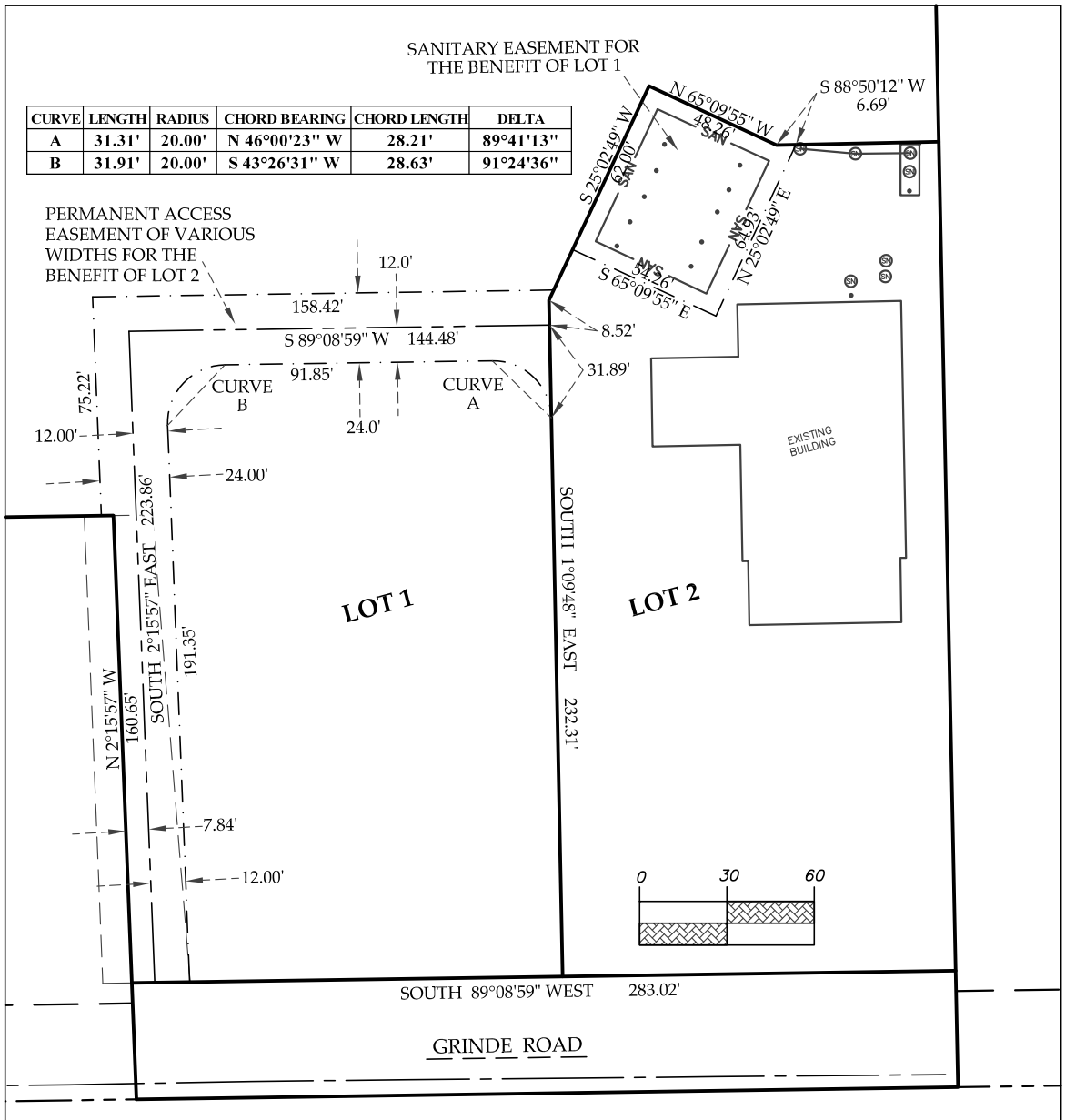
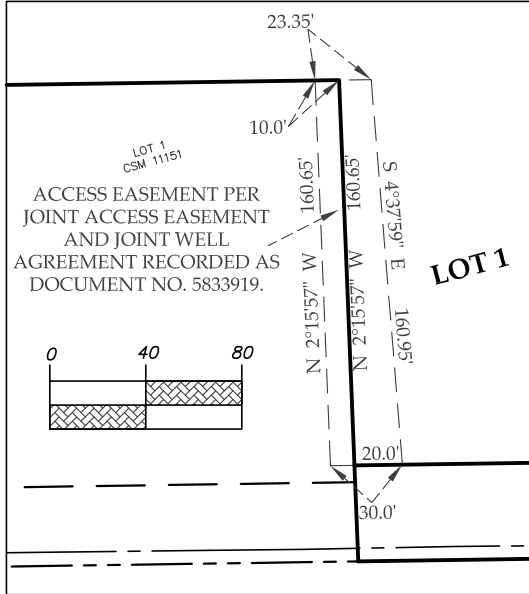
FN: IG-01-23 Date: 02/29/24

