

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/17/2014	DCPREZ-2014-10754
Public Hearing Date	C.U.P. Number
09/23/2014	

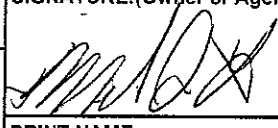
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BEAR TREE FARMS INC	PHONE (with Area Code) (608) 575-0475	AGENT NAME STEVEN PETERSON	PHONE (with Area Code) (608) 575-0475
BILLING ADDRESS (Number & Street) 4052 STATE HIGHWAY 19		ADDRESS (Number & Street) 4052 STATE HIGHWAY 19	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) De Forest, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS buckhntindad@yahoo.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
S Of 4083 Windsor Road					
TOWNSHIP WINDSOR	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0910-283-8002-0					

REASON FOR REZONE	CUP DESCRIPTION
BEAR TREE FARMS PLAT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	R-2 Residence District	100.9		
A-1Ex Exclusive Ag District	R-2 Residence District	44.8		
A-2 Agriculture District	R-2 Residence District	4.0		
A-1Ex Exclusive Ag District	B-1 Local Business District	1.4		
A-3 Agriculture District	RE-1 Recreational District	27.4		
A-1Ex Exclusive Ag District	RE-1 Recreational District	3.2		
A-2 Agriculture District	RE-1 Recreational District	0.7		
A-3 Agriculture District	CO-1 Conservancy District	12.4		
A-1Ex Exclusive Ag District	CO-1 Conservancy District	3.5		
A-2 Agriculture District	R-4 Residence District	5.3		

A-3 Agriculture District	R-4 Residence District	2.3
A-1Ex Exclusive Ag District	R-4 Residence District	21.1

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MLJ</i>	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>MLJ</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MLJ</i>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Michael J. Lawton Agent
				DATE: A 7/17/14



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Bear Tree Farms, Inc., Steven D. Pederson and Statz Farms, Inc.</u>	Agent's Name	<u>Steven D. Pederson</u>
Address	<u>4052 STH 19, DeForest, WI 53532</u>	Address	<u>4052 STH 19, DeForest, WI 53532</u>
Phone	<u>(608) 575-0475</u>	Phone	<u>(608) 575-0475</u>
Email	<u>buckhtindad@yahoo.com</u>	Email	<u>buckhtindad@yahoo.com</u>

Town: Windsor Parcel numbers affected: 0910-283-8002-0, 0910-283-9503-0, 0910-332-8003-0, 0910-284-8601-0, 0910-284-8554-0, 0910-284-9002-0, 0910-331-8502-0, 0910-331-9002-0

Section: 28, 33 Property address or location: South of Windsor Road, west of Terrace Park and Revere Trails, and east of Village of DeForest boundary

Zoning District change: (To / From / # of acres) A-1 EX, A-2 and A-3 (tot. 227.01 ac.) to R-2 (115.34 ac.), R-4 (26.9 ac.), B-1 (1.41 ac.), CO-1(15.84 ac.) and RE-1(31.27

Soil classifications of area (percentages) Class I soils: 2 % Class II soils: 90 % Other: 8 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

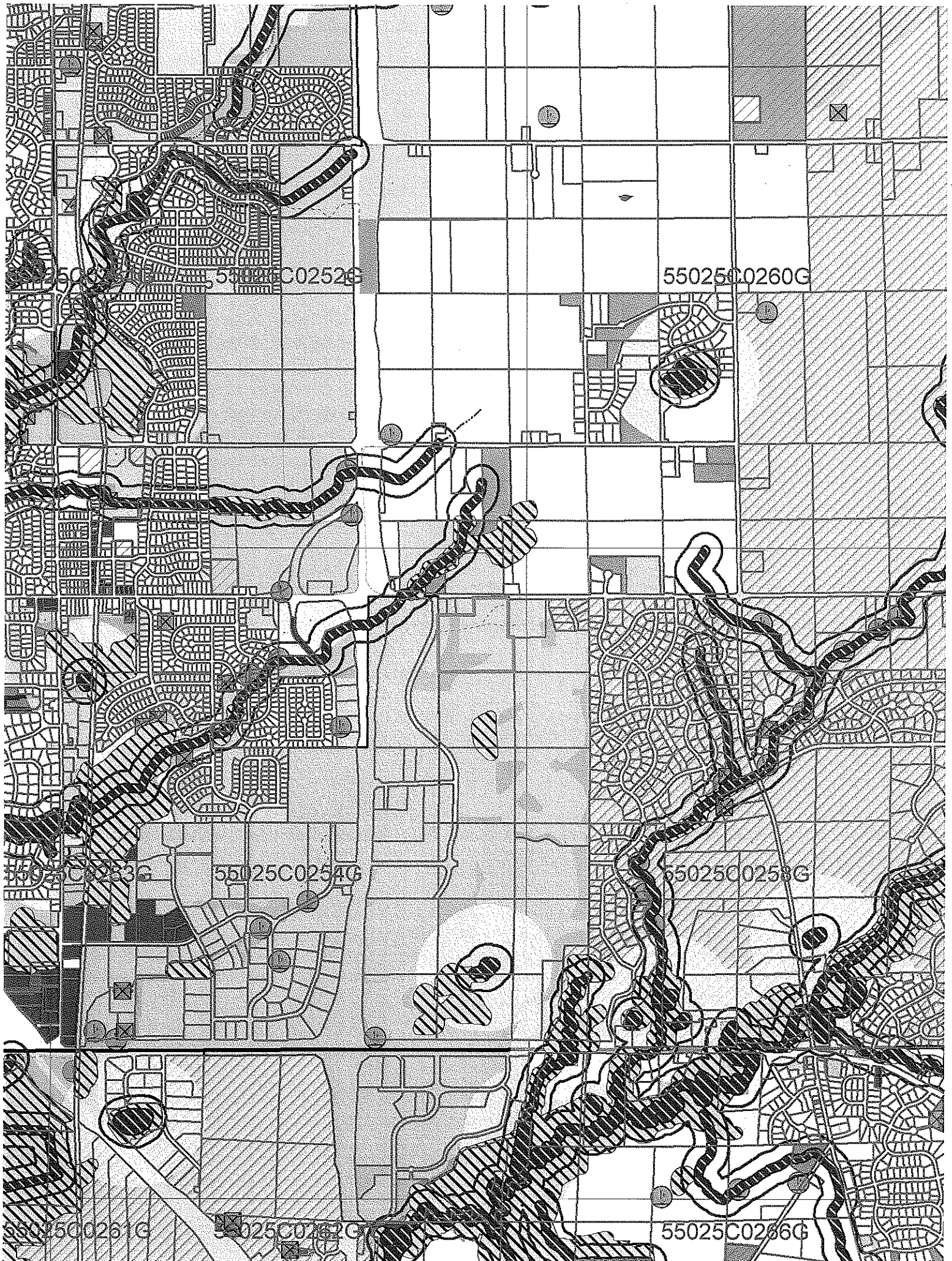
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Creation of the Bear Tree Farms Development in the Town of Windsor, consisting primarily of single family residential lots, and a limited amount of multi-family and senior housing, and one commercial lot. The development will be on public sewer and water service and is in the urban service area of CARPC, and is within the MMSD boundaries. The project is consistent with all adopted plans of County, Town and Village of DeForest. This project is a product of the cooperation between the Village of DeForest and the Town of Windsor. Construction to start in early 2015.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Steven D. Pederson Pres

