

PLANNING AND ZONING COMMISSION RESOLUTION 2014-914

A RESOLUTION APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR THE CHAPEL GREEN PLANNED UNIT DEVELOPMENT, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN.

WHEREAS, on February 21, 2005, the Village of DeForest Board adopted Resolution 2005-11, approving a Final Development Plan (FDP) for the Chapel Green Planned Unit Development (PUD), an 84 lot residential subdivision west of River Road in the Village; and

WHEREAS, following the first phase of development, the Village and developer have determined that the FDP should be updated to serve as a more effective guide for future phases and ongoing zoning regulation within the PUD area, and have collaborated on the Chapel Green PUD Amended Final Development Plan (Amended FDP), attached hereto as Exhibit A; and

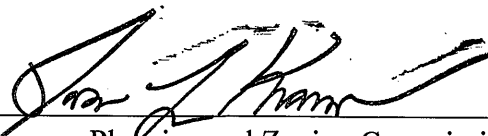
WHEREAS, the Village of DeForest Planning and Zoning Commission held a meeting on November 25, 2014 to consider the Amended FDP, having been delegated approval authority over FDPs and amendments thereto via a 2013 zoning ordinance amendment; and

WHEREAS, the Commission finds that the approval of the Amended FDP will be consistent with the 2004 Preliminary Development Plan for the Chapel Green PUD, the orderly development of the Village, and the Village's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Amended FDP attached hereto as Exhibit A is hereby approved as the Final Development Plan for the Chapel Green Planned Unit Development, replacing the FDP adopted via Village Board Resolution 2005-11. The approval of the Amended FDP shall become effective upon completion of the following:

1. Village Board approval of amended provisions from the submitted "Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for the Plat of Chapel Green" (Amended Declaration) that are under Board authority to approve, per the current covenants.
2. Village Board approval of the range of maintenance responsibilities for Outlots 2 and 3 that are described in attached Amended FDP. In the event the Board does not approve the described range, then the Amended FDP shall be adjusted accordingly.
3. Village Attorney legal review of the Amended FDP and the Amended Declaration, and any adjustments in response to that review.
4. The developer recording the Amended FDP and the Amended Declaration, following completion of the actions listed in conditions 1 through 3.

Adopted this 25nd day of November, 2014.



Jason Kramar, Planning and Zoning Commission Chair

Attest: Rachel Holloway
Rachel Holloway, Planning and Zoning Administrator
vote: 6-0-0

EXHIBIT A: CHAPEL GREEN PUD AMENDED FINAL DEVELOPMENT PLAN (11/25/14)

CHAPEL GREEN PLANNED UNIT DEVELOPMENT AMENDED FINAL DEVELOPMENT PLAN VILLAGE OF DEFOREST, WI

A. Purpose and Overview

The Chapel Green Planned Unit Development (PUD) is located between River Road and Interstate 39-90-94. This document replaces the original Chapel Green Final Development Plan (FDP), approved by the DeForest Village Board on February 21, 2005. This Amended FDP includes the Village's zoning rules governing the future development and use of the Chapel Green PUD.

The timing is ripe for this Amended FDP. There have been significant changes in the development market since the 2005 FDP was adopted. Further, new opportunities have emerged and shortcomings with the 2005 FDP have been identified. In particular, the 2005 FDP document has proven inadequate as ongoing zoning rules for Chapel Green. The relationships between the FDP and private covenants for Chapel Green, and between the FDP and the Village of DeForest Zoning Ordinance (hereinafter, the "Zoning Ordinance"), also require clarification. Where this Amended FDP cites a specific Zoning Ordinance section, it also applies to any future replacement Zoning Ordinance section that addresses similar subject matter.

B. Chapel Green PUD Area and Development Plan Map

The PUD is coterminous with the Chapel Green subdivision plat, recorded with the Dane County Register of Deeds as document number 4094584 and attached hereto, except for Outlot 1 east of River Road. The PUD consists of 84 single family residential lots and adjoining open space in Outlots 2, 3, and 4 of the recorded plat. The Development Plan Map for the PUD is the plat. The Development Plan Map may be adjusted via subsequent plat or certified survey map approval from the Village, without requiring another FDP amendment, provided that all other requirements of this Amended FDP are met.

C. Permitted and Conditional Land Uses

The 2005 FDP designated all lots aside from outlots within Chapel Green (hereinafter, the "Developable Lots") for single family detached residences only. Standard Village single-family zoning districts also enable common residential accessory uses, which may also be appropriate in Chapel Green.