KRISTI CHLEBOWSKI,
DANE COUNTY REGISTER OF DEEDS

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP # _____

TO DIVIDE LOT 2 OF CERTIFIED SURVEY MAP 11151, RECORDED AS DOCUMENT NO. 3957079, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 10 EAST, IN THE VILLAGE OF WINDSOR, COUNTY OF DANE, STATE OF WISCONSIN.



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: IG-01-23

Date: 2/29/24

CERTIFIED SURVEY MAP # _____

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SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, DEFOREST STORAGE LLC:

LOT 2 OF CERTIFIED SURVEY MAP 11151, RECORDED AS DOCUMENT NO. 3957079, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, COUNTY OF DANE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5;
THENCE SOUTH 89°08'59" WEST, 528.06 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 89°08'59" WEST, 282.25 FEET, ALONG SAID SOUTH LINE OF SAID SOUTHEAST 1/4;
THENCE NORTH 02°15'57" WEST, 200.66 FEET, ALONG THE EAST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 11151;
THENCE SOUTH 89°08'59" WEST, 263.89 FEET, ALONG THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 01°09'48" WEST, 249.40 FEET, ALONG THE WEST LINE OF SAID LOT 2;
THENCE NORTH 89°08'59" EAST, 550.00 FEET, ALONG THE NORTH LINE OF SAID LOT 2;
THENCE SOUTH 01°09'48" EAST, 450.00 FEET, ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 194,174 SQUARE FEET // 4.4576 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF WINDSOR SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: IG-01-23

Date: 2/29/24

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OWNER'S CERTIFICATE

AS OWNER, **DEFOREST STORAGE LLC**, I CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF WINDSOR LAND DIVISION ORDINANCE.

JESSE GEIST, AGENT

STATE OF WISCONSIN

_____:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202____, _____,
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

VILLAGE OF WINDSOR PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF WINDSOR PLAN COMMISSION AS BEING

IN CONFORMANCE WITH THE VILLAGE'S SUBDIVISION ORDINANCE THIS _____ DAY OF _____, 202____.

ROBERT WIPPERFURTH, CHAIRMAN

CHRISTINE CAPSTRAN, VILLAGE CLERK

VILLAGE OF WINDSOR VILLAGE BOARD APPROVAL

THIS LAND DIVISION, IS HEREBY APPROVED AND DEDICATION ACCEPTED BY THE VILLAGE OF WINDSOR VILLAGE BOARD AS BEING IN CONFORMANCE WITH THE VILLAGE'S SUBDIVISION ORDINANCE ON

THIS _____ DAY OF _____, 202____.