Date: 07/15/2014



55025C0252G

55025C0252G

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55025C0253G

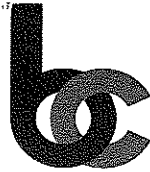
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HAND DELIVERY

July 17, 2014

Mr. Roger Lane
Mr. Daniel Everson
Dane County Zoning
City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

Re: Bear Tree Farms, Town of Windsor, Dane County, Wisconsin

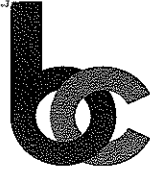
Dear Roger and Dan:

Today we are filing the application for preliminary plat approval and rezoning for the Bear Tree Farms plat in the Town of Windsor, Dane County, Wisconsin. We are requesting that there be a delayed effective date on the zoning change to allow sufficient time to complete and record the final plat for the development, including allowing us to record the final plat in phases if elected by the developer, given the size of the development.

This project, which consists of 227.01 acres, is a planned community of single-family detached homes, senior housing, multi-family housing and one commercial parcel. The entire project will be served by public water and sanitary sewer. We are proposing that the bulk of the plat be zoned in the R-2 classification for the single-family lots, and that the other residential areas for multi-family and senior housing be zoned in the R-4 classification. The parks will be zoned in the RE-1 classification, and the stormwater areas in CO-1 zoning. Lastly, the one business lot will be zoned B-1.

The project includes a significant amount of park and open space land, and also includes the preservation of existing wooded areas on the site. There will also be extensive trails within the plat, as well as trail connections to adjoining areas. The CARPC approval requirements for this plat, as well as local ordinances, require high levels of stormwater infiltration. There will not be any adverse impacts on wetlands or waterways from this project.

The project is bordered in the east by existing residential development in the Terrace Park plats, on the north by Windsor Road with farmland north of that Road, on the south by lands in the Village of DeForest that will be a mixed residential, office/research and commercial area, and on the west by the Village of DeForest lands that will be a mixed use area of multi-family, church and commercial development.



HAND DELIVERY

July 17, 2014

Mr. Roger Lane
Mr. Daniel Everson
Dane County Zoning
City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

Re: Bear Tree Farms, Town of Windsor, Dane County, Wisconsin

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Mr. Roger Lane
Mr. Daniel Everson
Dane County Zoning
July 17, 2014
Page 2

Our proposal is consistent with the cooperative plan that has been developed between the Village of DeForest and the Town of Windsor, and with the Town of Windsor's own comprehensive plan that has been incorporated into the Dane County comprehensive plan. In addition, the land in this proposal has been approved for public sanitary sewer service by the Capital Area Regional Planning Commission through an amendment to the Northern Urban Service Area, and has also been included in the boundaries of the Madison Metropolitan Sewerage District. In addition, the land is also within the boundaries of Windsor Sanitary District No. 1, which provides public water and sanitary sewer service in the Town. The Sanitary District, the Town and the Village of DeForest are parties to a utility agreement providing for utility services for the overall area east of US 51 between STH 19 and Windsor Road.

This proposal has been the product of many years of planning and discussion with the Town of Windsor and the Village of DeForest, and is the result of cooperation that the Town and Village have engaged in during recent years. The land in Bear Tree Farms represents a major part of the tax base that the Town is counting on in future years, as the Town has an aggressive farmland preservation program that will protect farmland north of this proposed development and east of US 51 from development for decades to come.

Our team for this project consists of Steve Pederson and Dwight Ziegler, Bear Tree Farms, Inc., as the developers, with an address of 4052 State Highway 19, DeForest, Wisconsin 53532, telephone 608-575-0475, Tim Schleeper, Vierbicher Associates, the engineer for the project, at 999 Fourier Drive, Madison, Wisconsin 53717, telephone 608-826-0532, Dan Birrenkott, Birrenkott Surveying, the surveyor for the project, at 1677 North Bristol Street, Sun Prairie, Wisconsin 53590, telephone 608-837-7463, and Michael Lawton, Boardman & Clark LLP, attorney for the developer, P.O. Box 927, Madison, Wisconsin 53701, telephone 608-286-7236.