The following land use types as defined in the Zoning Ordinance are hereby designated as permitted uses on each Developable Lot:

- Single-Family Detached Residence

- Family Child Care Home (up to 8 children)
- Home Occupation (per standards in §15.04(6) of Zoning Ordinance)
- Small Solar or Wind Energy System (per §15.04(24) of Zoning Ordinance)

The following land use types are hereby designated as conditional uses on each Developable Lot and may be allowed by conditional use permit under the procedures provided in §15.16 of the Zoning Ordinance:

- Community Living Arrangement/CBRF (1-15 residents)

The permitted and conditional land uses within all outlots of the Chapel Green PUD shall be the same as those permitted and conditional uses within the C-1 Conservancy zoning district in the Zoning Ordinance.

D. Dimensional Standards

For the Developable Lots, Dimensional Standards are hereby designated as follows:

- Minimum lot dimensions:
 - Lot size: 5,310 square feet
 - Lot width (at minimum front yard setback): 59 feet
 - Lot depth: 85 feet
 - Lot frontage on a public street: 30 feet
- Minimum setbacks for all buildings:
 - Front yard (Lots 58-67, 72-74): 25 feet
 - Front yard (all other Developable Lots): 20 feet
 - Street side yard (on corner lots): 10 feet
 - Interior side yard: 5 feet
 - Rear yard: 20 feet
 - Permitted improvements in required building setback areas: Per §15.04(8) of Zoning Ordinance
 - Setbacks of fences and other permitted structures: Per the Zoning Ordinance
 - No building construction permitted in environmental corridor on Lot 36
- Other dimensional requirements:
 - Maximum building height: 35 feet
 - Minimum building separation: 5 feet
 - Maximum driveway opening: 20 feet at lot line; 24 feet at curb line
 - Minimum green space percentage: 50%

The above Dimensional Standards shall not affect any residence or other improvement located on any lot at the time of the approval of this Amended FDP, but shall apply to any expansion of any such improvements after said approval.

The Village may approve the redivision or replat of lots in the Development Plan Map without further amendment to this FDP, provided that the above Dimensional Standards are met.

The dimensional standards within the outlots of the Chapel Green PUD shall be the same as those applicable within the C-1 Conservancy zoning district in the Zoning Ordinance.

E. Other Applicable Village Ordinance Standards

The Zoning Ordinance contains fencing, swimming pool, signage, exterior lighting, performance standards, and other requirements that are normally applicable within single family residential zoning districts in the Village. The Village maintains other ordinances as part of its Municipal Code, covering such matters as traffic control, building regulations, and minimum housing and property maintenance.

All Developable Lots shall be required to meet all Zoning Ordinance requirements applicable to properties zoned RN-2A Residential Neighborhood Single-Family Residence District, and all other Municipal Code requirements, except as follows:

- Permitted and conditional uses shall instead be regulated under subsection C of this FDP.
- Dimensional Standards shall instead be regulated under subsection D of this FDP.
- Exceptions may be made by variance per the procedures and criteria in the Zoning Ordinance.

In the event of any conflict between a Zoning Ordinance requirement and a similar requirement in the recorded Declaration of Protective Covenants, Conditions and Restrictions (hereinafter, the "Declaration"), the Zoning Administrator is authorized but not required to apply the Declaration requirement and waive the conflicting Zoning Ordinance requirement, provided that the Declaration requirement is consistent with the intent and purpose of the Zoning Ordinance. No such waiver shall be effective unless provided in writing and signed by the Zoning Administrator.

F. Residential Floor Area, Architectural Design, and Variety Standards

The Declaration includes residential floor area, architectural design, and variety standards for building construction on Developable Lots. The Chapel Green Architectural Control Committee (ACC) is responsible for administering these standards. The ACC may approve variances to such standards where all of the following criteria are met:

1. Full compliance would require substantial difficulties or undue hardship to the lot owner.

2. Building remains consistent with required architectural character of single family dwelling units, as indicated in the Declaration.
3. Building design includes compensating architectural elements.
4. Building design is harmonious with existing buildings, without being monotonous, with particular attention paid those abutting buildings and those on the opposite side of the street.

The ACC may vary the following Declaration standards only after requesting in writing and obtaining the Village Zoning Administrator's approval of the variance:

- Section D-1)C)1) of Declaration, related housing variety
- Section D-1)E)1) of Declaration, maximum garage width as a percentage of building width, but only the Village Planning and Zoning Commission may approve a variance that enables a maximum garage width exposed on the front elevation of greater than 55% of the overall building width
- Section D-1)E)2) of Declaration, maximum garage projection beyond front facade of home
- Section D-1)H)3) of Declaration, minimum of two windows facing public street, etc.