ROBERT WIPPERFURTH, VILLAGE PRESIDENT

CHRISTINE CAPSTRAN, VILLAGE CLERK



DeFOREST STORAGE - GRINDE ROAD

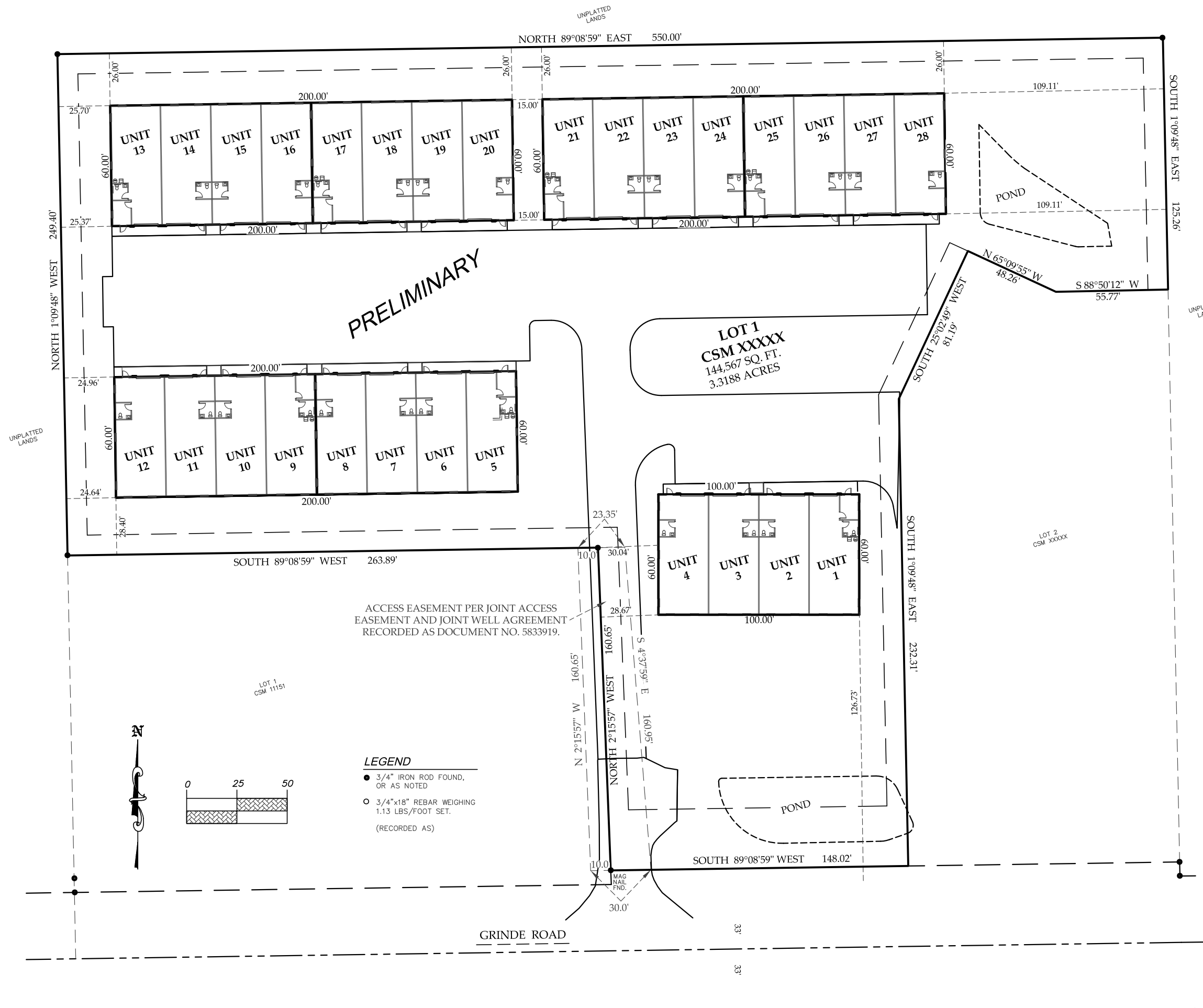
A DANE COUNTY CONDOMINIUM

DECLARANT:
DeFOREST STORAGE LLC
PO BOX 653
DeFOREST, WI 53532

LIMITED COMMON ELEMENTS
DOORS
STOOPS
WINDOWS

LEGAL DESCRIPTION

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. XXXXXX RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON XXXXXXXX XX, 202X, IN VOLUME XX OF CERTIFIED SURVEY MAPS, PAGES XXX-XXX, AS DOCUMENT NO. XXXXXXXX, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 10 EAST, IN THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF THE DECLARANT, **DeFOREST STORAGE, LLC**, I HAVE SURVEYED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON AND THIS IS A TRUE REPRESENTATION OF **DeFOREST STORAGE - GRINDE ROAD**, A CONDOMINIUM, AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

J. SCOTT HENKEL, PLS

UNIT ADDRESSES

UNIT 1: 7645 GRINDE ROAD	UNIT 16: 7645 GRINDE ROAD
UNIT 2: 7645 GRINDE ROAD	UNIT 17: 7645 GRINDE ROAD
UNIT 3: 7645 GRINDE ROAD	UNIT 18: 7645 GRINDE ROAD
UNIT 4: 7645 GRINDE ROAD	UNIT 19: 7645 GRINDE ROAD
UNIT 5: 7645 GRINDE ROAD	UNIT 20: 7645 GRINDE ROAD
UNIT 6: 7645 GRINDE ROAD	UNIT 21: 7645 GRINDE ROAD
UNIT 7: 7645 GRINDE ROAD	UNIT 22: 7645 GRINDE ROAD
UNIT 8: 7645 GRINDE ROAD	UNIT 23: 7645 GRINDE ROAD
UNIT 9: 7645 GRINDE ROAD	UNIT 24: 7645 GRINDE ROAD
UNIT 10: 7645 GRINDE ROAD	UNIT 25: 7645 GRINDE ROAD
UNIT 11: 7645 GRINDE ROAD	UNIT 26: 7645 GRINDE ROAD
UNIT 12: 7645 GRINDE ROAD	UNIT 27: 7645 GRINDE ROAD
UNIT 13: 7645 GRINDE ROAD	UNIT 28: 7645 GRINDE ROAD
UNIT 14: 7645 GRINDE ROAD	UNIT 29: 7645 GRINDE ROAD
UNIT 15: 7645 GRINDE ROAD	