After you have reviewed this application, we will be happy to meet with County staff on this matter and go over any questions that you have, and review any conditions of approval that you may be considering. In the meantime, if you have any questions, please feel free to contact any of us. Thank you for your consideration.

Sincerely,

BOARDMAN & CLARK LLP



Michael J. Lawton
Attorney for Bear Tree Farms, Inc.

mjl/tept



Zoning description (A-3 to R-2):

Part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼, Section 28; part of the Northwest ¼ of the Northeast ¼, part of the Southwest ¼ of the Northeast ¼, and part of the Northeast ¼ of the Northwest ¼, Section 33; all in T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006 and the point of beginning; thence continuing S00°54'28"E, 2054.26 feet along the West line of Terrace Park; thence S00°16'21"W, 14.16 feet; thence S70°27'48"W, 151.70 feet; thence S41°39'54"W, 75.23 feet; thence S85°24'11"W, 255.65 feet; thence S01°52'14"E, 39.16 feet; thence S03°50'57"E, 280.99 feet; thence S80°35'56"W, 121.87 feet; thence S09°24'04"E, 118.92 feet; thence along a curve to the left with a radius of 167.00 feet and a long chord bearing and distance of S18°51'00"E, 54.83 feet; thence along a curve to the left with a radius of 15.00 feet and a long chord bearing and distance of S76°24'08"E, 22.33 feet; thence N55°01'36"E, 7.87 feet; thence along a curve to the right with a radius of 200.73 feet and a long chord bearing and distance of N73°42'27"E, 128.58 feet; thence N24°48'52"E, 102.59 feet; thence S86°50'36"E, 314.11 feet to the West line of CSM No. 5357; thence S00°16'21"W, 780.93 feet along said West line and West line of Lot 1, Terrace Park-Park Addition to the South line thereof; thence S80°03'22"E, 4.46 feet along said South line to the West line of Revere Trails; thence S00°04'16"W, 394.59 feet along said West line; thence S89°43'57"W, 201.02 feet; thence N00°04'25"E, 96.58 feet; thence along a curve to the left with a radius of 334.00 feet and a long chord bearing and distance of N04°00'19"W, 47.52 feet; thence N08°05'03"W, 202.26 feet; thence along a curve to the right with a radius of 466.00 feet and a long chord bearing and distance of N04°00'19"W, 66.29 feet; thence N00°04'25"E, 10.42 feet; thence S86°41'18"W, 94.33 feet; thence N79°56'42"W, 198.69 feet; thence S82°43'12"W, 211.54 feet; thence S88°15'17"W, 258.87 feet; thence S87°14'45"W, 187.68 feet; thence N63°34'48"W, 190.55 feet; thence N49°00'24"E, 162.38 feet; thence along a curve to the right with a radius of 183.00 feet and a long chord bearing and distance of N43°24'44"W, 20.02 feet; thence S49°00'24"W, 158.65 feet; thence N25°56'58"W, 140.36 feet; thence N25°56'58"W, 28.88 feet; thence N04°08'20"E, 169.23 feet; thence N20°04'43"E, 217.13 feet; thence N22°48'19"E, 148.57 feet; thence N34°04'20"E, 255.59 feet; thence N60°55'45"E, 157.25 feet; thence N13°13'44"W, 16.30 feet; thence N87°49'55"W, 86.01 feet; thence N76°06'07"W, 324.66 feet; thence S59°21'44"W, 38.10 feet; thence S59°21'44"W, 6.86 feet; thence S33°48'22"W, 154.02 feet; thence S47°33'09"W, 127.44 feet; thence S63°46'56"W, 153.27 feet; thence N08°28'01"W, 154.06 feet; thence along a curve to the right with a radius of 333.00 feet and a long chord bearing and distance of S73°31'01"W, 20.20 feet; thence S08°28'01"E, 149.93 feet; thence S88°28'42"W, 380.93 feet; thence N00°11'52"W, 140.04 feet; thence N51°11'02"W, 99.86 feet; thence N06°48'49"W, 140.68 feet; thence N02°26'07"W, 128.56 feet; thence S89°47'16"E, 956.51 feet to the West line of said Southeast ¼; thence N01°00'59"W, 179.84 feet along said West; thence S76°40'59"E, 128.08 feet; thence S08°38'26"W, 139.95 feet; thence S76°06'07"E, 20.08 feet; thence N08°38'26"E, 140.15 feet; thence S76°24'54"E, 30.00 feet; thence N00°00'00"E, 131.85 feet; thence N03°35'31"E, 614.87 feet; thence S61°47'03"W, 252.20 feet to the West line of said Southeast ¼; thence N01°00'59"W, 231.61 feet along said West line; thence N61°47'03"E, 46.28 feet; thence along a curve to the left with a radius of 15.00 feet and a long chord bearing and distance of N19°48'02"E, 20.07 feet; thence along a curve to the right with a radius of 433.00 feet and a long chord bearing and distance of N13°52'40"W, 125.10 feet; thence S88°54'55"W, 20.45 feet to the

West line of said Southeast $\frac{1}{4}$; thence N01°00'59"W, 773.25 feet along said West line to the South line of CSM No. 11197; thence N89°52'23"E, 531.17 feet along said South line; thence along a curve to the left with a radius of 317.00 feet and a long chord bearing and distance of S80°32'53"E, 113.58 feet; thence N89°07'55"E, 95.13 feet; thence N02°11'52"W, 139.92 feet; thence N89°07'23"E, 590.47 feet to the point of beginning; Containing 100.9 acres.

