

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2024-72**

**APPROVAL OF PROJECT DATA BOOK FOR TEMPORARY LIMITED EASEMENT FOR  
CONSTRUCTION PURPOSES FOR RECONSTRUCTION OF A PORTION OF WINDSOR ROAD  
(CHARLIE GRIMM ROAD TO CTH CV)**

**WHEREAS**, the Village of Windsor is reconstructing Windsor Road from Charlie Grimm Road to CTH CV; and

**WHEREAS**, the Village of Windsor has been awarded grant funding from the Wisconsin Department of Transportation Project I.D.: 6992-00-20 towards the completion of the reconstruction project; and

**WHEREAS**, to complete the project a Temporary Limited Easement (TLE) will be required from Parcel 0910-304-8001-7; and

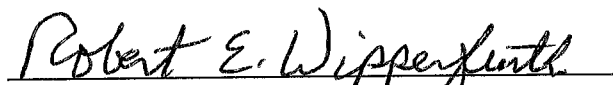
**WHEREAS**, to request a Temporary Limited Easement a Project Data Book (Sales Study) must be completed; and

**WHEREAS**, the Project Data Book for WisDOT Project I.D. 6992-00-20 Windsor Rd., from County Hwy CV to Charlie Grimm Rd has been completed and is attached hereto as Exhibit A;

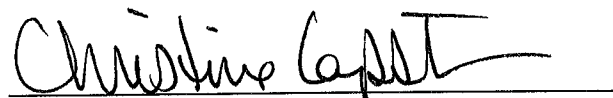
**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor that it does hereby approve the Project Data Book pertaining to WisDOT Project I.D. 6992-00-20 Windsor Rd., from County Hwy CV to Charlie Grimm Rd.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on July 18, 2024, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

**Attested by:**

  
Christine Capstran, Clerk

**Incorporated by Reference:**

Exhibit A: Project Data Book for WisDOT Project I.D. 6992-00-20 Windsor Rd., from CTH CV to Charlie Grimm Rd

# **PROJECT DATA BOOK**

Pertaining To

**WisDOT Project I.D. 6992-00-20  
Windsor Rd., From County Hwy CV to Charlie Grimm Rd.  
Village of Windsor, WI**

Prepared By

Dustin Dolezalek, MAI  
Wisconsin Certified General Appraiser #1808-10  
[Dustin@ScottAppraisalLLC.com](mailto:Dustin@ScottAppraisalLLC.com)

Scott Appraisal, LLC  
5025 Old Middleton Dr.  
Madison, WI 53705  
(608)274-6844

**SCOTT APPRAISAL, LLC**  
**REAL ESTATE APPRAISERS**  
5025 OLD MIDDLETON ROAD  
MADISON, WI 53705  
(608) 274-6844  
E-MAIL: [dustin@scottappraisal.com](mailto:dustin@scottappraisal.com)

July 1, 2024

Ms. Teri Weil  
TerraVenture Advisors, LLC  
P.O. Box 139  
Arlington, WI 53911

WisDOT Project ID 6992-00-20

Dear Ms. Weil:

As a means of assisting with the necessary acquisitions to facilitate WisDOT Project 6992-00-20, I have completed the attached Project Data Book (PDB). The purpose of this PDB is to provide recent sales in the market area of the aforementioned WisDOT project, summarized as the reconstruction of Windsor Rd., between Lake Rd./County Hwy CV, and Charlie Grimm Rd., in the Village of Windsor, WI.

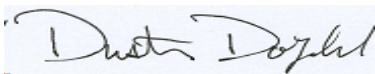
The PDB provides an array of data relevant to the parcel being impacted. It serves as an overview of market activity which permits Scott Appraisal, LLC staff, and/or TerraVenture Advisors, LLC staff, and/or Village of Windsor staff, and/or Wisconsin Department of Transportation staff to analyze the market and establish value trends. It is also a source of comparable sales to use in establishing appropriate compensation to the owner of the specific property being impacted.

The PDB is intended to only be a source of data for Wisconsin Department of Transportation staff, Village of Windsor staff, TerraVenture Advisors, LLC staff, and Scott Appraisal, LLC staff. This is not an appraisal or appraisal report, since no specific value conclusions are provided for any individual property. Detailed analysis and value conclusions will be included within the appraisal for the specific property being impacted, if/when it is needed.

The PDB is meant to be a fluid document, and may potentially be updated over time as new information becomes available. It may also be updated if additional sales are necessary after the property being impacted is inspected, and additional analysis is completed.

A summary grid for the sales pertaining to the impacted parcel will be provided first, followed by detailed data sheets. Also included are an economic overview of the Village of Windsor, relevant zoning information, definitions pertinent to market value, a basic description of the Project, and other like-items. Please see the attached document, and feel free to let me know if there are any questions or concerns.

Sincerely,



Dustin Dolezalek, MAI  
Wisconsin Certified General Appraiser #1808-10

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## **SCOPE OF THE PROJECT DATABASE WORK**

The scope of work for this PDB includes collection of data from a variety of sources:

- The South Central Wisconsin MLS Corporation;
- The appropriate zoning manuals/ordinances;
- State of Wisconsin and/or U.S. Census Bureau publications and information regarding population trends, building permits, etc.;
- The appraiser's own files;
- Discussions with Realtors and/or property representatives;
- Inspection of transfers at the WI Department of Revenue;
- County GIS mapping, Google Maps and/or other internet-based mapping services; and,
- General information provided by Terra Venture Advisors, LLC.

Valuation disregards the impacts of the pending public Project in certain situations, as required by Wisconsin Statutes for eminent domain property acquisitions. In current appraisal standards this is treated as a modification to Scope of Work, instead of what was previously referred to as a "Jurisdictional Exception."

An attempt has been made to confirm each sale, listing, and rent comparable; however, some market participants decline to provide information. When this happens, recorded information is used, but some recordings do not reflect all aspects of property transfers.

The scope is sufficient to provide reliable data for the PDB. However, because of the complex nature of the investigative process, there may be other sales and/or rent comparables which may be more recent or more similar but which were not discovered, and which were, therefore, not included in the PDB. No data which was discovered and which was thought to be highly relevant to the PDB was omitted from this report. My opinion is that the scope of the report is sufficient for the intended use of this PDB.

## **IMPORTANT DEFINITIONS**

### ***Market Value***

Market value can be defined as, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated.
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests.
- c. A reasonable time is allowed for exposure in the open market.
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: FDIC Rules and Regulations, part 323.2(g)

***Easement***

“The right to use another’s land for a stated purpose.”

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

**OWNERSHIP INTEREST**

*Fee Simple*

The property impacted by the Project, and analyzed in this sales study, is viewed from the standpoint of a fee simple bundle of ownership rights. Fee simple ownership is the highest form of ownership rights and means the owner has all rights to the property subject only to public limitations such as escheat, eminent domain, taxation, police power, etc.

**PROJECT DESCRIPTION**

**Existing Facility - Describe and give reason for request: The existing roadway is a 2-lane Minor Arterial. It is a 40-foot wide facility with an urban cross section constructed of asphalt pavement. The roadway was last improved in 1994. The roadway has a pavement rating of 5 with significant transverse and longitudinal cracking. There are existing sidewalks on both sides of the roadway and no bicycle accommodations. There is an at-grade railroad crossing outside the project limits but within 1000 feet.**

**Proposed Improvement - Nature of work: A pavement replacement project from Charlie Grimm Road to CTH CV is proposed. The project will be 0.3 miles in length constructed of asphalt pavement with an urban cross section consisting of 11-foot wide travel lanes and 9-foot shoulders. Existing concrete curb & gutter to remain with spot replacement. The existing sidewalk on the south side of the roadway will be replaced with a 10-foot wide multi-use path. The sidewalk on the north side will be replaced as needed. Real estate acquisition is not anticipated.**

**LIMITING CONDITIONS:** The Appraiser's Certification is subject to the following conditions:

1. The Appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. Appraiser assumes that the title is good and marketable and, therefore, will not render opinions about the title. Appraiser has not completed a full title search nor was one provided to the Appraiser. The property is appraised on the basis of it being under responsible ownership and is appraised in fee simple ownership or leased fee ownership where the property is under lease. The legal description is assumed to be correct and subject only to the easements recorded with the deed to the property.
2. If there are building improvements being acquired, the Appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements, and the sketch is included only to assist the reader of the report in visualizing the property and understanding the Appraiser's determination of its size.
3. The Appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the Appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The Appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. For properties with improvements, the Appraiser has estimated the value of the land in the cost approach (if applicable) at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The Appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the Appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable and has assumed that there are no such conditions but makes no guarantees or warranties, express or implied, regarding the condition of the property. The Appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the Appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered to be an environmental assessment of the property. The client is urged to retain an expert in this field, if desired.
7. The Appraiser has not made a specific compliance survey and analysis of this property to determine conformity with the Americans with Disabilities Act (ADA) which became effective January 26, 1992. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property, except as specifically stated in the report. The Appraiser also makes no representations regarding building code compliance. The client is urged to retain an expert in this field, if desired.
8. The Appraiser obtained information, estimates, and opinions that are expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The Appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
9. The Appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice or as required by the Appraisal Institute.
10. Appraiser has based the appraisal report & valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of improvements will be performed in a workmanlike manner.
11. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the Appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the Appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state. The Appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**Below is a Boilerplate Example of the Certification Included in My Appraisal Reports.**

**CERTIFICATE OF THE APPRAISER**

The statements of fact contained in the report are true and correct. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved with this assignment.

Neither my compensation nor my employment is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvement for which this property is to be acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining compensation for this property.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Act, the Uniform Standards of Professional Appraisal Practice, and Chapter 32 of Wisconsin Statutes, to the best of my knowledge.

No one provided significant real property appraisal assistance to me in making this report. I have not given consideration to nor included in this appraisal any relocation assistance benefits.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute, as well as the continuing education requirements of the State of Wisconsin. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

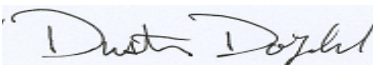
I (Dustin Dolezalek) spoke with <insert property representative's name> on <insert date>. The impacts stemming from the Project were discussed at that time, and the areas being impacted were viewed.

I have made a personal inspection of the appraised property which is the subject of this report, and all comparable sales used in developing the opinion of value. The date of inspection was <insert date>.

In my opinion, as of <insert date>, the compensation due to the property owner for damages stemming from WisDOT Project ID 6992-00-20 is \$\_\_\_\_\_.

This is an appraisal report presented in narrative format, and conforms with the provisions of the Uniform Standards of Professional Appraisal Practice (USPAP), and Chapter 32 of Wisconsin Statutes, to the best of my knowledge.

By:



Date Signed: <insert>

Dustin Dolezalek, MAI  
Wisconsin Certified General Appraiser #1808-10



## **APPRAISAL QUALIFICATIONS**

Dustin Dolezalek, MAI

Wisconsin Certified General Appraiser #1808-10

### ***Experience***

I have several years of experience with demonstrated expertise in appraising a wide variety of commercial and residential property types, including retail, office, industrial, multi-family, development land, 1-4 family residential, and ag properties. I complete valuation services for mortgage lending purposes, estate, divorce, litigation, assessment challenge, etc. I have experience providing testimony as an expert witness in both Dane County and Iowa County Circuit Courts, and am also an experienced right-of-way, easement acquisition, eminent domain, and Yellow Book appraiser, with clients consisting of both government agencies & private property owners.