REGISTER OF DEEDS CERTIFICATE

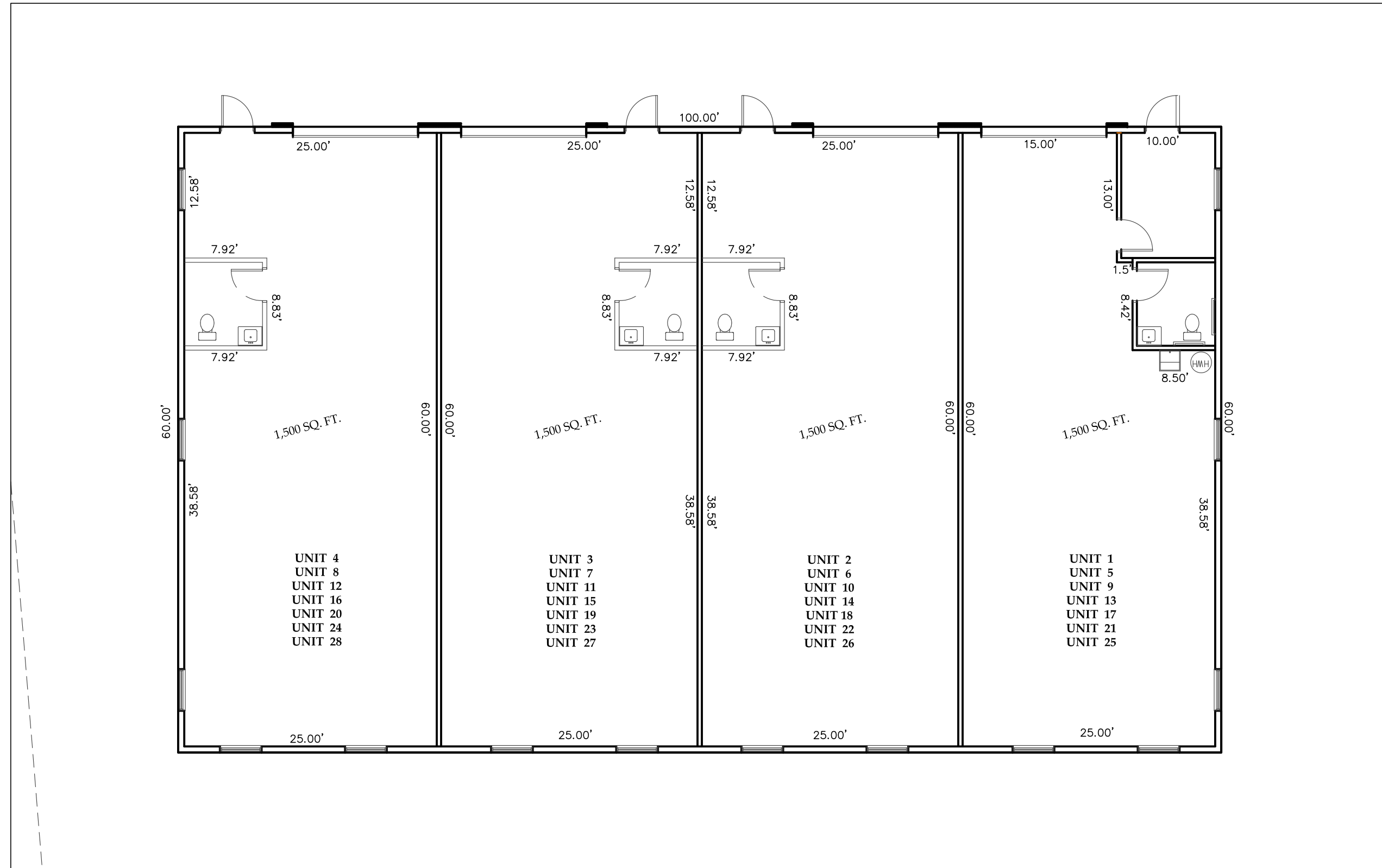
Received for recording this _____ day of _____, 2024
at _____ and recorded in Volume _____ of Condominium
Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: IG-01-23 Date: 02/29/24