Zoning description (A-1(Ex) to R-2):

Part of the Northeast ¼ of the Southwest ¼ and part of the Southeast ¼ of the Southwest ¼, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S84°38'15"W, 1423.38 feet to the Southwest corner of CSM No. 11197 and the point of beginning; thence N89°52'23"E, 93.79 feet along said South line to the East line of said Southwest ¼; thence S01°00'59"E, 773.25 feet along said East line; thence S88°54'55"W, 80.63 feet; thence N11°16'38"W, 223.53 feet; thence N00°52'05"W, 258.27 feet; thence N67°07'32"W, 56.41 feet; thence S31°14'12"W, 136.87 feet; thence S42°22'12"W, 128.14 feet; thence N42°14'50"W, 150.00 feet; thence along a curve to the right with a radius of 533.00 feet and a long chord bearing and distance of S49°21'56"W, 30.00 feet; thence S39°01'19"E, 150.00 feet; thence S55°49'17"W, 115.33 feet; thence S65°30'27"W, 115.33 feet; thence S19°38'58"E, 27.25 feet; thence N88°59'17"E, 205.75 feet; thence S75°05'55"E, 91.50 feet; thence S38°47'38"E, 57.45 feet; thence S22°16'09"W, 98.09 feet; thence along a curve to the right with a radius of 253.00 feet and a long chord bearing and distance of S47°58'24"E, 171.05 feet; thence S28°12'57"E, 64.52 feet; thence along a curve to the left with a radius of 15.00 feet and a long chord bearing and distance of S73°12'57"E, 21.21 feet ; thence N61°47'03"E, 102.08 feet to the East line of said Southwest ¼; thence S01°00'59"E, 231.61 feet along said East line; thence S61°47'03"W, 95.51 feet; thence S60°15'26"W, 92.60 feet; thence S36°25'34"W, 209.73 feet; thence S15°54'38"W, 96.67 feet; thence S05°53'51"W, 222.08 feet; thence S45°13'32"E, 32.22 feet; thence N80°12'10"E, 118.47 feet; thence N88°59'27"E, 159.87 feet; thence S76°40'59"E, 50.70 feet to the East line of said Southwest ¼; thence S01°00'59"E, 179.84 feet along said East line to the South line of said Southwest ¼; thence N89°47'16"W, 956.51 feet along said South line; thence N02°26'07"W, 11.44 feet; thence S87°33'53"W, 38.77 feet; thence along a curve to the left with a radius of 227.00 feet and a long chord bearing and distance of S80°24'22"W, 56.57 feet; thence N89°47'16"W, 130.74 feet; thence N49°51'48"E, 9.54 feet; thence along a curve to the right with a radius of 293.00 feet and a long chord bearing and distance of N56°46'20"E, 70.49 feet; thence along a curve to the left with a radius of 15.00 feet and a long chord bearing and distance of N23°09'51"E, 19.49 feet; thence N17°21'11"W, 232.15 feet; thence along a curve to the right with a radius of 233.00 feet and a long chord bearing and distance of N09°37'30"W, 62.66 feet; thence along a curve to the left with a radius of 15.00 feet and a long chord bearing and distance of N46°27'16"W, 21.05 feet; thence S88°59'17"W, 52.06 feet; thence along a curve to the left with a radius of 200.00 feet and a long chord bearing and distance of S78°17'19"W, 74.26 feet to the West line of said Southwest ¼; thence N01°00'24"W, 1119.55 feet along said West line; thence S70°04'37"E, 189.28 feet; thence along a curve to the right with a radius of 183.00 feet and a long chord bearing and distance of N58°52'10"E, 142.44 feet; thence N01°00'24"W, 131.45 feet; thence N88°59'17"E, 89.83 feet; thence N88°59'17"E, 90.00 feet; thence N87°47'04"E, 95.80 feet; thence N75°57'36"E, 79.38 feet; thence N62°25'58"E, 79.38 feet; thence N48°54'20"E, 79.38 feet; thence N35°22'43"E, 79.38 feet; thence S61°23'06"E, 130.00 feet; thence along a curve to the left with a radius of 467.00 feet and a long chord bearing and distance of N14°14'39"E, 231.82 feet; thence N00°07'37"W, 357.10 feet; thence N89°52'23"E, 223.72 feet to the West line of CSM No. 11197; thence S00°06'18"W, 377.45 feet along said West line to the point of beginning; Containing 44.8 acres.

Zoning description (A-2 to R-2):

Part of the Certified Survey Map No. 11197, being part of the Northwest ¼ of the Southwest ¼, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S84°38'15"W, 1423.38 feet to the Southwest corner of CSM No. 11197 and the point of beginning; thence N00°06'18"E, 377.45 feet along the West line of said CSM No. 11197; thence N89°52'23"E, 114.96 feet; thence along a curve to the right with a radius of 353.00 feet and a long chord bearing and distance of S82°07'37"E, 98.26 feet; thence N15°59'41"E, 150.71 feet; thence S65°52'59"E, 142.14 feet; thence S32°14'22"W, 150.47 feet; thence along a curve to the right with a radius of 353.00 feet and a long chord bearing and distance of S44°15'14"E, 166.68 feet; thence S30°35'54"E, 76.74 feet; thence along a curve to the left with a radius of 317.00 feet and a long chord bearing and distance of S50°24'48"E, 214.92 feet to the South line of said CSM No. 11197; thence S89°52'23"W, 624.96 feet along said South line to the point of beginning; Containing 4.0 acres.