The ACC may vary Section D-1)B) of Declaration, related to minimum house size, only after requesting in writing and obtaining the Village Planning and Zoning Commission's approval of the variance.

The Zoning Administrator and Planning and Zoning Commission may approve variances and appeals to such standards only where all of the criteria listed above for ACC variances are met. Such approval shall be granted in writing. The Zoning Administrator shall have 10 business days from the date of receipt of the ACC's written request to approve, approve with conditions, or reject a requested variance. If no action is taken by the Zoning Administrator within the 10 business day review period, the request shall be deemed granted. If not satisfied with the determination of the Zoning Administrator, the ACC may appeal the determination to the Village Planning and Zoning Commission.

G. Issuance of Building Permits

Before the owner of any Developable Lot or his or her representative applies for and obtains a Village building permit for any new or altered structure that also require ACC approval under the FDP or Declaration, the following procedure is required:

1. The owner or representative shall apply for and obtain architectural approval from the ACC.
2. The ACC shall place a stamp of approval on the architectural plans so approved.

3. The ACC shall indicate in writing its approval of any variances to the design guidelines in the Declaration, and request Zoning Administrator variance approval where required under subsection F of this FDP.
4. The owner or representative shall provide such stamped-approved plans to the Village with the building permit application.

The Zoning Administrator may suspend this procedure upon a finding that the ACC does not exist in the form provided in the Declaration, or that the owner of the Developable Lot or representative applied for but was unable to obtain ACC approval of the architectural plans because the ACC refused to exercise its review authority.

H. Ownership and Maintenance of Common Areas

Within the Chapel Green PUD, the Village of DeForest owns and is responsible for maintenance of Outlots 2, 3, and 4 (or any further division of these outlots) for utility, recreation, and stormwater conveyance and management purposes. The Village shall not be required to obtain ACC or Chapel Green Homeowners Association approval of any improvements, structures, or activities within these outlots.

The developer or Chapel Green Homeowners Association shall be responsible for maintenance of the landscaped eyebrow sections in South Street and Crooked Tree Drive; of any subdivision entrance sign and the landscaping, lighting, or other treatments serving and immediately surrounding it; and of any other land or improvement where mutually agreed between Association and Village.

Individual lot owners shall be responsible for the mowing, clearing, and other normal maintenance the sidewalk and terrace area (area between sidewalk and curb) adjacent to their lots, as required under the Village's Municipal Code.

CHAPEL GREEN

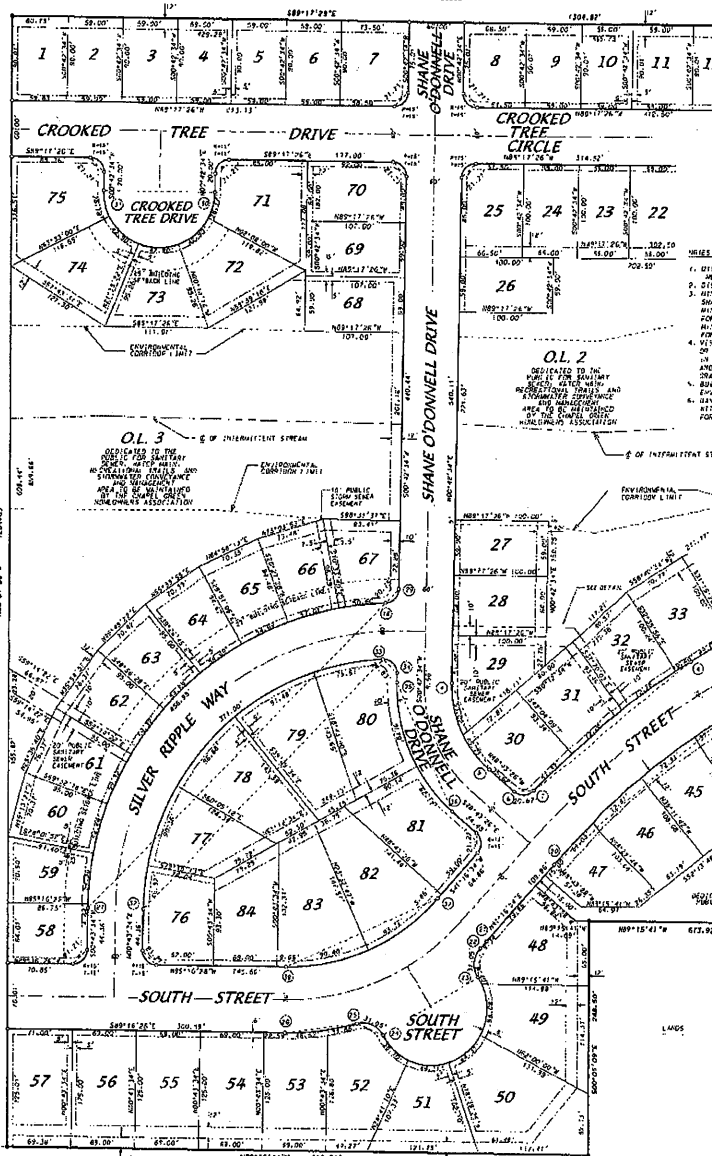
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 24, T9N, R9E,
VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