### ***Employment History***

August 2007 - Present

Scott Appraisal, LLC - FKA Scott Appraisal Company

Residential & Commercial Real Estate Appraiser

Partner Since 2012

5025 Old Middleton Road

Madison, WI 53705

Phone: (608)274-6844

Fax: (608)274-6863

Web: [www.scottappraisalco.com](http://www.scottappraisalco.com)

Email: [dustin@scottappraisalllc.com](mailto:dustin@scottappraisalllc.com)

January 2004 - July 2007

Purveyor

NGD Logistics, LLC

Light Packaging & Distribution Operator

Madison, WI

September 1999 - January 2006

Lead Floor Supervisor

Ticketmaster/ReserveAmerica

Madison, WI

### ***Education***

Bachelor of Science - University of Wisconsin-Madison

Concentration: Economics - Graduated May, 2007

High School Diploma: Rib Lake High School - Graduated May, 1997

### ***Professional Affiliations***

- Designated Member (MAI), Appraisal Institute
- Member, Wisconsin Realtors Association
- Member, National Association of Realtors

### ***Recent Appraisal Seminars/Courses***

ASFMRA – Valuation of Conservation Easements & Other Partial Interests – January 2024  
Appraisal Institute – Rates and Ratios: Making Sense of GIMs, OARs, and DCF – November 2023  
Appraisal Institute – Cool Tools: New Technology for Real Estate Appraisers – November 2023  
Appraisal Institute – Valuation Resources for Solar Photovoltaic Systems – November 2023  
Appraisal Institute – Measure It Right! – Using the ANSI-Z765-2021 Standard for Residential Properties  
Appraisal Institute – USPAP Update – January 2023  
McKissock – Appraisal of Self-Storage Facilities – November 2021  
McKissock – Appraisal of Industrial & Flex Buildings – November 2021  
McKissock – Understanding Luxury Home Features – November 2021  
Appraisal Institute – Advanced Concepts & Case Studies – March 2021  
Appraisal Institute – USPAP Update – January 2021  
Appraisal Institute – Quantitative Analysis – December 2020  
McKissock – The Basics of Expert Witness for Commercial Appraisers – December 2019  
McKissock – Appraising Small Apartment Properties – November 2019  
McKissock – USPAP Update – November 2019  
McKissock – Income Approach Case Studies for Commercial Appraisal – October 2019  
McKissock – Evaluations, Desktops, and Other Limited Scope Appraisals – September 2019  
Appraisal Institute – Advanced Income Capitalization – March 2019  
Appraisal Institute - Advanced Market Analysis and Highest & Best Use - January 2018  
Appraisal Institute - General Appraiser Report Writing and Case Studies - April 2017  
Appraisal Institute - Business Practices and Ethics - February 2017  
McKissock - Mold, Pollution and the Appraiser - December 2015  
Appraisal Institute - Analyzing Operating Expenses - November 2015  
Appraisal Institute - Uniform Appraisal Standards for Federal Land Acquisitions - May 2013

### ***Sample Client List (Not Comprehensive)***

Associated Bank	Lake Ridge Bank
Bank of Prairie du Sac	Oak Bank
Bank of Sun Prairie	Old National Bank
BMO Harris	One Community Bank
Capitol Bank	Park Bank
Chase Bank	Settlers Best Credit Union
City of Madison	Southport Bank
City of Middleton	Starion Financial
Dane County	Summit Credit Union
DMB Community Bank	Town Bank
Dupaco Credit Union	Town of Verona
Farmers & Merchants State Bank	U.S. Bank
First Bank Financial Centre	USDA Rural Development
First Business Bank	UW Credit Union
First National Bank	Wintrust Financial
Groundswell Conservancy	Wisconsin DNR
Heartland Credit Union	Wisconsin DOT
Hooper Corporation	Wisconsin Bank & Trust
Johnson Financial Group	

Numerous other private clients and local attorneys (sample list available upon request).

# License

NO. 1808 - 10

EXPIRES: 12/14/2025

The State of Wisconsin  
Department of Safety and Professional Services  
REAL ESTATE APPRAISERS BOARD

*Hereby certifies that*

Dustin J Dolezalek

*was granted a license to practice as a*

APPRAISER, CERTIFIED GENERAL

*(551)*

*in the State of Wisconsin in accordance with Wisconsin Law  
on the 1st day of December in the year 2011.*

*The authority granted herein must be renewed each biennium by the granting authority.*

*In witness thereof, the State of Wisconsin  
Real Estate Appraisers Board  
has caused this certificate to be issued under  
the seal of the Department of Safety and Professional Services*



  
DPS Secretary

*This certificate was printed on the 27th day of November in the year 2023*

**DEFOREST/WINDSOR AREA DESCRIPTION**

The geographic area pertinent to this appraisal is the Villages of Windsor and Deforest, along with surrounding Burke/Vienna township lands that have access to urban services are also included, to the extent necessary. These multiple areas do blend together to create a uniform market area.

This area is a few miles north of the city of Madison and is positioned between Waunakee and Sun Prairie, two other prominent northern Dane County communities. Highway 19 provides a direct east-west linkage to these two communities and it runs through the south side of the defined market area.

Windsor is a long-established community with two core development areas. One is near Lake Windsor and Lake Windsor Golf Course, between Highway CV and Interstate 39/90/94. The other is east of Highway CV between Windsor Rd. and Gray Rd. The community has continued to grow around these initial development areas. The pertinent urbanized part of Burke is south of Highway 19, west of Highway 51 and northeast of Interstate 39/90/94. This is primarily a commercial development area due to the supportive traffic linkages. The pertinent urbanized part of Vienna is the area west of the Highway V interchange with Interstate 39/90/94. This is another commercial development area, as it is located at a prominent interchange, although a couple residential subdivisions are also proximate.

Windsor’s incorporation into a village is the culmination of ~15-20 years of land negotiations with DeForest. It started with a broad-brush annexation of part of the ABS Global property that would eventually become Conservancy Place. Incorporation allowed Windsor to prevent additional annexations from DeForest, and ensure long-term viability as a municipal entity. Vienna and Burke appear to have a working relationship with DeForest and Windsor, but the Vienna development area is small. There is a cooperative boundary agreement between Burke and DeForest. The commercial development area is protected and expected to remain in Burke until its 2036 dissolution.

*Population Growth*

Population growth has been steady to rapid for the defined area, for a number of years now. The most recent population estimates, from the Wisconsin DOA (1/1/2023), are 9,758 for Windsor, 11,674 for DeForest, 3,234 for Burke and 1,670 for Vienna. Relative to the 2020 census, these figures represent growth of 11.47% for Windsor, 7.98% for DeForest, -0.95% for Burke and 0.24% for Vienna. The two municipalities have grown more rapidly which isn’t surprising considering they’re more urbanized and are therefore more capable of supporting new development. The market area is growing in population faster than many other parts of Dane County.

*Residential Growth*

The following charts provide a brief history of building permits issued which is a key measure for residential growth. The sources are U.S. Census Bureau and Dane County.

DeForest												
Housing Type/Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-May
Single-Family	37	32	34	73	73	34	69	31	87	19	85	54
Two-Family	0	0	0	4	12	20	14	22	16	44	12	0
Multi-Family	0	0	12	200	14	0	12	0	7	59	79	153
Totals	37	32	46	277	99	54	95	53	110	122	176	207

Windsor												
Housing Type/Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-May
Single-Family	44	48	42	33	88	70	64	57	84	76	82	29
Two-Family	8	2	0	0	4	24	8	8	26	0	8	0
Multi-Family	8	0	18	42	93	8	0	0	92	47	0	0
Totals	60	50	60	75	185	102	72	65	202	123	90	29

The patterns in the above tables are more/less consistent with other growing Madison bedroom communities in Dane County, where multi-family activity lagged single family roughly 10 years ago, and then the reverse taking place in select years after. Apartment construction starts continue through to the present, with multiple luxury projects either in the active construction phase now, or recently completed, including projects such as the first gated apartment community in the county, known as Covered Bridge. Part of the historic trending involves, until recently, Windsor not really having any platted multi-family development land. Most plats were exclusively single family with maybe some two-family lots peppered in. Now both segments are robust, and bullish activity has continued through to the present. Several of the multi-family units are in the Windsor Crossing plat off North Towne Rd., just south of Windsor Rd.

Local development company Cascade Development very recently broke ground on Deforest Yards, a master planned mixed-use residential, commercial, and entertainment development project in the Savannah Brooks neighborhood, located SE of the intersection of Highways 51 & 19. It is scheduled to be built on a 21 acre +/- parcel along Highway 51. The final development plan includes five lots, with approximately 8 total buildings planned. One building is earmarked for a brewery/distillery, another is for an ice arena and entertainment venue, another is mixed retail/apartments, and the others are all multi-family apartments. All told, there are approximately 409 multi-family units proposed for the entire development. Adding a brewpub/distillery and an ice rink are major attractions and amenities for the area at large. As a whole, DeForest Yards is being modeled after the Park Entertainment District in Rosemont, IL, which can be viewed [here](#), while a detailed overview of DeForest Yards can be viewed [here](#). DeForest Yards is a rather exciting development project for the local area, and it will piggy back off the local sports and entertainment momentum that's been generated recently by the completion of the [Pinseekers](#) driving range development along the interstate, as well as other projects like the DeForest Athletic complex (outdoor baseball) and GRB Academy (year-round indoor baseball training).

*Commercial Growth/Immediate Neighborhood*

Commercial growth has been historically slower than the residential growth, but activity has surged over the last 15+/- years. The primary active commercial development area is along Highway 19 near the Interstate and Highway 51. This constitutes the immediate area pertinent to the subject of this appraisal. Meriter, UW Health and Settlers Bank have all opened facilities in this area in the last 10 years+/- . UW Health and Settlers Bank are located within a larger commercial development started by the Livesey Co. called North Towne Corporate Park. A facility for a mobile dentistry business, a large expansion of Bell Laboratories, and facilities for Pieper Electric and GRB Academy, were all recently completed in a series of CSM lots adjacent to the north and west of the North Towne Corporate Park. Bell Labs already expanded once after initial construction, and recently purchased land to accommodate future growth. Penske Truck Leasing also recently completed a new building on Stack Dr., west of Bell Labs. A new, large, state-of-the-art distribution facility for FedEx was also just recently completed off North Towne Rd., north of the UW Health Clinic as well.

In late 2022 the village heard a proposal by one of the more prominent developers in this area, for a mixed use project called Village Center at Windsor Crossing. It is to be SE of North Towne Rd. at Windsor Rd., and would entail 12 acres, with a mix of uses ranging from commercial, to restaurants, mixed use and apartments, with Summit Credit Union being one of the users looking to build. The development is expected to advance in the near future.

A heavy equipment sales and service facility is also a new addition to this general area in Bear Tree Farms, on the east side of Highway 51. Kenworth recently constructed a new heavy truck dealership on a site off Lake Rd/Highway CV with interstate frontage, near its interchange with Highway 19. Fleet Farm recently completed their new big box store on a large land pad just west of Interstate 39/90/94. Kwik Trip and an Arby's have been developed on pad sites in front of Fleet Farm, with additional lots available. Connexus (formerly Heritage) Credit Union also has newer facilities in this area, with development lots available.

Hooper Corp. continues to expand in their business campus north of Highway 19 and east of Highway 51. A corporate office, large production facility, and fleet service building are now complete. Hooper also has at least a handful of commercial development pad sites available for sale in this area.

Windsor Corners has one commercial lot which has a remnant building from the golf driving range present before development. The initial conversion was for a pizza restaurant, but it is now a butcher shop/small grocery store. Bear Tree Farms along Highway 51 could also support large format retail in the future.

The DeForest North Industrial Park is located at the north edge of the village. The original park is largely built out, but select sites are still available. Little Potato Company recently opened a processing facility which has added employment to the local community. In a nod to the continued industrial expansion that's taken place area-wide, the Village just recently sold a 13+/- acre shovel-ready parcel to a private developer, with plans to build a 157,000 SF spec warehouse/industrial/flex building.

Conservancy Place (area east of Conservancy Way and Innovation Dr.) has a commercial component known as Innovation Springs, intended for agriculture, research, technology and office uses. Conservancy Place has had rapid residential growth, and some land was diverted to create the DeForest Athletic Complex for the DeForest School District. A current project in this area is a luxury mixed-use project that was completed at the end of 2022.

### *Economy*

The private sector economy has a manufacturing, distribution and agriculture base. Most of the major employers in this market area are in the various business/industrial parks north and south of Highway 19, between Highway 19 and the Interstate, and in the DeForest North Business Park west of Highway 51. There are multiple large private employers in DeForest and Windsor. The largest employers include Walgreen's (distribution), EVCO Plastics, ABS Global, American Girl, Ball Corp, Neesvigs, NAMI, Bell Laboratories, and Coca Cola. Hooper is another large employer in the area after new corporate facilities were constructed.

### *Linkages*

Linkages are a positive attribute for the area. Highway 51 runs through the eastern part of the market area. It is a local and regional transportation route. The highway has had significant infrastructure improvements in recent years which has relieved congestion and improved appearance. The infrastructure work opened up land for development and it created a commercial connection between the east and west business development areas via an underpass of Highway 51.



Highway 19 is an east-west thoroughfare that runs through the south side of the area. It connects to Sun Prairie to the east and to Waunakee to the west. Highway CV is a local traffic route running parallel to and west of Highway 51. It connects the Windsor and DeForest communities.