Zoning description (A-1(Ex) to B-1):

Part of the Northeast ¼ of the Southwest ¼, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence N84°28'51"W, 2664.14 feet to the intersection of the West line of said Southwest ¼ and the Westerly extension of the South line of CSM No. 1257 and the point of beginning; thence N89°51'27"E, 264.23 feet along said extension and South line; thence S00°11'37"E, 234.98 feet; thence S90°00'00"W, 260.91 feet to the West line of said Southwest ¼; thence N01°00'24"W, 234.36 feet along said West line to the point of beginning; Containing 1.4 acres.

Zoning description (A-3 to RE-1):

Part of the Southwest ¼ of the Southeast ¼, Section 28; part of the Northwest ¼ of the Northeast ¼, part of the Southwest ¼ of the Northeast ¼, and part of the Northeast ¼ of the Northwest ¼, Section 33; all in T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence continuing S00°54'28"E, 2054.26 feet along the West line of Terrace Park; thence continuing along said West line S00°16'21"W, 14.16 feet to the point of beginning; thence continuing along said West line and the West line of CSM No. 5357 and the West line of Terrace Park-Park Addition S00°16'21"W, 780.93 feet to the South line of said Terrace Park-Park Addition; thence S80°03'22"E, 4.46 feet along said South line to the West line of Revere Trails; thence S00°04'16"W, 394.59 feet along said West line; S89°43'57"W, 201.02 feet; thence S89°43'57"W, 322.73 feet; thence N60°06'30"W, 219.86 feet; thence N80°51'17"W, 58.91 feet; thence S70°19'36"W, 140.00 feet; thence N89°06'33"W, 91.09 feet; thence N68°47'10"W, 185.98 feet; thence S89°42'37"W, 154.41 feet; thence N00°08'07"E, 252.04 feet; thence S89°57'32"W, 994.66 feet to the East right of way line of Pederson Crossing Boulevard; thence along said right of way line N00°15'40"E, 791.77 feet; thence continuing along said right of way line along a curve to the left with a radius of 760.00 feet and a long chord bearing and distance of N01°35'17"W, 49.05 feet; thence N86°32'55"E, 139.96 feet; thence N88°28'42"E, 380.93 feet; thence N08°28'01"W, 149.93 feet; thence along a curve to the left with a radius of 333.00 feet, and a long chord bearing and distance of N73°31'01"E, 20.20 feet; thence N24°11'46"E, 2451.09 feet to the Southeast corner of CSM No. 11197; thence N00°07'37"W, 248.96 feet; thence N60°05'21"E, 128.40 feet; to the Westerly line of CSM No. 11425; thence S17°50'27"E, 200.07 feet along said Westerly line; thence S02°11'52"E, 139.92 feet; thence S89°07'55"W, 95.13 feet; thence along a curve to the right with a radius of 317.00 feet, and a long chord bearing and distance of N80°32'53"W, 113.58 feet to the South line of said CSM No. 11197; thence N89°52'23"E, 29.75 feet along said South line to the said Southeast corner; thence S24°11'46"W, 2451.09 feet; thence S08°28'01"E, 154.06 feet; thence S32°00'44"E, 93.39 feet; thence S46°06'51"E, 147.44 feet; thence S37°38'47"W, 164.76 feet; thence S17°14'22"W, 132.10 feet; thence S05°59'39"E, 130.07 feet; thence S29°49'19"E, 271.52 feet; thence S83°21'47"E, 289.33 feet to the East line of said Northwest ¼; thence N00°08'30"E, 1293.22 feet along said East line to the South line of said Southeast ¼; thence N01°00'44"W, 995.28 feet along the West line of Southeast ¼; thence continuing along said West line N01°00'59"W, 161.84 feet; thence N88°54'55"E, 20.45 feet; thence along a curve to the left with a radius of 433.00 feet and a long chord bearing and distance of S13°52'40"E, 125.10 feet; thence along a curve to the to the right with a radius of 15.00 feet, and a long chord bearing and distance of S19°48'02"W, 20.07 feet; thence S61°47'03"W, 46.28 feet to said West line of the Southeast ¼; thence S01°00'59"E, 995.28 feet along said West line to the North line of said Northwest ¼; thence S00°08'30"W, 1293.22 feet along the East line of said Northwest ¼; thence S83°21'47"E, 32.26 feet; thence S00°03'42"E, 175.37 feet; thence N32°02'41"E, 202.05 feet; thence N87°14'45"E, 187.68 feet; thence N88°15'17"E, 258.87 feet; thence N82°43'12"E, 211.54 feet; thence S79°56'42"E, 198.69 feet; thence N86°41'18"E, 94.33 feet; thence S00°04'25"W, 10.42 feet; thence along a curve to the left with a radius of 466.00 feet and a long chord bearing and distance of S04°00'19"E, 66.29 feet; thence S08°05'03"E, 202.26 feet; thence along a curve to the right with a radius of 334.00 feet and a long chord bearing and distance of S04°00'19"E, 47.52 feet; thence S00°04'25"W, 96.58 feet; thence N89°43'57"E, 201.02 feet to the West line of

Revere Trails; thence N00°04'16"E, 394.59 feet along said West line to the South line of said Terrace Park-Park Addition; thence N80°03'22"W, 4.46 feet along said South line to the West line of said Terrace Park-Park Addition; thence N00°16'21"E, 780.93 feet along said West line and the West line of CSM No. 5357; thence N86°50'36"W, 314.11 feet; thence S24°48'52"W, 102.59 feet; thence along a curve to the left with a radius of 196.00 feet and a long chord bearing and distance of S73°42'27"W, 128.58 feet; thence S55°01'36"W, 7.87 feet; thence along a curve to the right with a radius of 14.89 feet and a long chord bearing and distance of N76°24'08"W, 22.33 feet; thence along a curve to the right with a radius of 175.62 feet and a long chord bearing and distance of N18°51'00"W, 54.83 feet; thence N09°24'04"W, 118.92 feet; thence N80°35'56"E, 121.87 feet; thence N03°50'57"W, 280.99 feet; thence N01°52'14"W, 39.16 feet; thence N85°24'11"E, 255.65 feet; thence N41°39'54"E, 75.23 feet; thence N70°27'48"E, 151.70 feet to the said West line of Terrace Park and the point of beginning; Containing 27.4 acres.

