

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/19/2013	DCPREZ-2013-10649
Public Hearing Date	C.U.P. Number
02/25/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WINDSOR GOLF VENTURES INC	PHONE (with Area Code) (608) 846-1531	AGENT NAME PAULSON & ASSOCIATES, LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 6592 LAKE RD STE D		ADDRESS (Number & Street) 136 HOLUM STREET	
(City, State, Zip) WINDSOR, WI 53598		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS TGOTZION@DCROBINS.COM		E-MAIL ADDRESS DAN@PAULSONLLC.NET	

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	
4628 GOLF DRIVE				4628 GOLF DRIVE	
TOWNSHIP WINDSOR	SECTION 30	TOWNSHIP Windsor	SECTION 31	TOWNSHIP WINDSOR	SECTION 30
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0910-304-9280-8		0910-311-8501-3		0910-304-9652-0	

REASON FOR REZONE	CUP DESCRIPTION
CREATING THIRTEEN RESIDENTIAL LOTS AND DEDICATING A PARK TO THE PUBLIC <i>& one lot csm</i>	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RE-1 Recreational District	R-1 Residence District	7.36		
RE-1 Recreational District	R-3A Residence District	1.07		
A-1Ex Exclusive Ag District	R-1 Residence District	.25		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE: (Owner or Agent) <i>Daniel A. Paulson</i>
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Daniel A. Paulson

COMMENTS: CREATING THIRTEEN RESIDENTIAL LOTS AND DEDICATING A PARK TO THE PUBLIC

DATE: 12-19-13



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>Windsor Golf Ventures INC (Tim Gotzion, President)</u>	Agent's Name	<u>Paulson & Associates, LLC Daniel A. Paulson</u>
Address	<u>6592 Windsor Road</u> <u>Windsor, WI 53598</u>	Address	<u>136 Wolum Street</u> <u>DeForest, WI 53532</u>
Phone	<u>(608) 846-1531</u>	Phone	<u>(608) 846-2523</u>
Email	<u>tgotzion@dicrobins.com</u>	Email	<u>Dan@PaulsonLLC.net</u>

Town: Windsor Parcel numbers affected: 0910-304-9652-0 & 0910-304-9280-8 + 0910-311-8501-3

Section: 30 Property address or location: Lake Windsor Golf Course

Zoning District change: (To / From / # of acres) RE-1 to R-1 = 7.36 acres & RE-1 to R-3A = 1.07 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 65 % Other: 35 %

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:

To create two R-3A Lots and 11 R-1 Lots and also creating a park to be dedicated to the public

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

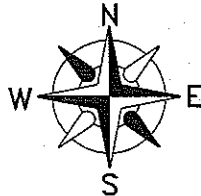
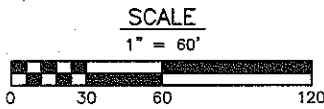
Submitted By: Daniel A. Paulson

Date: 12/19/2013

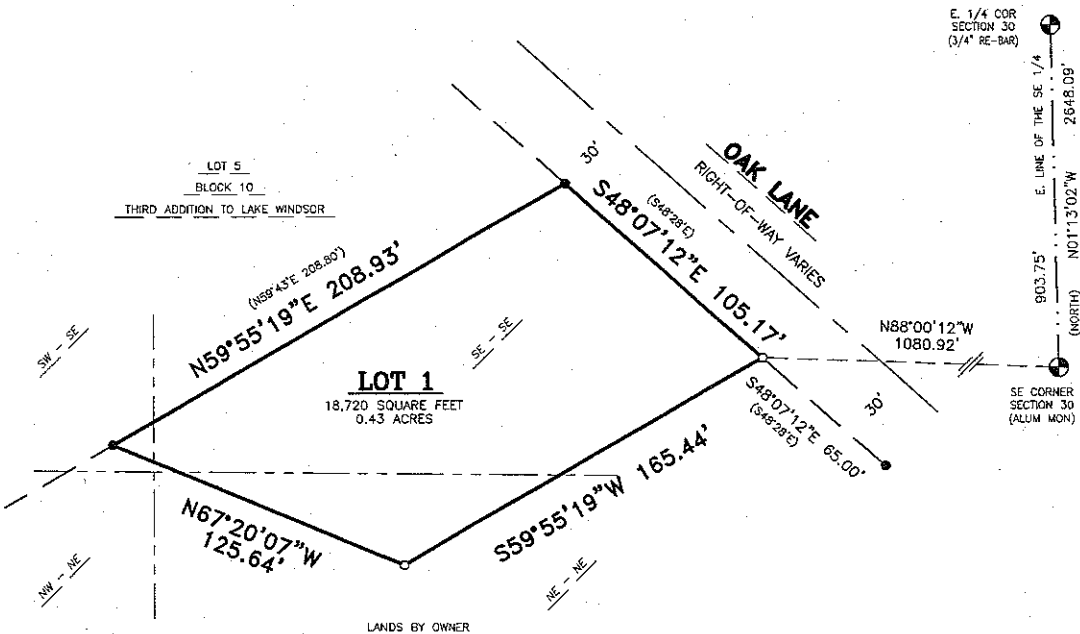
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4,
SECTION 30 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T.09N., R.10E.,
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____



BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4
IS RECORDED TO BEAR N01°13'02"W.