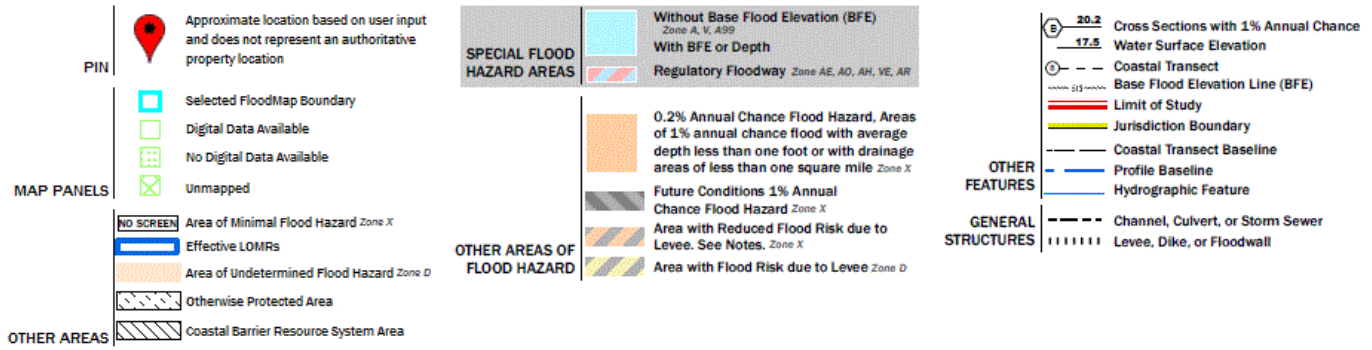
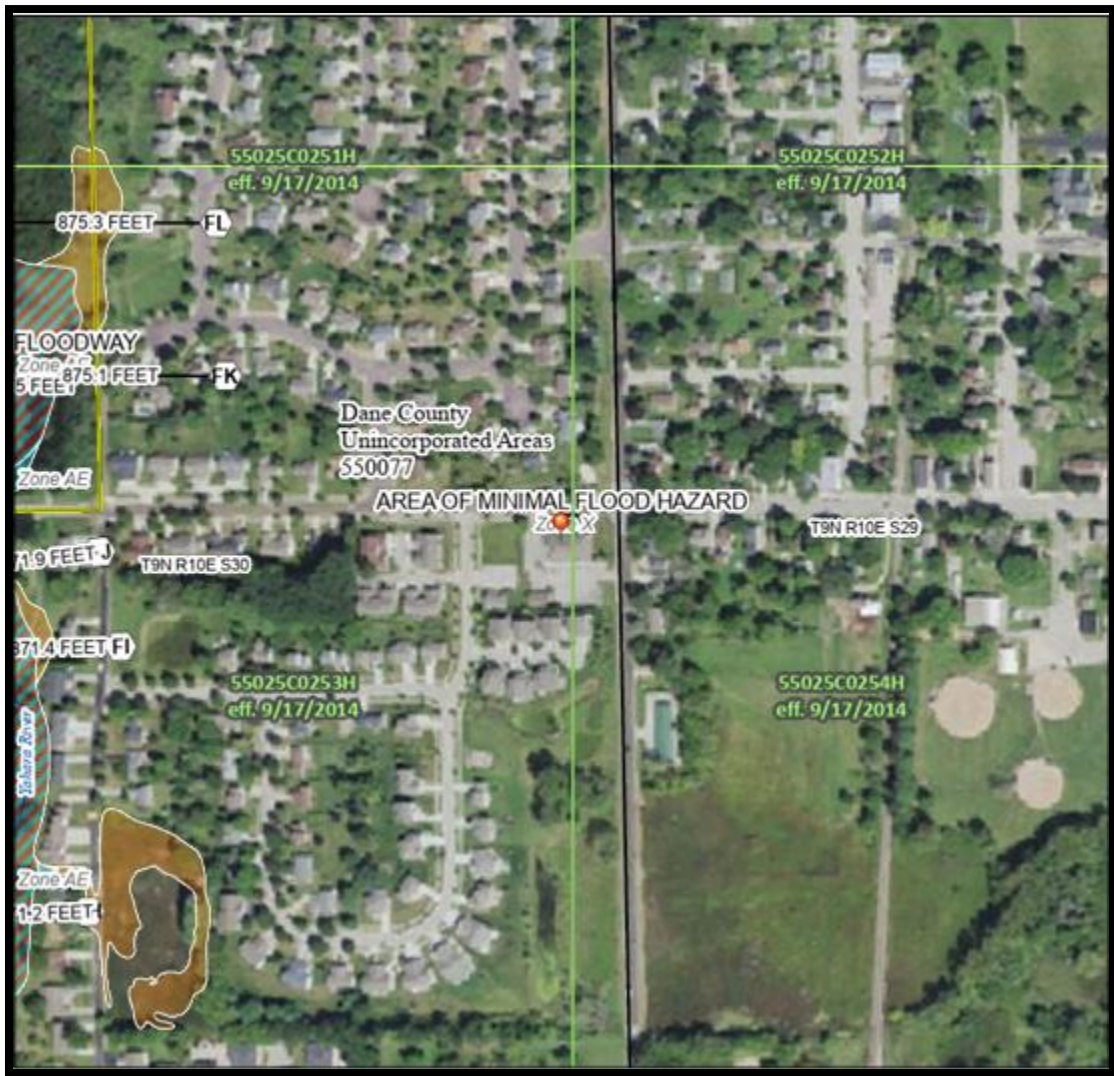
Highway V connects Highway 51 and Interstate 39/90/94 and it extends west of the interstate to the Vienna development area and the village of Dane. The interstate itself is a major regional linkage. There is an active, but infrequently used freight rail line running parallel to Highway CV. Dane County Regional Airport is a few miles south. It is adjacent to the west of Highway 51. The passenger terminal is accessible from International Lane.

#### *Future Trends*

The established use patterns are expected to endure, with additional development likely to continue for at least the near term future. This area in general has risen into prominence over the past handful of years in particular, and ultimately has spillover benefits from close proximity to Madison, Dane County Regional Airport, and the strong interstate and highway linkages.

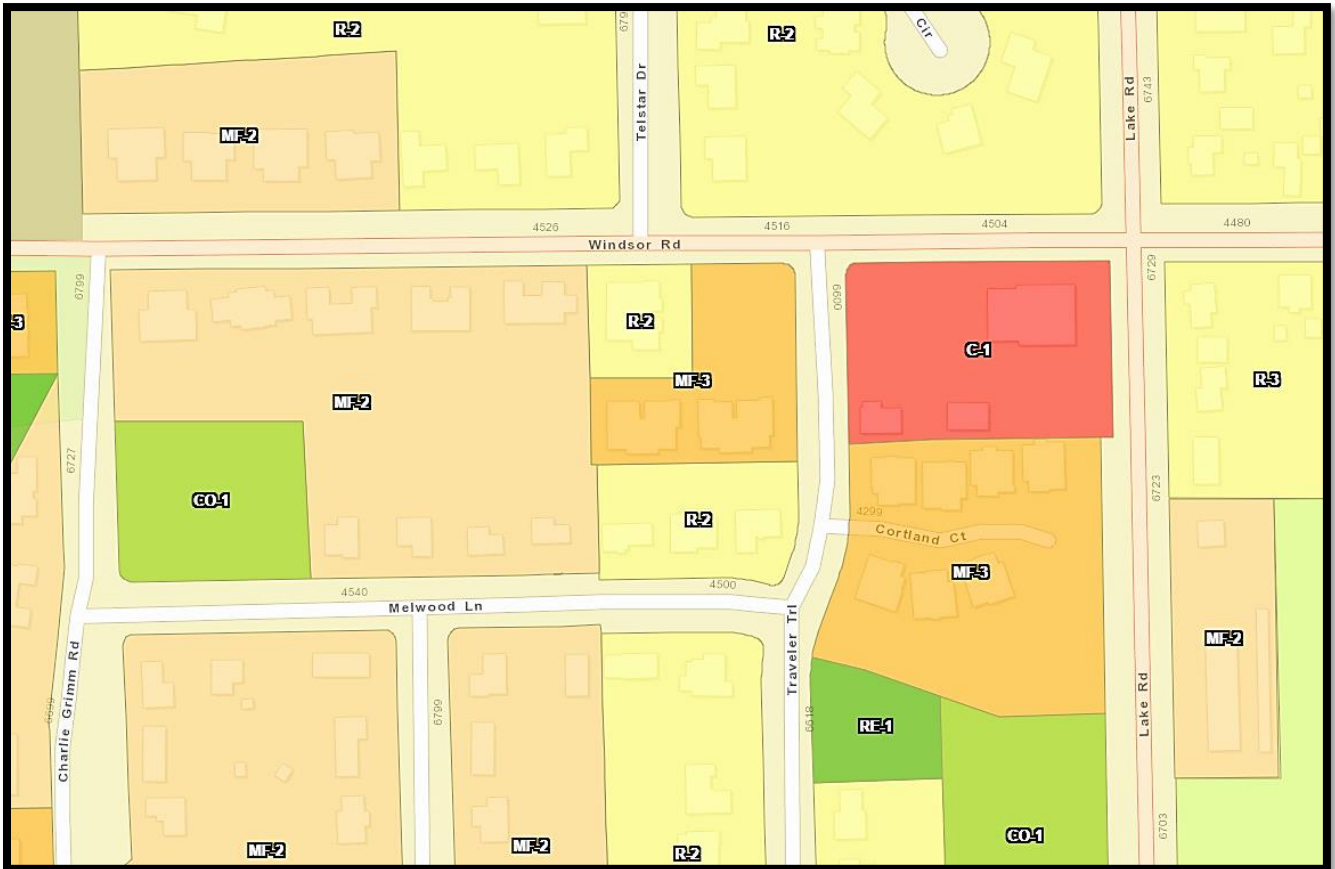
One notable project expected to advance in the near future is construction of a new Buc-ee's, on a site east of Highway I, west of the interstate, and north of Highway V. Plans have been discussed for some time now, and the land acquisition has been made, but construction has been stalled due to ongoing negotiations over how to share costs of improvements to the road surrounding the project. Buc-ee's is known for being massive travel centers, with 120 gas pumps slated for this site. At this point construction is expected to commence at some point in 2025.

# Project Area Flood Map





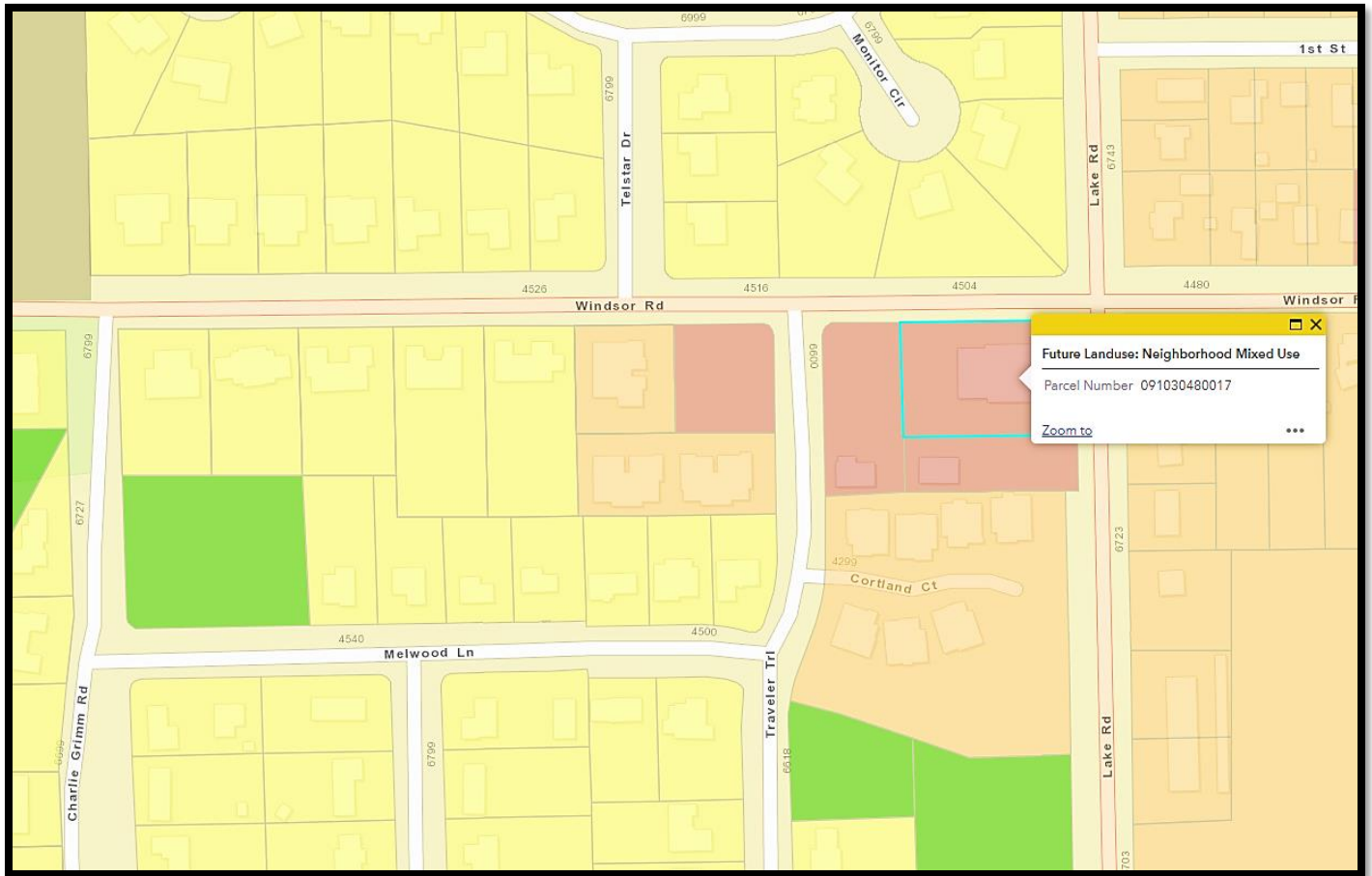
## Village of Windsor Zoning Map – Project Area