Zoning description (A-1(Ex) to RE-1):

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S55°19'35"W, 1592.45 feet to a point on the East line of said Southwest $\frac{1}{4}$ and the point of beginning; thence S01°00'59"E, 161.84 feet along said East line; thence S61°47'03"W, 102.08 feet; thence along a curve to the right with a radius of 15.00 feet and a long chord bearing and distance of N73°12'57"W, 21.21 feet; thence N28°12'57"W, 64.52 feet; thence along a curve to the left with a radius of 253.00 feet and a long chord bearing and distance of N47°58'24"W, 171.05 feet; thence N22°16'09"E, 98.09 feet; thence N38°47'38"W, 57.45 feet; thence N75°05'55"W, 91.50 feet; thence S88°59'17"W, 205.75 feet; thence N19°38'58"W, 27.25 feet; thence N65°30'27"E, 115.33 feet; thence N55°49'17"E, 115.33 feet; thence N39°01'19"W, 150.00 feet; thence along a curve to the left with a radius of 533.00 feet and a long chord bearing and distance of N49°21'56"E, 30.00 feet; thence S42°14'50"E, 150.00 feet; thence N42°22'12"E, 128.14 feet; thence N31°14'12"E, 136.87 feet; thence S67°07'32"E, 56.41 feet; thence S00°52'05"E, 258.27 feet; thence S11°16'38"E, 223.53 feet; thence N88°54'55"E, 80.63 feet to said East line and the point of beginning; Containing 3.2 acres.

Zoning description (A-2 to RE-1):

Part of the Certified Survey Map No. 11197, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S80°12'31"W, 773.71 feet to the Southeast corner of CSM No. 11197 and the point of beginning; thence S89°52'23"W, 29.75 feet along said South line; thence along a curve to the right with a radius of 317.00 feet and a long chord bearing and distance of N50°24'48"W, 214.92 feet; thence N60°05'21"E, 224.76 feet to the East line of said CSM No. 11197; thence S00°07'37"E, 248.96 feet along said East line to the point of beginning; Containing 0.7 acres.

Zoning description (A-3 to CO-1):

Part of the Southwest ¼ of the Southeast ¼, Section 28; part of the Northwest ¼ of the Northeast ¼, part of the Southwest ¼ of the Northeast ¼, and part of the Northeast ¼ of the Northwest ¼, Section 33; all in T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East ¼ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast ¼ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S42°28'31"W, 1599.99 feet to the point of beginning; thence S03°35'31"W, 614.87 feet; thence S00°00'00"W, 131.85 feet; thence N76°24'54"W, 30.00 feet; thence S08°38'26"W, 140.15 feet; thence N76°06'07"W, 20.08 feet; thence N08°38'26"E, 139.95 feet; thence N76°40'59"W, 128.08 feet to the West line of said Southeast ¼; thence S01°00'59"E, 178.46 feet along said West line to the Northeast corner of said Northwest ¼; thence S00°09'54"W, 176.66 feet along the East line of said Northwest ¼; thence S76°06'07"E, 222.86 feet; thence S87°49'55"E, 86.01 feet; thence S13°13'44"E, 16.30 feet; thence S60°55'45"W, 157.25 feet; thence S34°04'20"W, 255.59 feet; thence S22°48'19"W, 148.57 feet; thence S20°04'43"W, 217.13 feet; thence S04°08'20"W, 169.23 feet; thence S25°56'58"E, 169.23 feet; thence N49°00'24"E, 158.65 feet; thence along a curve to the left with a radius of 183.00 feet and a long chord bearing and distance of S43°24'44"E, 20.02 feet; thence S49°00'24"W, 162.38 feet; thence S63°34'48"E, 190.55 feet; thence S32°02'41"W, 202.05 feet; thence N00°03'42"W, 175.37 feet; thence N83°21'47"W, 321.59 feet; thence N29°49'19"W, 271.52 feet; thence N05°59'39"W, 130.07 feet; thence N17°14'22"E, 132.10 feet; thence N37°38'47"E, 164.76 feet; thence N46°06'51"W, 147.44 feet; thence N32°00'44"W, 93.39 feet; thence N63°46'56"E, 153.27 feet; thence N47°33'09"E, 127.44 feet; thence N33°48'22"E, 154.02 feet; thence N59°21'44"E, 44.96 feet; thence S76°06'07"E, 101.80 feet to the East line of said Northwest ¼; thence N00°09'54"E, 176.66 feet along said East line to the Southwest corner of said Southeast ¼; thence N01°00'59"W, 178.46 feet along the West line of said Southeast ¼; thence continuing along said West line N01°00'59"W, 585.21 feet; thence N61°47'03"E, 252.20 feet to the point of beginning; Containing 12.4 acres.