OWNER/SUBDIVIDER
WINDSOR GOLF VENTURES, INC
TIMOTHY W. GOTZION, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 WEST HOLM STREET
DEFOREST, WI 53532

LEGEND

- DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 1-1/4" ROUND IRON RE-BAR (FOUND)
- APPROXIMATE "40" LINE

NOTES:

- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



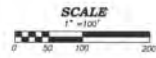
NUMBER	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1	44°44'20" (644)	210.00	N69°30'51"E (106170)	159.84 (108.71)	163.98	PC: N44°19'41"E PT: N89°01'01"E
C2	12°47'44" (779)	1619.22	N84°56'53"E (104302)	360.86 (246.89)	361.61	PC: S89°29'15"E PT: S19°23'07"E
C3	82°14'46" (1019)	95.20	N39°52'50"E (104302)	125.22 (116.83)	136.66	PC: N61°00'37"E PT: N61°14'37"E
C4	45°07'44" (1019)	213.00	N66°27'10"E (104302)	163.47 (116.83)	167.77	PC: N45°53'19"E PT: N89°01'01"E
LOT 13	10°19'30"	213.00	N49°03'03"E (104302)	38.33	38.38	PC: N45°53'19"E PT: N89°01'01"E
LOT 12	17°10'16"	213.00	N82°47'58"E (104302)	64.60	63.63	PC: N45°53'19"E PT: N89°01'01"E
LOT 11	17°37'58"	213.00	N82°12'03"E (104302)	65.25	65.55	PC: N45°53'19"E PT: N89°01'01"E
C5	12°47'58" (1019)	1616.22	N84°45'53"E (104302)	360.05 (246.89)	361.05	PC: S89°29'15"E PT: S19°23'07"E
LOT 9	04°33'04"	1616.22	N89°04'20"E (104302)	128.36	128.38	PC: S89°29'15"E PT: S19°23'07"E
LOT 8	00°29'40"	1616.22	N84°02'38"E (104302)	154.92	154.98	PC: S89°29'15"E PT: S19°23'07"E
LOT 7	02°45'14"	1616.22	N79°55'31"E (104302)	77.69	77.69	PC: N81°18'08"E PT: N81°02'38"E
C6	82°17'08" (1019)	92.20	N39°54'02"E (104302)	121.32 (116.83)	132.41	PC: N61°14'37"E PT: N61°14'37"E

REZONING MAP FOR WINDSOR BLUE

LOCATED IN PART OF SW1/4-SE1/4, AND THE SE1/4-SE1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DADE COUNTY, WISCONSIN.

LEGEND

- DANE COUNTY ALUMINUM MONUMENT (FOUNDED) (UNLESS NOTED)
- RECORDED AS* INFORMATION
- 100-HP FLOODPLAIN BOUNDARY (DAWD #8) PER FEMA FIRM NO. 55025C0253A, PRELIMINARY MAP DATE MAY 17, 2015.
- FUTURE PROPOSED LOT NUMBER
- R-1 TO R-1
- RE-1 TO R-1
- PARK



OWNER & SUBDIVIDER
 WINDSOR GOLF VENTURES, INC.
 TRACY W. GOTTZON,
 PRESIDENT
 8052 LAKE ROAD, SUITE G
 WINDSOR, WI 53089
 PHONE: 908-846-1531

SURVEYOR
 PAULSON & ASSOCIATES, LLC
 PARKVIEW OFFICE BUILDING
 136 WEST HOLM STREET
 DEFOREST, WI 53532
 PHONE: 608-846-2523



BASIS OF BEARING
 THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R10E, IS RECORDED TO BEAR: N01°33'02"W.

Legal Description
for Rezoning
WINDSOR BLUE

Windsor Golf Ventures:

Located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, WI.

RE-1 to R-1

Future Lots 7, 8, 9, 10:

Commencing at the Southeast Corner of Section 30;

thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;

thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005 and the **POINT OF BEGINNING**;

thence continuing N89°49'45"W, 380.12 feet;

thence S01°13'32"E, 36.27 feet

thence S89°19'32"W, 233.88 feet;

thence S00°18'31"W, 190.22 feet;

thence N88°52'40"E, 179.73 feet to a point of curvature;

thence along the arc of a non tangent curve to the left with a radius of 1616.22 feet, a central angle of 12°47'58" and a long chord of N84°45'53"E, 360.30 to a non-tangent point of compound curvature;

thence along the arc of said non-tangent curve to the left with a radius of 92.20 feet, a central angle of 82°17'08" and a long chord of N39°54'02"E, 121.32 feet to a point of non-tangency;

thence N01°15'46"W, 99.79 feet to the **POINT OF BEGINNING**.