Zoning	
	A-1(EX) Exclusive Agriculture
	A-4 Agriculture
	A-2(1), A-2(2), A-2(4), A-2(8), A-2 & A-3 Agriculture
	A-B Agricultural Business
	C-1 Limited Commercial
	C-2 General Commercial
	GI Governmental & Institutional District
	R-1, R-2, R-3 & R-4 Single Family Residential
	MF-2 Two-Family Residential
	MF-3 Multiple Family Residential
	ER Estate Residential
	CR Countryside Residential
	RE-1 Recreational
	CO-1 Conservancy
	PUD

[Link to Zoning Ordinance](#)  
[Zoning Districts](#)

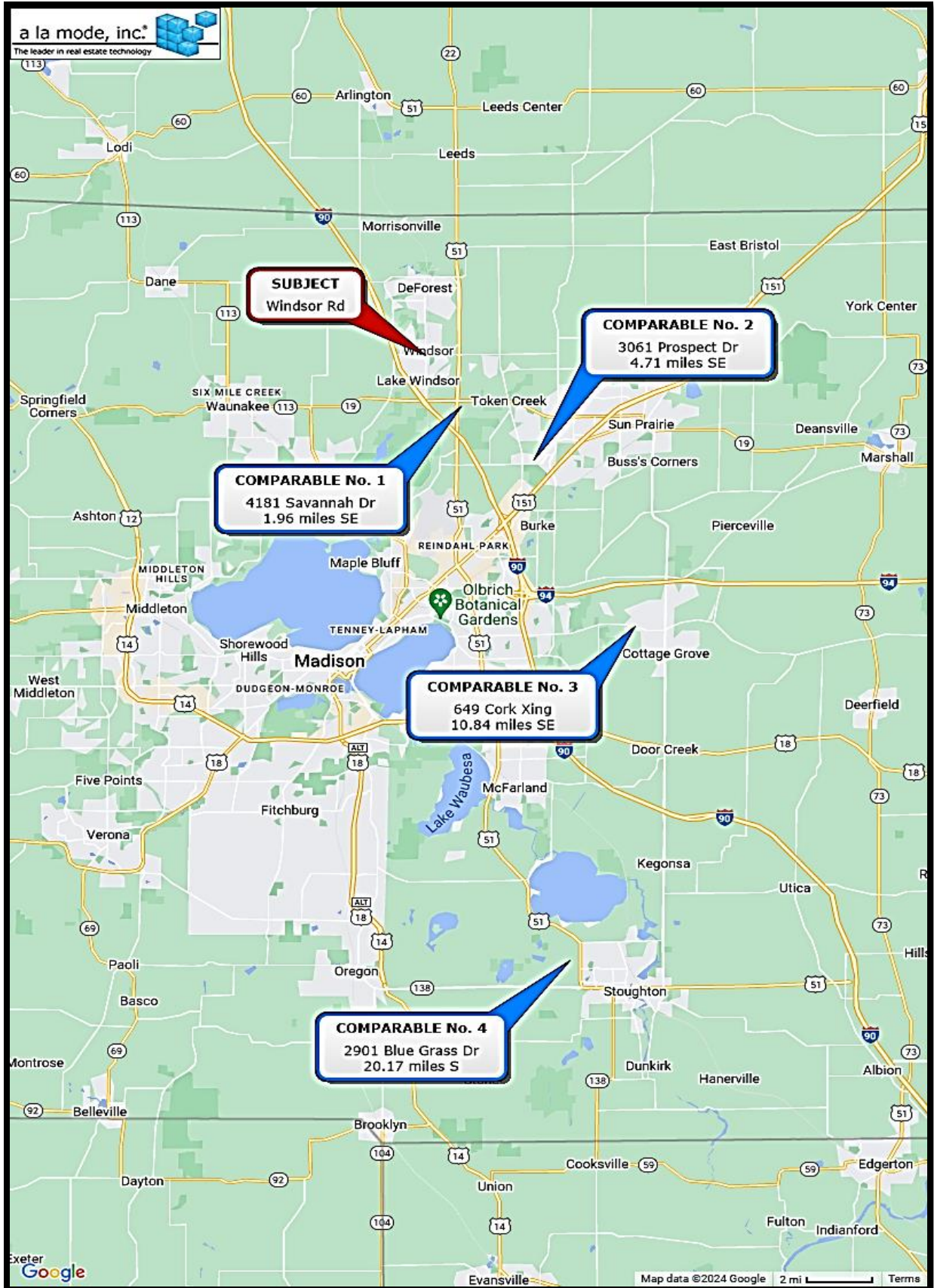
# Village of Windsor Comprehensive Plan – Future Land Use Map



<b>COMMERCIAL LAND SALES</b>					
<b>Sale ID</b>	<b>Location</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Size (SF)</b>	<b>\$/SF</b>
CLS-1	4181 Savannah Dr. DeForest	2/2024	\$580,074	96,679	\$6.00
CLS-2	1340 Merchant Square Sun Prairie	2/2024	\$418,000	50,405	\$8.29
CLS-3	649 Cork Crossing Cottage Grove	4/2023	\$411,600	74,823	\$5.50
CLS-4	2901 Blue Grass Dr. Stoughton	6/2023	\$360,000	46,210	\$7.79
	<b>Average</b>				<b>\$6.90</b>

Above is a summary table of the applicable commercial land sales. Further refinement would be needed as part of the appraisal process. Detailed sale sheets are presented on the following pages.

# Commercial Land Sales Location Map





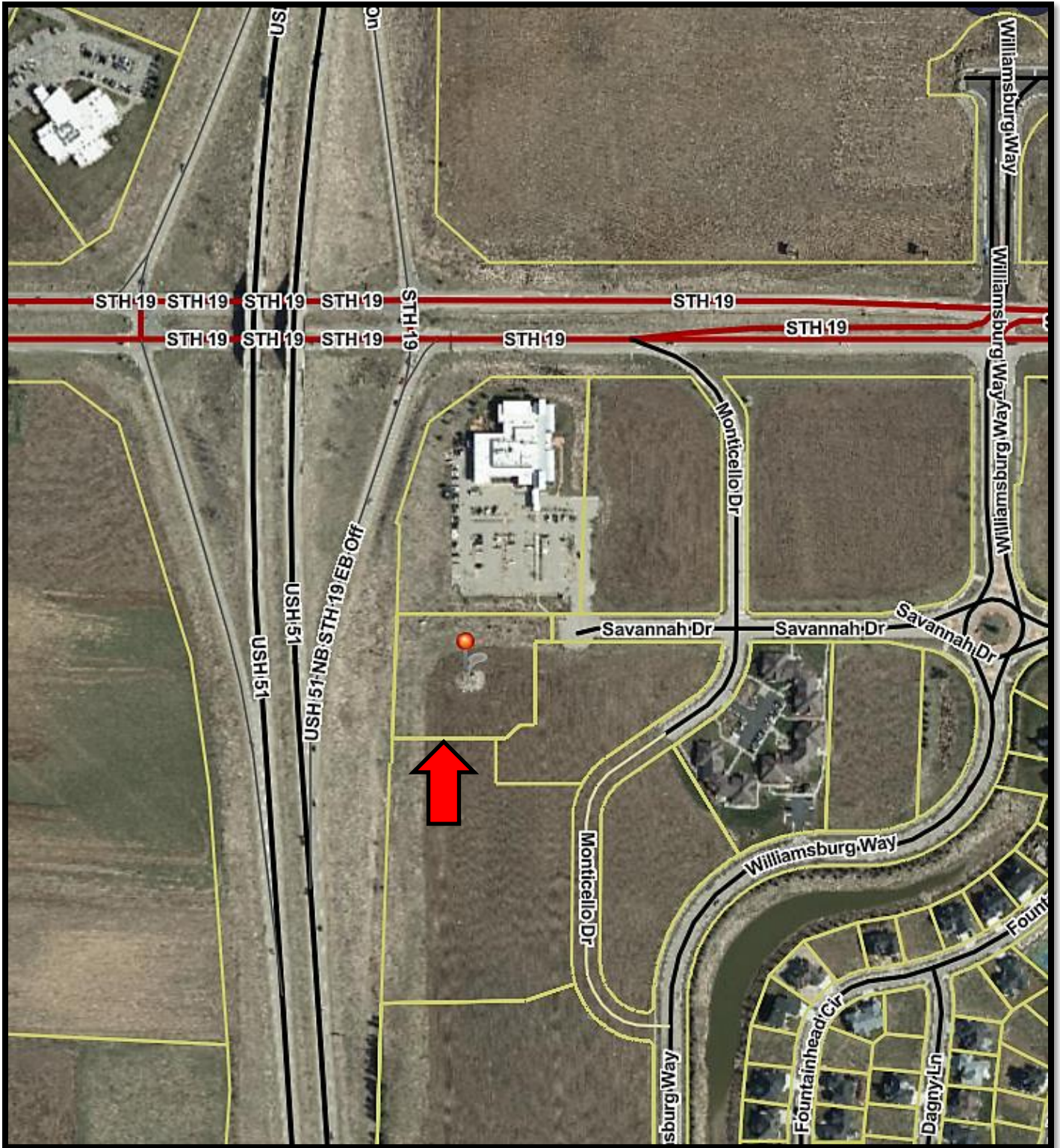
**Sale CLS-1 – 4181 Savannah Dr., DeForest**  
\$580,074 Sale Price / 96,679 SF = \$2.86/SF  
2/2024 Sale Date



Location: ~2 Miles S/SE	Zoning: PUD
Grantor: Cascade Yards, LLC	Grantee: Sierra Cardenio, LLC
Recorded: Doc. 5948119	Conditions of Sale: Negotiated arm's length
Verified By: Public Records, Seller Rep	
Verified To: Dustin Dolezalek, WCGA #1808-10	Topography: Gently Sloping
Parcel #: 0810-042-2540-1	Site Size: 96,679 SF
Instrument: Warranty Deed	Date of Sale: 2/22/2024, Recorded
Legal Descr.: Lot 1, CSM 16431, Village of DeForest, Dane County, Wisconsin	
Flood Plain: None per FEMA map panel 55025C0254H, dated 9/17/2014	
Improvements: None	Terms: Arm's Length
Highest & Best Use: Commercial Development	Intended Use: Commercial Development

**Description:** This is the current closing of a nearby commercial development parcel in DeForest. The specific site is part of the DeForest Yards master development, SE of the interchange at Highways 51 & 19. The seller in this transaction is the developer of DeForest Yards, who previously acquired this site as part of a much larger land acquisition. Cascade then secured approvals for the master plan, subdivided the land, and sold this site off to Sierra Cardenio, LLC. The buyer is affiliated with Young Blood Beer Company, who purchased the site to develop a new brewery, with taproom and outdoor dining space.  
Allocation: \$580,074 Vacant Land