DeFOREST STORAGE - GRINDE ROAD
A DANE COUNTY CONDOMINIUM



**VILLAGE OF WINDSOR
PLAN COMMISSION RESOLUTION 2024-08**

**RECOMMENDING APPROVAL OF A CERTIFIED SURVEY MAP AND CONDOMINIUM PLAT FOR
7649 GRINDE ROAD**

WHEREAS, Jesse Geist (d.b.a. Cartopia, LLC) (the "Petitioner") has requested approval of a Certified Survey Map and Condominium Plat for commercial storage shops to be located at 7649 Grinde Road, DeForest, WI 53532 (the "Subject Property"); and

WHEREAS, the Village Staff and Consultants have reviewed the Petitioner's request and prepared a Staff Report dated April 04, 2024 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, the Village of Windsor Plan Commission held a meeting regarding the request on April 11, 2024; and

WHEREAS, following review of information presented at the Plan Commission meeting 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 and Condominium Plat located at the Subject Property, subject to the following conditions:

A. Certified Survey Map

1. The Petitioner shall address the Staff Comments set forth in the Staff Report to the satisfaction of the Community Development Director.
2. The Petitioner shall address the Policy Comments/ Concerns set forth in the Staff Report to the satisfaction of the Community Development Director.
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.

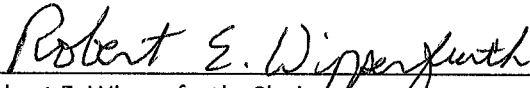
B. Plat (Condominium)

1. The Petitioner shall comply with the requirements of Sec. 52-73, C-2, General Commercial, of the Windsor Code of Ordinances.
2. The Petitioner shall construct the Condominium Plat per the Site Plan approval and the submitted Condominium Plat dated February 29, 2024.
3. The Petitioner shall present to the Community Development Director the following executed documents:
 - a. Development Agreement, in a form approved by the Village Attorney, identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.

- b. Construction Plans and Specifications for all public improvements, in accordance with the Development Agreement.
 - c. Declaration of Covenants, Restrictions, Conditions, and Easements, in a form approved by the Village Attorney, ensuring the quality of the development and representations made to the Village.
 - i. The commercial storage shops shall be limited to office; service and wholesale use; building trade and contracting businesses; mini-warehouse storage; and personal workshops. All other permitted or conditional uses allowed in the C-2 zoning district shall be prohibited.
 - ii. Third party buyers and/or renters intending to operate a business within a commercial storage shop unit are required to obtain a Limited Site Plan Review approval by the Community Development Director.
 - d. Stormwater Management Plan, in a form approved by the Community Development Director, identifying the installation of public stormwater management systems.
 - e. Stormwater Management Agreement, in a form approved by the Village Attorney, identifying the restrictions and maintenance requirements for the public stormwater management systems.
- 4. The Petitioner shall obtain written approval of the interior traffic patterns and driveways by the DeForest Windsor Fire & EMS District. The Petitioner shall comply with the recommendations of the DeForest Windsor Fire & EMS District, including but not limited to, obtaining all legally required and applicable permits for alarms and sprinkler systems, prior to execution of the Condominium Plat.
 - 5. The Petitioner shall obtain written approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village and Dane County. The Petitioner shall comply with the approved plan and permit requirements and applicable law as determined by the Village and Dane County prior to execution of the Condominium Plat.
 - 6. The Petitioner shall satisfy all conditions of approval by the Village and any other approving authorities and shall thereafter promptly record the Condominium Plat with the Dane County Register of Deed's Office.
- C. 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 matters herein, 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.
 - D. The Plan Commission's recommendation and Village Board's approval of the matters herein expires one hundred-eighty (180) days from the date of adoption of this Resolution (or in the case of the Village Board, from the date of adoption of a resolution by that body) 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 Community Development Director, the Community Development Director 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 above and foregoing Resolution was duly adopted at a meeting of the Plan Commission of the Village of Windsor held on April 11, 2024, by a vote of 5 in favor and 0 opposed.

PLAN COMMISSION



Robert E. Wipperfurth, Chairperson

Attested by:



Jamie Rybarczyk, Community Development Director

Incorporated by Reference:

Staff Report
Development Review Application