Containing 122,720 square feet, 2.82 acres.

AND

Future Lots 1, 2, 3, 4, 11, 12, 13:

Commencing at the Southeast Corner of Section 30;

thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;

thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005;
thence continuing N89°49'45"W, 380.12 feet;
thence S01°13'32"E, 36.27 feet
thence S89°19'32"W, 233.88 feet;
thence S00°18'31"W, 190.22 feet;
thence S88°52'40"W, 12.00 feet to the **POINT OF BEGINNING**;
thence N00°18'31"E, 190.31 feet;
thence S89°19'32"W, 427.84 feet;
thence N01°13'32"W, 196.03 feet;
thence N89°49'45"W, 170.48 feet;
thence S61°31'53"W, 83.91 feet;
thence S36°21'46"W, 345.48 feet;
thence S53°38'14"E, 150.00 feet;
thence N45°19'35"E, 297.58 feet;
thence N89°19'32"E, 72.02 feet;
thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third
Addition to Lake Windsor;
thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the
north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake
Windsor, S71°31'59"E, 63.02 feet to a point on a curve;
thence along the arc of said curve to the left with a radius of 213.00 feet , a central angle
of 45°07'44", and a long chord of N66°27'10"E, 163.47 feet;
thence N88°52'40"E, 90.34 feet to the **POINT OF BEGINNING**.
Containing 197,920 square feet, 4.54 acres.

Total area to be changed from RE-1 to R-1: **320,640 square feet, 7.35ac.**

RE-1 to R-3A

Future Lots 5 & 6:

Commencing at the Southeast Corner of Section 30;
thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section
30, 903.75 feet;
thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005;
thence continuing N89°49'45"W, 380.12 feet;
thence N01°13'32"W, 149.84 feet;
thence N89°49'45"W, 433.82 feet to the **POINT OF BEGINNING**;
thence continuing N89°49'45"W, 240.08 feet;
thence S01°13'32"E, 196.03 feet;
thence N89°19'32"E, 240.02 feet;
thence N01°13'32"W, 192.50 feet to the **POINT OF BEGINNING**.
Containing 46,630 square feet, 1.07 ac.

SEE REZONING MAP FOR WINDSOR BLUE

This Description Prepared by:
Paulson & Associates, LLC
Daniel A. Paulson

December 19, 2013

REZONE

A-1(EX) TO R-1

Being part of the SW ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 30;
thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane;
thence S59°55'19"W, 93.6 feet to the **POINT OF BEGINNING**;
thence continuing S59°55'19"W, 71.9 feet;
thence N67°20'07"W, 97.5 feet
thence S89°25'E, 152.2 feet to the **POINT OF BEGINNING**.

AND

COMMENCING at the Southeast Corner of Section 30;
thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane;
thence S59°55'19"W, 165.44 feet;
thence N67°20'07"W, 108.1 feet to the **POINT OF BEGINNING**;
thence continuing N67°20'07"W, 17.5 feet to the southeast line of Lot 5, Block 10,
Third Addition to Lake Windsor;
thence N59°55'19"E (recorded as N59°43'E), 18.6 feet along the southeast line of Lot
5, Block 10, Third Addition to Lake Windsor;
thence SOUTH, 16.1 feet to the **POINT OF BEGINNING**.

Containing 2,920 square feet, 0.07 acres.
Subject to all recorded and unrecorded easements.

See Zoning Change Map

This Description Prepared by:
Paulson and Associates, LLC
Daniel A. Paulson

December 19, 2013

REZONE

A-1(EX) & R-1 TO R-1

Being part of the SW ¼ of the SE ¼ the SE ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 30;
thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane and the
POINT OF BEGINNING;
thence S59°55'19"W, 165.44 feet;
thence N67°20'07"W, 125.64 feet to the southeast line of Lot 5, Block 10, Third
Addition to Lake Windsor;
thence N59°55'19"E, 208.93 feet (recorded as N59°43'E, 208.80 feet) along the
southeast line of Lot 5, Block 10, Third Addition to Lake Windsor to the east
corner of said Lot 5;
thence S48°07'12"E (recorded as S48°28'E), 105.17 feet along the southwest right-
of-way of Oak Lane to the **POINT OF BEGINNING**.

Containing 18,720 square feet, 0.43 acres.
Subject to all recorded and unrecorded easements.

See Zoning Change Map

This Description Prepared by:
Paulson and Associates, LLC
Daniel A. Paulson

December 19, 2013