# Parcel/Aerial Map for Sale CLS-1





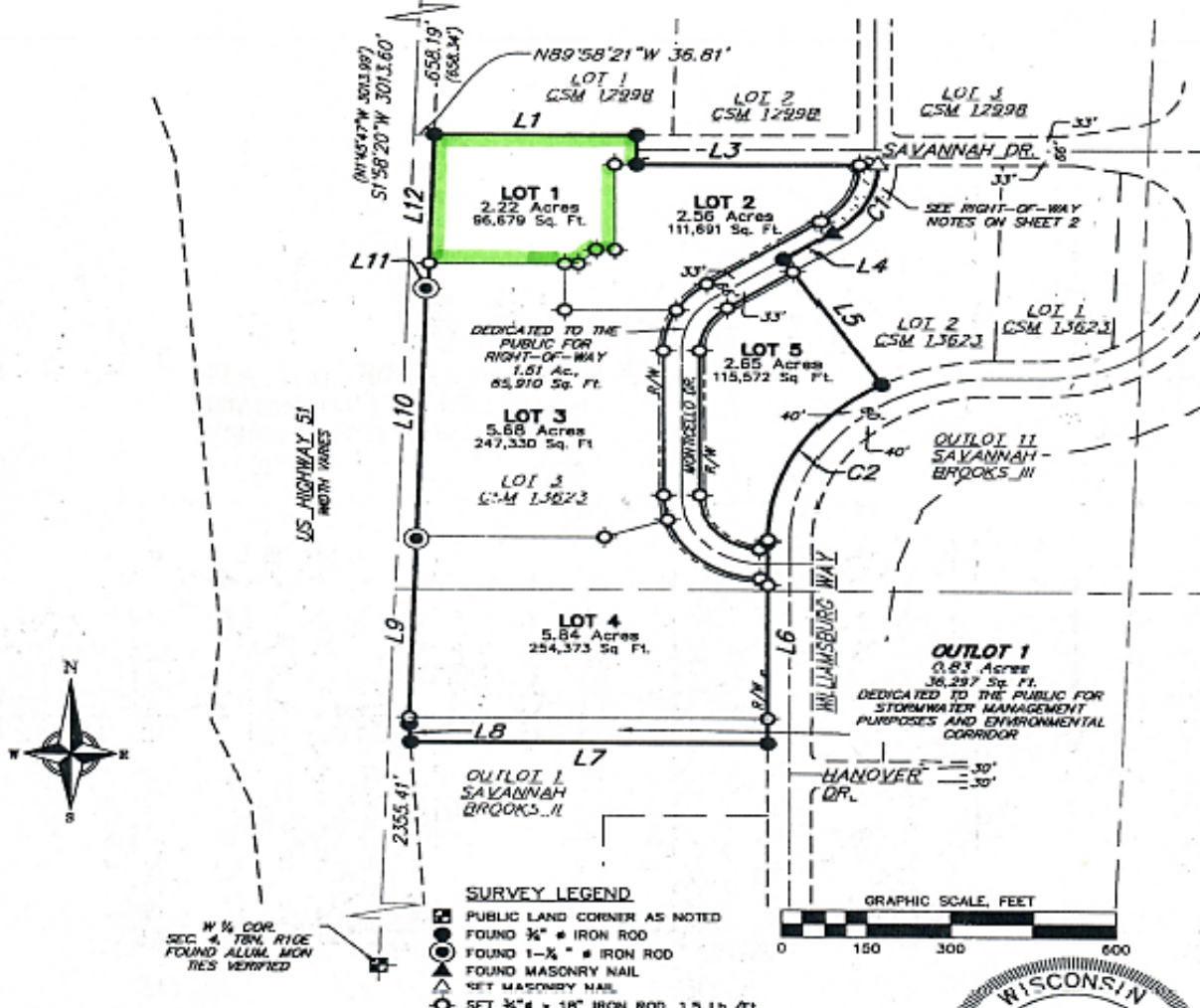
# Lot 1, CSM #16431 For Sale CLS-1

## DANE COUNTY CERTIFIED SURVEY MAP No. 16431

LOT 3, CERTIFIED SURVEY MAP NUMBER 13623, AS RECORDED VOLUME 89 OF CERTIFIED SURVEY MAPS, PAGES 179-180, AS DOCUMENT NUMBER 5039780 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE FRACTIONAL NW 1/4 - NW 1/4 AND THE SW 1/4 - NW 1/4 OF SECTION 4, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

**TOTAL AREA:**  
 21.00 Ac., 927,852 Sq. Ft.  
 19.79 Ac. 861,942 Sq. Ft.  
 EXCLUDING R/W

© Wisconsin Association of Professional Land Surveyors, Inc. 14 FEB 2024 10:30:05 M:\2023005 Development\20230113\_DeForest Savannah Brooks II.dwg Used: Use Computer\CFR002\2013 - CSM.dwg By: rlon



**GENERAL NOTES:**

1. Bearings are referenced to the Wisconsin County Coordinate Reference System, Dane County (WCRS NAD 83/2011, Dane), the west line of the Northwest Quarter of Section 4, T8N, R10E, bears S0138°20'W.
2. See sheet 2 of 10 for lot dimension label numbering and proposed easement general locations.
3. See sheet 3 of 10 for Lot 1 & 2 Watermain Easement Detail, Boundary and Record Line Tables.
4. See sheet 4 of 13 for Lot 3 & 4 Watermain Easement Detail and Lot Line Tables.
5. See sheet 5 of 13 for Sanitary Sewer Easement Details.
6. See sheet 6 of 13 for Gateway Sign and Access Detail and Easement Curve Table.
7. See sheet 7 of 13 for Shared Access Easement Detail.
8. See sheet 8 of 13 for Storm Water Easement Detail and Easement Line Table.
9. See sheet 9 of 13 for Station Corner Details and Curve Table.
10. See sheet 10 of 13 for details 1, 2 & 3.
11. See sheet 11 of 13 for and Existing Easement and Restriction Information.
12. See sheet 13 of 13 Surveyor's Certificate, Owner's Certificate, the Village of DeForest Approval Certificate and the Dane County Register of Deeds Certificate.
13. In accordance with s. 236.34(1)(a)(1), Wis. Stats., ordinance number 2023-032 was adopted by the Village of DeForest on October 24, 2023, allowing for the creation of more than 4 parcels on a certified survey map.



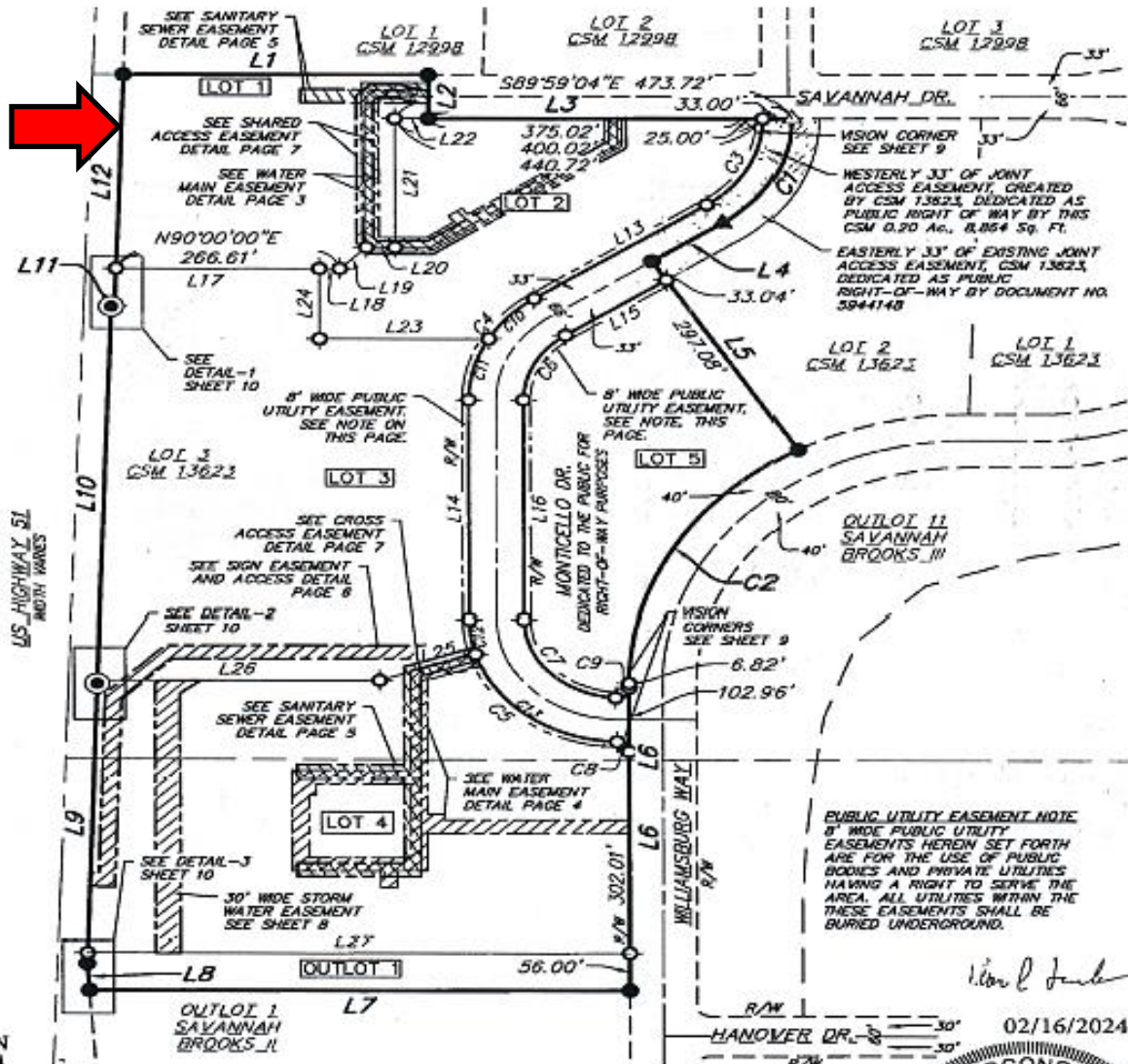
*Marc A. Londo*  
 02/16/2024

<p>owners engineers advisors</p>	Job #: 230153	SURVEYED FOR: Luke Stauffacher Codecode Dev, LLC 2150 High Crossing Blvd Madison, WI 53718	C.S.M. No. 16431	<b>SHEET</b> <b>1 OF 13</b>
	Date: 2/16/2024		Doc. No. 5947378	
	Rev: 04/20/2024		Vol. 12-2 Page 292	
	Drafted By: rlon			
	Checked By: wbul			

# Lot 1, CSM #16431- (Easement Details) For Sale CLS-1

## DANE COUNTY CERTIFIED SURVEY MAP No. 16431

LOT 3, CERTIFIED SURVEY MAP NUMBER 13623, AS RECORDED VOLUME 89 OF CERTIFIED SURVEY MAPS, PAGES 179-180, AS DOCUMENT NUMBER 5039780 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE FRACTIONAL NW 1/4 - NW 1/4 AND THE SW 1/4 - NW 1/4 OF SECTION 4, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN



- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
  - FOUND 3/8" IRON ROD
  - FOUND 1-1/8" IRON ROD
  - ▲ FOUND MASONRY NAIL
  - ▲ SET MASONRY NAIL
  - SET 3/8" x 18" IRON ROD, 1.5 LB./FT.

**LOT NUMBERING AND GENERAL EASEMENT LOCATION DETAIL**  
1" = 200'  
GRAPHIC SCALE, FEET

**EASEMENT NOTES:**

1. Shared Access Easement - Lots 3 and 4 dedicated as described in separate recorded Declaration of Easements.
2. Shared Access Easement - Lots 1 and 2 dedicated as described in separate recorded Declaration of Easements.
3. Village Emergency and Service Vehicle Turnaround and Snow Storage Easement as described in separate recorded Declaration of Easements.
4. Shared Parking Easement - Lots 1, 2, 3 and 5 as described in separate recorded Declaration of Easements.
5. Stormwater Management Easement - Lots 3 and 4 as described in separate recorded Declaration of Easements.
6. Shared Pedestrian Access Easement - Lots 1, 2, 3 and 5 as described in separate recorded Declaration of Easements.
7. 8' wide utility easements along the east and west right-of-way line of Monticello Drive are hereby dedicated to the Village of DeForest and its assigns.