Zoning description (A-1(Ex) to CO-1):

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence S45°04'23"W, 1839.89 feet to a point on the East line of said Southwest $\frac{1}{4}$ and the point of beginning; thence S01°00'59"E, 585.21 feet along said East line; thence N76°40'59"W, 50.70 feet; thence S88°59'27"W, 159.87 feet; thence S80°12'10"W, 118.47 feet; thence N45°13'32"W, 32.22 feet; thence N05°53'51"E, 222.08 feet; thence N15°54'38"E, 96.67 feet; thence N36°25'34"E, 209.73 feet; thence N60°15'26"E, 92.60 feet; thence N61°47'03"E, 95.51 feet to said East line and the point of beginning; Containing 3.5 acres.

Zoning description (A-2 to R-4):

Part of Certified Survey Map No. 11197, being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence N54°49'12"W, 934.64 feet to the Northeast corner of Lot 1 of said CSM No. 11197; thence S00°07'37"E, 421.10 feet along the East line of said Lot 1; thence S60°05'21"W, 224.76 feet; thence N30°35'54"W, 76.74 feet; thence along a curve to the left with a radius of 353.00 feet and a long chord bearing and distance of N44°15'14"W, 166.68 feet; thence N32°14'22"E, 150.47 feet; thence N65°52'59"W, 142.14 feet; thence S15°59'41"W, 150.71 feet; thence along a curve to the left with a radius of 353.00 feet and a long chord bearing and distance of N82°07'37"W, 98.26 feet; thence S89°52'23"W, 114.96 feet; thence N00°06'18"E, 292.62 feet to the South right of way line of Windsor; thence N89°52'23"E, 652.00 feet along said right of way line and the point of beginning; Containing 5.3 acres.

Zoning description (A-3 to R-4):

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 28 and part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 33, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence N54°49'12"W, 934.64 feet to the Northeast corner of Lot 1 of said CSM No. 11197; thence N89°52'23"E, 41.66 feet along the South right of way line of Windsor Road to the Westerly line of CSM No. 11425; thence S00°16'34"E, 140.00 feet along said Westerly line; thence continuing along said Westerly line S17°50'27"E, 228.14 feet; thence S60°05'21"W, 128.40 feet to the East line of CSM No. 11197; thence N00°07'37"W, 421.10 feet along said East line to the South right of way line of Windsor Road; thence S29°41'06"W, 2991.86 feet to the North line of said Northwest $\frac{1}{4}$; thence S02°26'07"E, 128.56 feet; thence S06°48'49"E, 140.68 feet; thence S51°11'02"E, 99.86 feet; thence S00°11'52"E, 140.04 feet; thence S86°32'55"W, 139.96 feet to the Easterly right of way line of Pederson Crossing Boulevard; thence along said right of way line along a curve to the left with a radius of 760.00 feet and a long chord bearing and distance of N23°36'00"W, 523.93 feet to the North line of said Northwest $\frac{1}{4}$; thence S89°47'16"E, 249.02 feet along said North line; thence N29°41'06"E, 2991.86 feet to the Northeast corner of Lot 1 of said CSM No. 11197 and the point of beginning; Containing 2.3 acres.

Zoning description (A-1(Ex) to R-4):

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 28, T9N, R10E, Town of Windsor, Dane County, described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast $\frac{1}{4}$ to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006; thence N69°13'44"W, 1514.35 feet to the Northwest corner of Lot 1, CSM No. 11197; thence S00°06'18"W, 292.62 feet along the West line of said CSM No. 11197; thence S89°52'23"W, 223.72 feet; thence S00°07'37"E, 357.10 feet; thence along a curve to the right with a radius of 467.00 feet and a long chord bearing and distance of S14°14'39"W, 231.82 feet; thence N61°23'06"W, 130.00 feet; thence S35°22'43"W, 79.38 feet; thence S48°54'20"W, 79.38 feet; thence S62°25'58"W, 79.38 feet; thence S75°57'36"W, 79.38 feet; thence S87°47'04"W, 95.80 feet; thence S88°59'17"W, 90.00 feet; thence S88°59'17"W, 89.83 feet; thence S01°00'24"E, 131.45 feet; thence along a curve to the left with a radius of 183.00 feet, and a long chord bearing and distance of S58°52'10"W, 142.44 feet; thence N70°04'37"W, 189.28 feet; thence S01°00'24"E, 1119.55 feet to the Easterly right of way line of Pederson Crossing Boulevard; thence along said right of way line along a curve to the right with a radius of 200.00 feet and a long chord bearing and distance of N78°17'19"E, 74.26 feet; thence N88°59'17"E, 52.06 feet; thence along a curve to the right with a radius of 15.00 feet and a long chord bearing and distance of S46°27'16"E, 21.05 feet; thence along a curve to the left with a radius of 233.00 feet and a long chord bearing and distance of S09°37'30"E, 62.66 feet; thence S17°21'11"E, 232.15 feet; thence along a curve to the right with a radius of 15.00 feet and a long chord bearing and distance of S23°09'51"W, 19.49 feet; to the left with a radius of 293.00 feet and a long chord bearing and distance of S56°46'20"W, 70.49 feet; thence S49°51'48"W, 9.54 feet; thence S89°47'16"E, 130.74 feet; thence along a curve to the right with a radius of 227.00 feet, and a long chord bearing and distance of N80°24'22"E, 56.57 feet; thence N87°33'53"E, 38.77 feet; thence S02°26'07"E, 11.44 feet to the South line of said Southwest $\frac{1}{4}$; thence N89°47'16"W, 249.02 feet along said North line to the Easterly right of way line of Pederson Crossing Boulevard; thence along a curve to the left with a radius of 1714.72 feet and a long chord bearing and distance of N48°13'36"W, 158.69 feet to the West line of said Southwest $\frac{1}{4}$; thence N01°00'24"W, 1976.30 feet along said West line; thence N90°00'00"E, 260.91 feet; thence N00°11'37"W, 234.98 feet to the South line of CSM No. 1257; thence N89°51'27"E, 29.35 feet along said South line; thence N89°48'15"E, 331.45 feet; thence N00°04'44"W, 327.59 feet to the North line of said Southwest $\frac{1}{4}$; thence N89°52'23"E, 611.17 feet along said North line; thence S00°07'49"E, 50.00 feet to the South right of way line of Windsor Road and the point of beginning; Containing 21.1 acres.