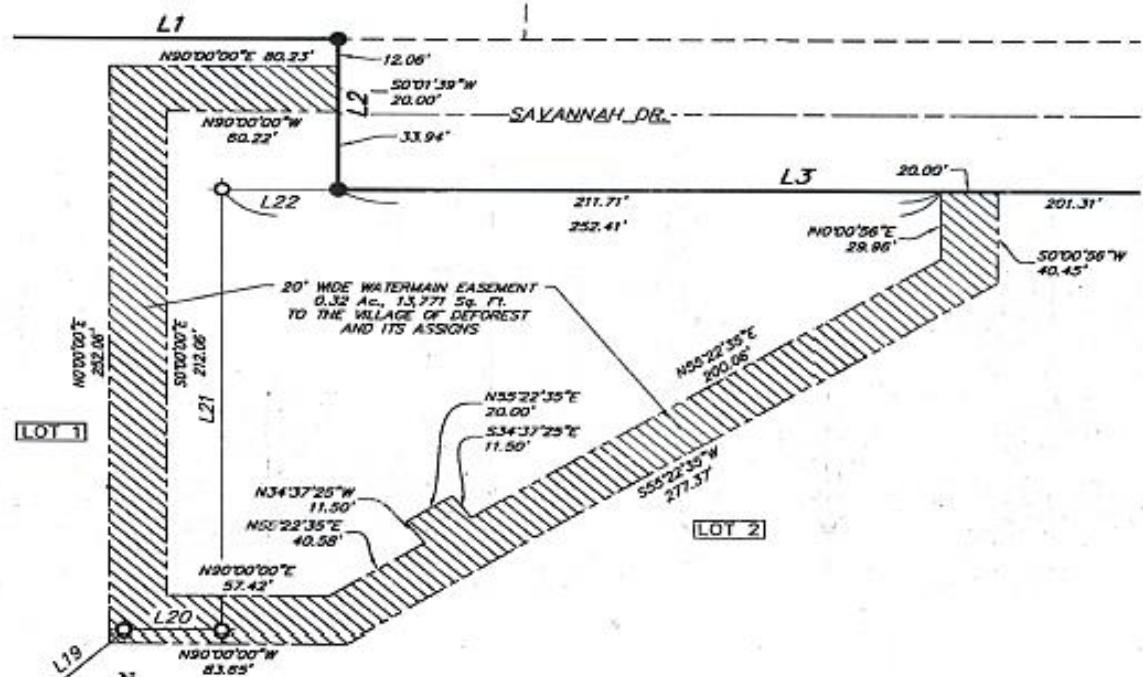
	Job #: 230153 Date: 2/16/2024 Rev: MM/DD/YYYY Drafted By: mlm Checked By: wbul	SURVEYED FOR: Luke Stauffacher Cascade Dev. LLC 5150 High Crossing Blvd Madison, WI 53718	C.S.M. No. 16431 Doc. No. 5947378 Vol. 12.2 Page 293	SHEET 2 OF 13
	02/16/2024 			



# Lot 1, CSM #16431 – (Easement Details) For Sale CLS-1

© Vierbicher Associates, Inc. 18 Feb 2024 - 10:30 AM - C:\cadd\Development\230153\_Delford\Survey\Repos\Map\03\_CSM.dwg By: mlon

**DANE COUNTY CERTIFIED SURVEY MAP No. 16431**  
 LOT 3, CERTIFIED SURVEY MAP NUMBER 13623, AS RECORDED VOLUME 89 OF CERTIFIED SURVEY MAPS, PAGES 179-180, AS DOCUMENT NUMBER 5039780 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE FRACTIONAL NW ¼ - NW ¼ AND THE SW ¼ - NW ¼ OF SECTION 4, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN



- SURVEY LEGEND**
- FOUND 3/4"  $\phi$  IRON ROD
  - ⊙ SET 3/4"  $\phi$  x 18" IRON ROD, 1.5 Lb./Ft.

Boundary Line Table			Record Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S89°58'21"E	364.23'	L1	N90°00'00"E	364.23'
L2	S0°01'39"W	66.00'	L2	S0°00'00"E	66.00'
L3	S89°59'04"E	433.02'	L3	N90°00'00"E	433.23'
L4	S55°23'43"W	102.33'	L4	N55°23'35"E	102.33'
L5	S31°26'18"E	330.12'	L5	S31°24'17"E	330.21'
L6	S0°00'50"W	460.97'	L6	S0°00'00"E	460.74'
L7	N89°57'48"W	646.42'	L7	N90°00'00"W	646.53'
L8	N3°09'25"W	40.19'	L8	N3°49'35"W	40.09'
L9	N1°47'35"E	420.04'	L9	N1°45'47"E	420.71'
L10	N1°51'44"E	562.21'	L10	N1°51'47"E	561.63'
L11	S88°12'29"E	4.00'	L11	S00°14'13"E	4.00'
L12	N1°53'31"E	348.91'	L12	N1°51'47"E	349.07'



*Marc A. Londo*  
 02/16/2024

**vierbicher**  
 planners engineers advisors

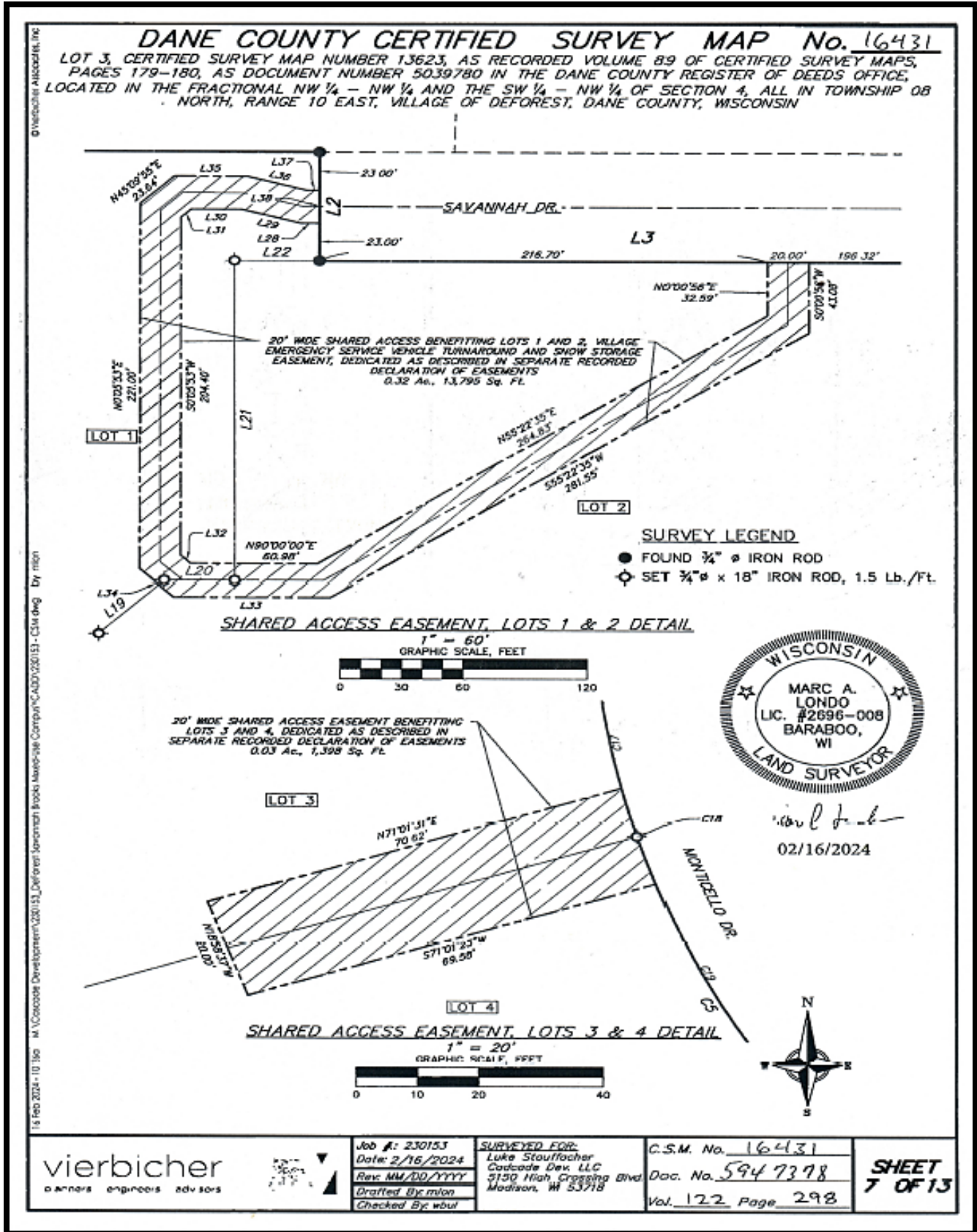
Job #: 230153  
 Date: 2/16/2024  
 Rev: MM/DD/YYYY  
 Drafted By: mlon  
 Checked By: wbut

**SURVEYED FOR:**  
 Luke Stauffocher  
 Cascade Dev. LLC  
 5150 High Crossing Blvd  
 Madison, WI 53718

C.S.M. No. 16431  
 Doc. No. 5947378  
 Vol. 122 Page 294

**SHEET**  
**3 OF 13**

# Lot 1, CSM #16431 (Easement Details) For Sale CLS-1





**Sale CLS-2 – 1340 Merchant Square, Sun Prairie**

\$418,000 Sale Price / 50,405 SF = \$8.29/SF

2/2024 Sale Date



Location: ~4.71 Miles SE

Grantor: Gio's Garden, Inc.