BEAR TREE FARMS

R-2

A-3 TO R-2	100.9 Ac.
A-1(Ex) TO R-2	44.8 Ac.
A-2 TO R-2	<u>4.0 Ac.</u>
	149.7 Ac.

B-1

A-1(Ex) TO B1	1.4 Ac.
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RE-1

A-3 TO RE-1	27.4 Ac.
A-1(Ex) TO RE-1	3.2 Ac.
A-2 TO RE-1	<u>0.7 Ac.</u>
	31.3 Ac.

CO-1

A-3 TO CO-1	12.4 Ac.
A-1(Ex) TO CO-1	<u>3.5 Ac.</u>
	15.9 Ac.

R-4

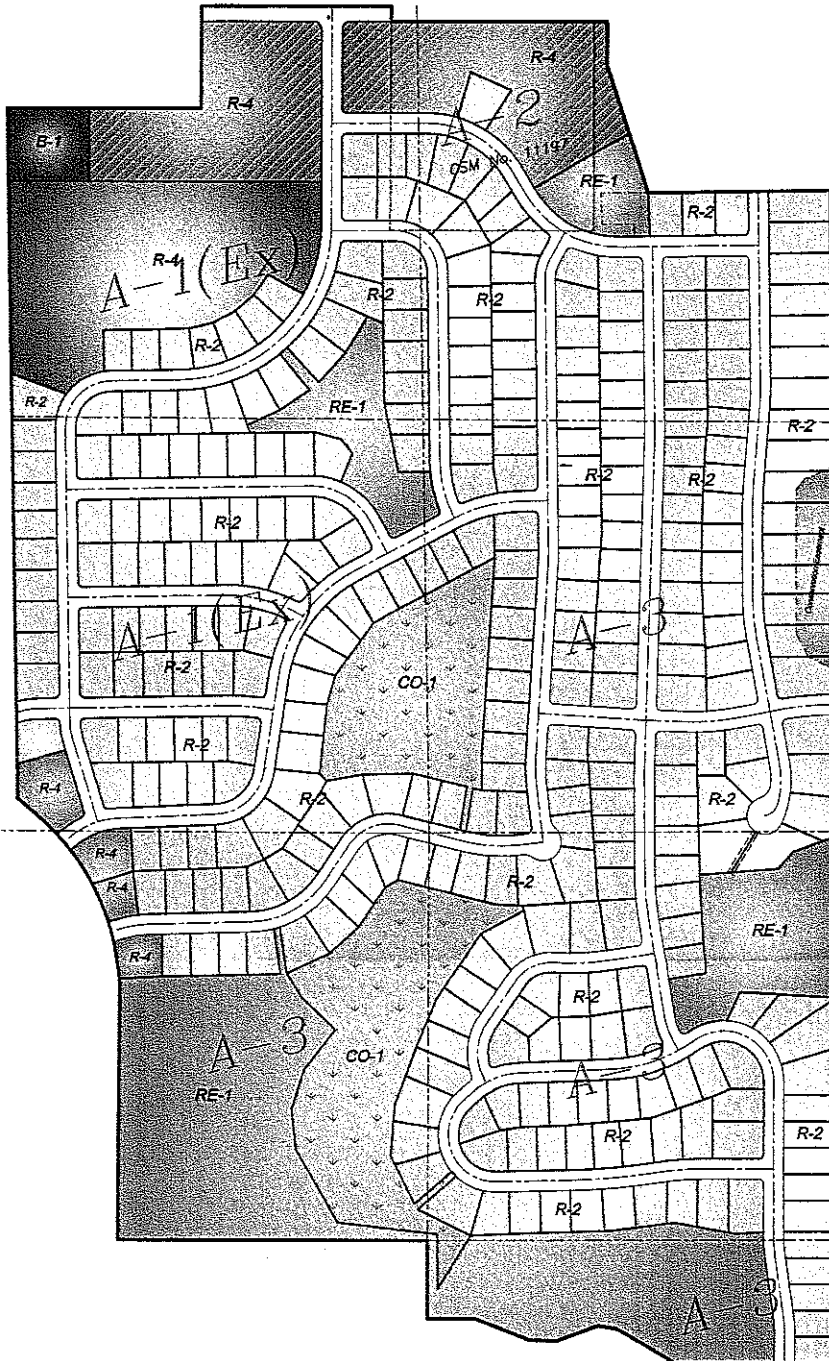
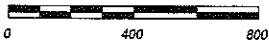
A-2 TO R-4	5.3 Ac.
A-3 TO R-4	2.3 Ac.
A-1(Ex) TO R-4	<u>21.1 Ac.</u>
	28.7

TOTAL 227.0 Ac.

BEAR TREE FARMS

Proposed Zoning

July 17, 2014



Proposed Zoning Classifications:		R-2	R-4	R-4	R-4	B-1	RE-1	CO-1	
A-3 CURRENT DANE COUNTY ZONING		Single Family	Senior Housing	Multi-family	Multi-family	Commercial/Relig.	Park	Storm water Mgmt.	Total
	2014	Acres	149.7	28.7		1.4	31.3	15.9	227.0