Recorded: Doc. 5947862

Verified By: Public Records, CoStar

Verified To: Dustin Dolezalek, WCGA #1808-10

Parcel #: 0810-113-6147-2

Instrument: Warranty Deed

Legal Descr.: Lot 157, Providence, City of Sun Prairie, Dane County, WI

Flood Plain: None per FEMA map panel 55025C0267G, dated 1/2/2009

Improvements: None

Highest & Best Use: Commercial Development

Zoning: PUD

Grantee: NVS Properties 26, LLC

Conditions of Sale: Negotiated arm's length

Topography: Gently Sloping

Site Size: 50,405 SF

Date of Sale: 2/19/2024, Recorded

Terms: Cash to Seller/Arm's Length

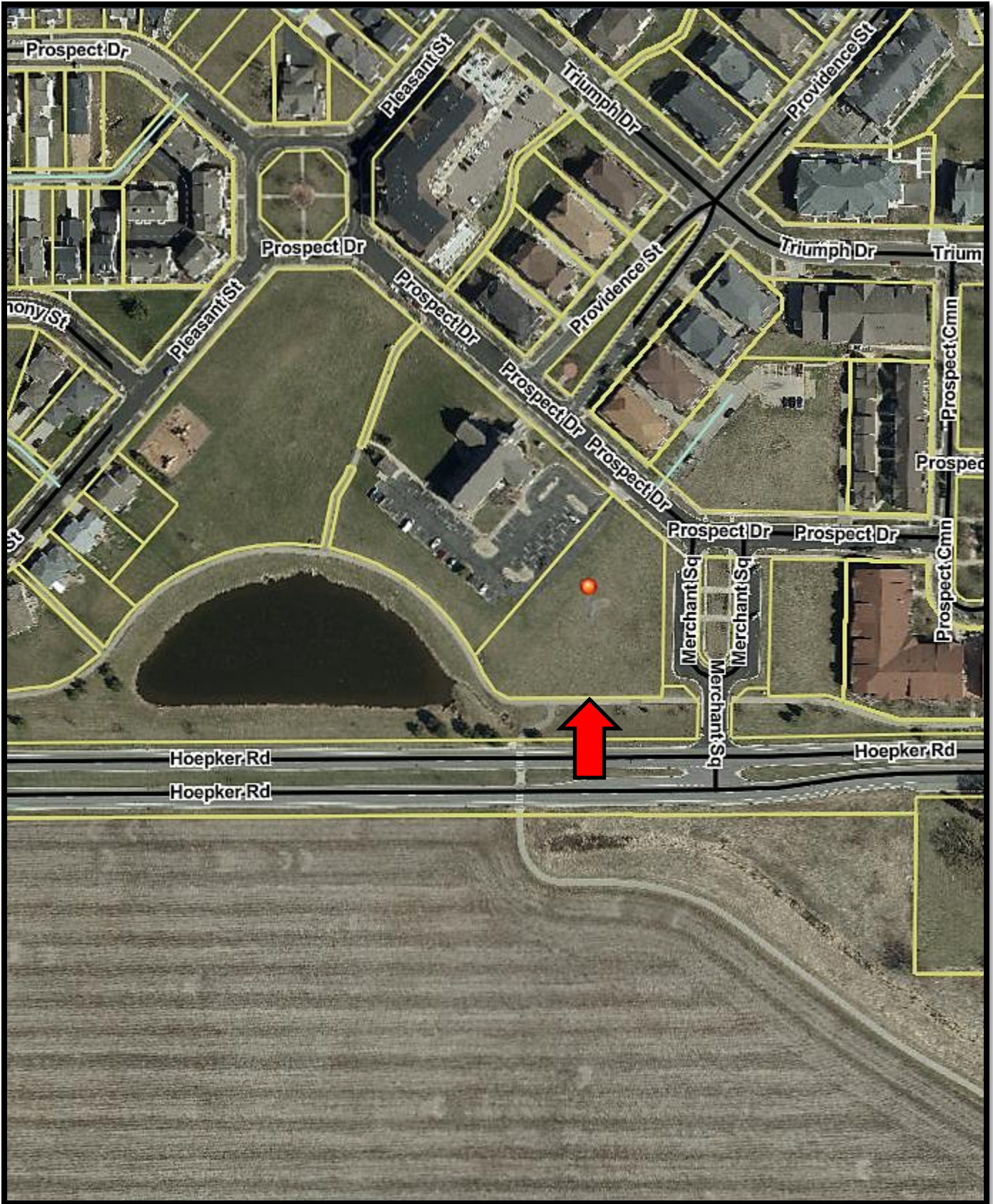
Intended Use: Commercial Development

**Description:** This is the sale of a comparably-sized commercial development parcel in the Providence neighborhood of western Sun Prairie. This is a plat that's in the shadow of The Shoppes at Prairie Lakes commercial power center, with retail anchors such as Cabela's, Target, Costco, Menard's, Marcus Theaters, Woodmans, etc. This parcel is clustered among a church and several established apartment properties, and was purchased for development of a daycare, and the buyer was responsible for obtaining all entitlements. This was a standard arm's length sale, with typical exposure to the open market. It was listed for \$449,000 and sold ~7% below the asking price, and was marketed as best suited to support uses such as a daycare, dental clinic, private clinic or learning center.

Allocation: \$418,000 Vacant Land

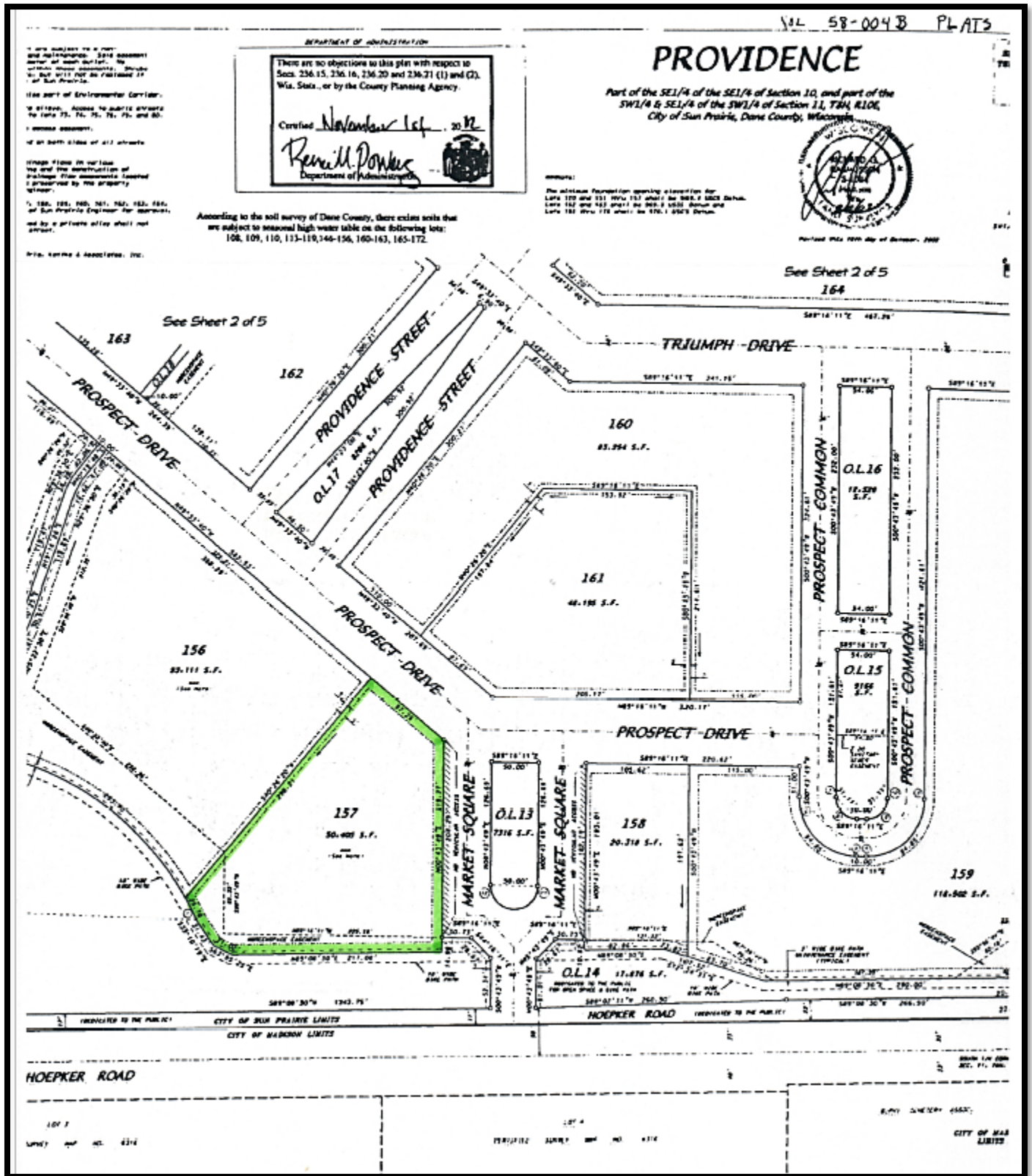


# Parcel/Aerial Map for Sale CLS-2

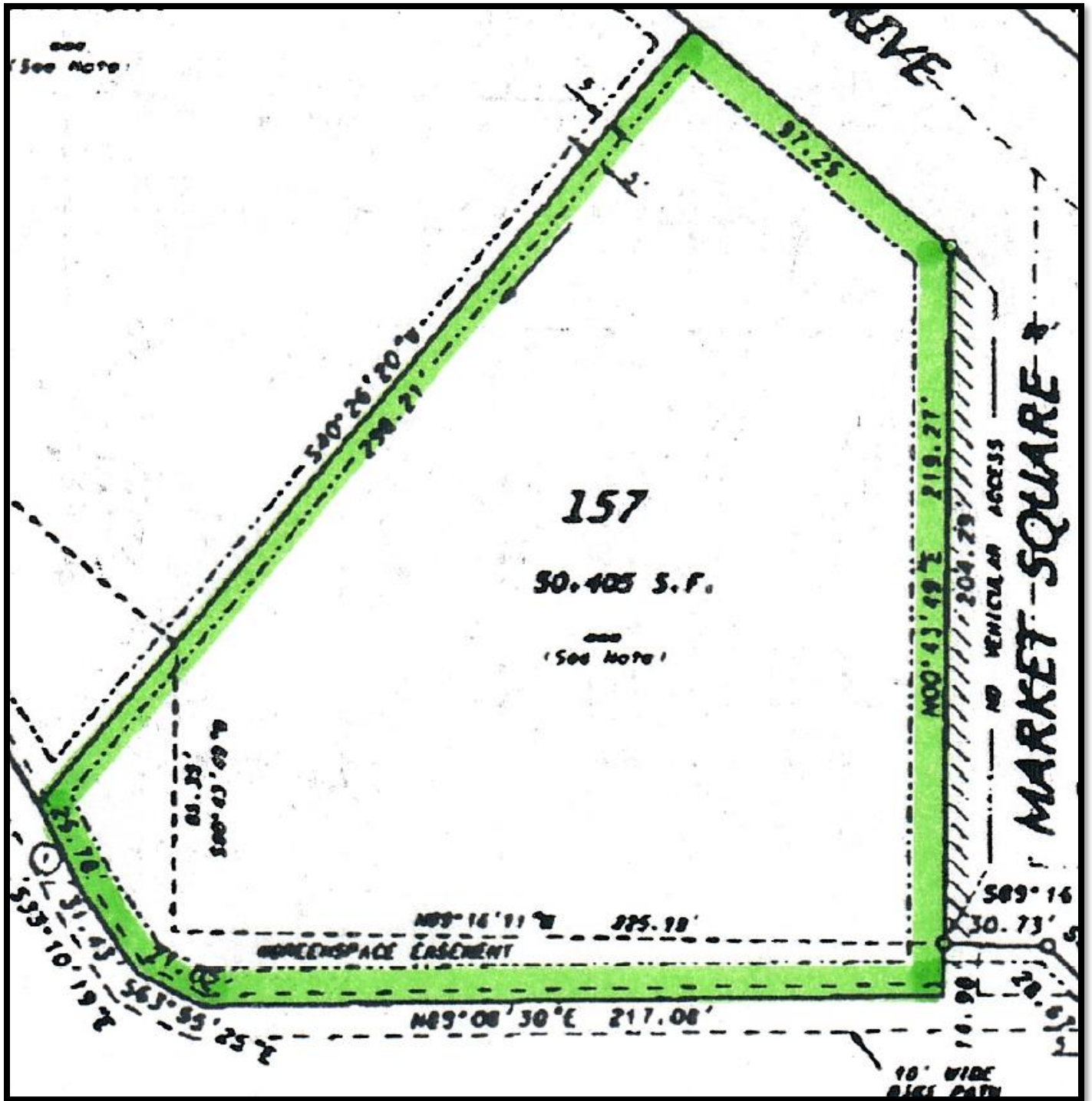




# Plat Map for Sale CLS-2



# Enlarged Plat Map for Sale CLS-2





**Sale CLS-3 – 649 Cork Crossing, Cottage Grove**  
\$411,600 Sale Price / 74,823 SF = \$5.50/SF  
4/2023 Sale Date



Location: ~10.84 Miles SE	Zoning: PB – Planned Business
Grantor: Coyle Holdings, LLC	Grantee: Cottage Grove Acorn, LLC
Recorded: Doc. 5898310	Conditions of Sale: Negotiated arm's length
Verified By: Appraisal Files, Public Records Sale & List Agents; MLS #1863499; Dept. of Revenue	Topography: Essentially Level
Verified To: Dustin Dolezalek, WCGA #1808-10	Site Size: 74,823 SF
Parcel #: 0710-081-2421-1	Date of Sale: 4/21/2023, Recorded
Instrument: Warranty Deed	Terms: Cash to Seller/Arm's Length
Legal Descr.: Lot 3, CSM 13103, Village of Cottage Grove, Dane County, Wisconsin	Intended Use: Commercial Development
Flood Plain: None per FEMA map panel 55025C0454H, dated 9/17/2014	
Improvements: None	
Highest & Best Use: Commercial Development	

**Description:** This is a slightly older but relevant sale of a commercial development parcel on the west end of Cottage Grove, an east Madison bedroom community. This site is a corner parcel at Cork Crossing and W. Cottage Grove Rd., the main traffic artery for this part of the village. It's adjacent to a newer CVS Pharmacy, and Glacial Drumlin School. This is another standard arm's length sale of a CSM lot. The buyer purchased the site for construction of a dental clinic for First Choice Dental. This is more of a baseline indicator for the subject, in that it's a larger site, and over a year has transpired since it closed, and there has been general market growth among virtually every segment of the local real estate market.  
Allocation: \$411,600 Vacant Land



**Parcel/Aerial Map for Sale CLS-3**





# Lot 3, CSM #13103 For Sale CLS-3

## CERTIFIED SURVEY MAP No. 13103

BEING A DIVISION OF LOT 5, CERTIFIED SURVEY MAP NUMBER 12331, AS RECORDED IN VOLUME 76 OF CERTIFIED SURVEY MAPS, ON PAGES 251 AND 252, AS DOCUMENT NUMBER 4379265, DANE COUNTY REGISTRY AND LOT 44, FIRST ADDITION TO COYLE HIGHLANDS, AS RECORDED IN VOLUME 58-040B OF PLATS, ON PAGES 217-221, AS DOCUMENT NUMBER 3839425, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = TWO HUNDRED FEET  
TOTAL PLATTED AREA = 282,145 SQ. FT. (6.477 ACRES)



NORTHWEST CORNER OF SECTION 8, T7N, R11E, FOUND ALUMINUM MONUMENT (BROKEN OFF)

S 87°45'47" W 2878.01'

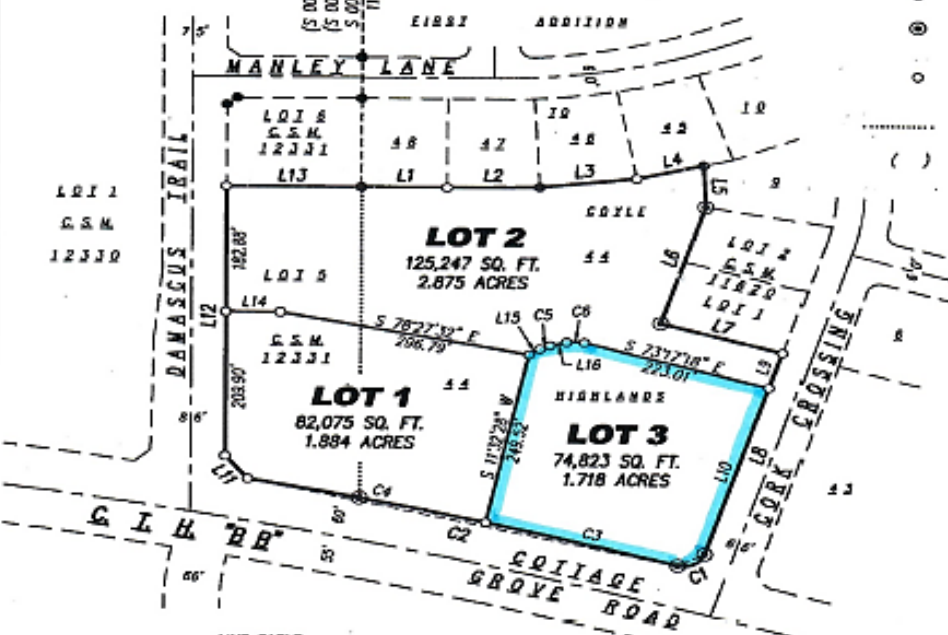
N 87°34'18" E 2876.95' (2876.99')

NORTHEAST CORNER OF SECTION 8, T7N, R11E, FOUND ALUMINUM MONUMENT

NOTE: SEE SHEET 2 FOR EASEMENT INFORMATION

NORTH 1/4 CORNER OF SECTION 8, T7N, R11E, FOUND ALUMINUM MONUMENT

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
  - ⊙ 1-1/4" SOLID IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
  - PREVIOUSLY PLATTED LINES
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N 89°58'25" E (N 89°58'48" E)	100.02'
L2	N 89°20'03" E (N 89°20'26" E)	109.07'
L3	N 83°02'00" E (N 83°02'32" E)	114.16'
L4	N 75°30'29" E (S 75°30'51" W)	79.36'
L5	S 02°35'22" E (S 02°35'00" W)	60.13'
L6	S 16°42'42" W (S 16°43'05" W)	177.13'
L7	S 73°17'18" E (S 73°16'55" E)	147.00'
L8	S 16°42'42" W (S 16°43'05" W)	306.04'
L9	S 16°42'42" W	53.50'
L10	S 16°42'42" W	252.54'
L11	N 39°35'35" W (N 40°06'40" W)	42.48' (42.51')
L12	N 00°01'32" W (N 00°32'37" W)	392.78' (392.81')
L13	N 89°36'13" E (S 89°25'20" W)	156.65' (156.68')
L14	N 89°58'28" E	63.82'
L15	N 56°32'28" E	15.08'
L16	N 75°34'46" E	20.14'



**NORTH**  
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, RECORDED AS N 87°34'18" E

**CURVE DATA**

NUMBER	CENTRAL ANGLE	CHORD BEARING	CHORD	RADIUS	ARC	CHORD
C1	89°25'52"	S 47°25'38" W	35.18'	75.00'	38.02'	35.18'
C2	05°06'58"	S 61°26'01" W	516.76'	5790.00'	516.95'	516.76'
C3	02°18'11"	N 76°24'53" W	232.73'	5790.00'	232.74'	232.73'
C4	02°48'45"	N 83°03'31" W	284.18'	5790.00'	284.21'	284.18'
C5	19°02'18"	N 77°53'58" W	12.90'	39.00'	12.95'	12.90'
C6	31°07'56"	N 46°03'57" E	20.93'	39.00'	21.19'	20.93'

C.S.M. No. 13103  
Doc. No. 4766103  
Vol. 84 Page 65

**SURVEYED FOR:**  
Coyle Holdings, LLC  
621 N. Sherman Ave.  
Suite B17  
Madison, WI 53704

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Vegas Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

**SNYDER & ASSOCIATES**  
Engineers and Planners

PR: CDC01  
DATE: 12-22-10  
REVISIONS:  
01-03-2011  
01-12-2011  
05-17-2011

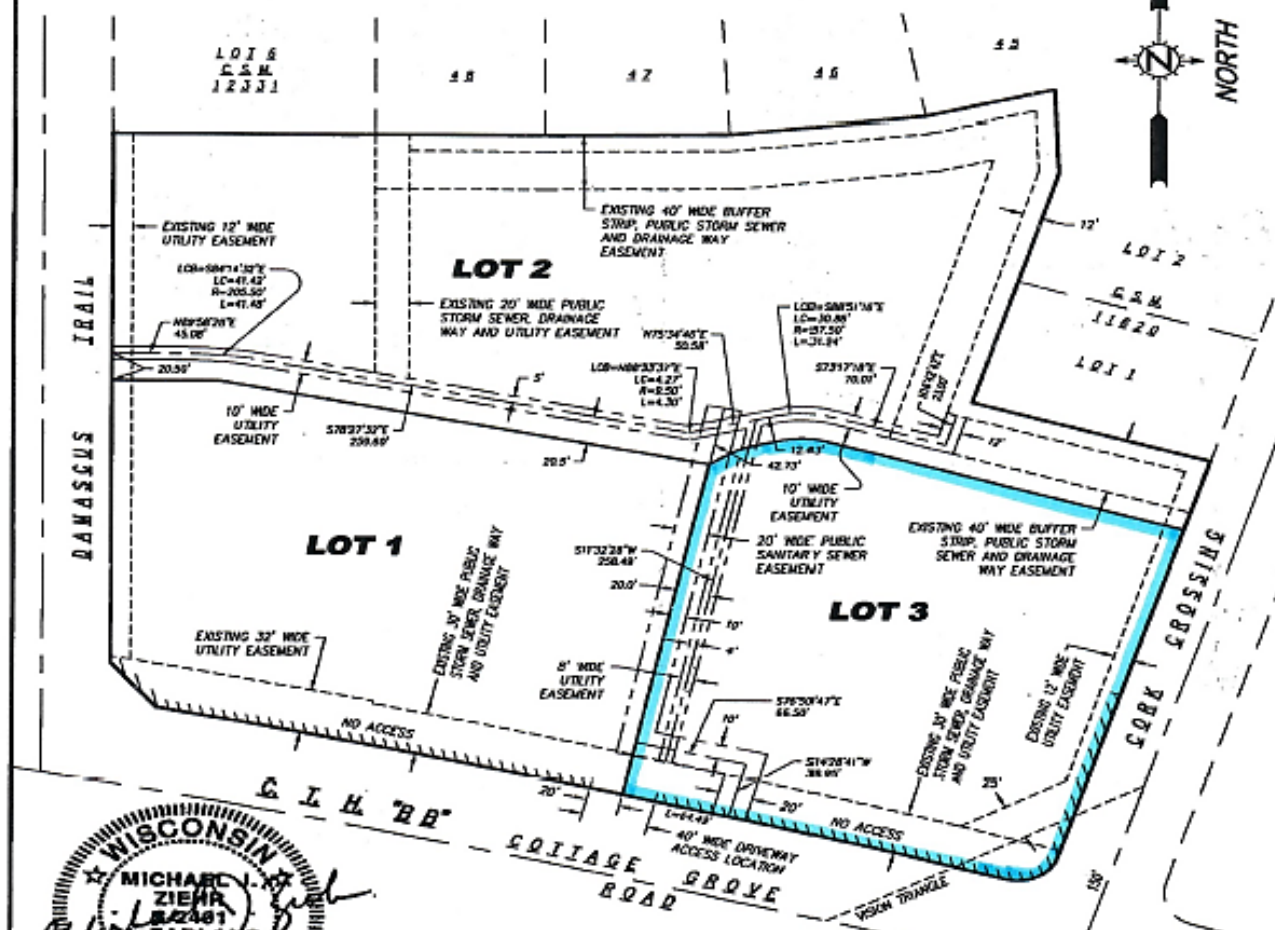
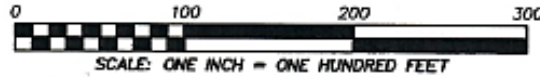
**SHEET 1 OF 5**

# Lot 3, CSM #13103 (Easement Details) For Sale CLS-3

## CERTIFIED SURVEY MAP No. 13103

BEING A DIVISION OF LOT 5, CERTIFIED SURVEY MAP NUMBER 12331, AS RECORDED IN VOLUME 76 OF CERTIFIED SURVEY MAPS, ON PAGES 251 AND 252, AS DOCUMENT NUMBER 4379265, DANE COUNTY REGISTRY AND LOT 44, FIRST ADDITION TO COYLE HIGHLANDS, AS RECORDED IN VOLUME 58-040B OF PLATS, ON PAGES 217-221, AS DOCUMENT NUMBER 3839425, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

NOTE: SEE A SEPARATE RECORDED DOCUMENT FOR INFORMATION REGARDING THE CROSS ACCESS EASEMENTS BENEFITING THE LOTS WITHIN THIS CERTIFIED SURVEY MAP.



### EASEMENT DETAILS

**UTILITY EASEMENT NOTE:**  
UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

C.S.M. No. 13103  
Doc. No. 4766103  
Vol. 84 Page 106

<p><b>SURVEYED FOR:</b> Coyle Holdings, LLC 621 N. Sherman Ave. Suite 817 Madison, WI 53704</p>	<p><b>SURVEYED BY:</b> Snyder &amp; Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 836-0444 www.snyder-associates.com</p>	<p><b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners</p> <p>Plot View: Sheet 2 Drawing Name: P:\PROJECTS\CL\20001\009\CSM\20001-csm.dwg</p>	<p>FN: C0001 DATE: 12-22-10</p> <p>REVISIONS: 12-28-2010 01-17-2011 03-17-2011 05-17-2011</p>	<p><b>SHEET</b> 2 OF 5</p>
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**Sale CLS-4 – 2901 Blue Grass Dr., Stoughton**  
 \$360,000 Sale Price / 46,210 SF = \$7.79/SF  
 6/2023 Sale Date



Location: ~20 Miles South  
 Grantor: RHD Properties, LLC  
 Recorded: Doc. 5923245  
 Verified By: Public Records  
 Verified To: Dustin Dolezalek, WCGA #1808-10  
 Parcel #: 0510-011-8843-2  
 Instrument: Warranty Deed  
 Legal Descr.: Lot 4, 51 West, City of Stoughton, Dane County, Wisconsin  
 Flood Plain: None per FEMA map panel 55025C0636H, dated 9/17/2014  
 Improvements: None  
 Highest & Best Use: Multi-Family

Zoning: PD – Planned Development  
 Grantee: 51 West Development, LLC  
 Conditions of Sale: Negotiated arm’s length  
 Topography: Gently Sloping  
 Site Size: 46,210 SF  
 Date of Sale: 6/5/2023, Recorded  
 Terms: Cash to Seller/Arm’s Length  
 Intended Use: Multi-Family

**Description:** This is another slightly older but relevant sale of a development parcel in the SE Dane County city of Stoughton. The site is located in an expansion area of the city, at its NW periphery, about a block off Highway 51. It’s a straightforward purchase of a low density multi-family development parcel, between the plat’s developer, and a local investor/builder. The plan is for 6 units in a series of 3 duplexes. As it pertains to the subject, this carries relevance based on multi-family being an allowable use under current zoning, on a conditional basis, and is also consistent with Windsor’s future use plan for the property being impacted by the Windsor Rd. street project, which also abuts comparable low density 2-4 unit residential uses. As was the case with CLS-3, this sale would also adjust up some for market growth, since it closed a year ago.

Allocation: \$30,000 Vacant Land



# Enlarged Plat Map