4094584



ROADS WITHIN 100 FEET OF THE PLAT LINE
OF THE SE 1/4 OF SECTION 24, T9N, R9E,
DANE COUNTY, WISCONSIN
SHOWN AS FOLLOWS:

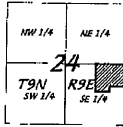
SCALE: 1" = 80'





Revised 11/14/14
Revised 11/14/14 day of February 2005
Revised 11/14/14 day of May 2005
Revised 11/14/14 day of June 2005

There are no objections to this development plan as it complies with the Village of DeForest, Wisconsin, Ordinance No. 236.12, WLS, Sec. 10.01, as amended.
Certified JUNE 16, 2005
Russ M. Paves
Department of Administration



| LOT NUMBER | AREA (SQUARE FEET) | LOT NUMBER | AREA (SQUARE FEET) |
|------------|--------------------|------------|--------------------|
| 1 | 5,419 | 40 | 7,133 |
| 2 | 5,419 | 41 | 7,133 |
| 3 | 5,419 | 42 | 7,133 |
| 4 | 5,419 | 43 | 7,133 |
| 5 | 5,419 | 44 | 7,133 |
| 6 | 5,419 | 45 | 7,133 |
| 7 | 5,419 | 46 | 7,133 |
| 8 | 5,419 | 47 | 7,133 |
| 9 | 5,419 | 48 | 7,133 |
| 10 | 5,419 | 49 | 7,133 |
| 11 | 5,419 | 50 | 7,133 |
| 12 | 5,419 | 51 | 7,133 |
| 13 | 5,419 | 52 | 7,133 |
| 14 | 5,419 | 53 | 7,133 |
| 15 | 5,419 | 54 | 7,133 |
| 16 | 5,419 | 55 | 7,133 |
| 17 | 5,419 | 56 | 7,133 |
| 18 | 5,419 | 57 | 7,133 |
| 19 | 5,419 | 58 | 7,133 |
| 20 | 5,419 | 59 | 7,133 |
| 21 | 5,419 | 60 | 7,133 |
| 22 | 5,419 | 61 | 7,133 |
| 23 | 5,419 | 62 | 7,133 |
| 24 | 5,419 | 63 | 7,133 |
| 25 | 5,419 | 64 | 7,133 |
| 26 | 5,419 | 65 | 7,133 |
| 27 | 5,419 | 66 | 7,133 |
| 28 | 5,419 | 67 | 7,133 |
| 29 | 5,419 | 68 | 7,133 |
| 30 | 5,419 | 69 | 7,133 |
| 31 | 5,419 | 70 | 7,133 |
| 32 | 5,419 | 71 | 7,133 |
| 33 | 5,419 | 72 | 7,133 |
| 34 | 5,419 | 73 | 7,133 |
| 35 | 5,419 | 74 | 7,133 |
| 36 | 5,419 | 75 | 7,133 |
| 37 | 5,419 | 76 | 7,133 |
| 38 | 5,419 | 77 | 7,133 |
| 39 | 5,419 | 78 | 7,133 |
| 40 | 5,419 | 79 | 7,133 |
| 41 | 5,419 | 80 | 7,133 |
| 42 | 5,419 | 81 | 7,133 |
| 43 | 5,419 | 82 | 7,133 |
| 44 | 5,419 | 83 | 7,133 |
| 45 | 5,419 | 84 | 7,133 |
| 46 | 5,419 | 85 | 7,133 |
| 47 | 5,419 | 86 | 7,133 |
| 48 | 5,419 | 87 | 7,133 |
| 49 | 5,419 | 88 | 7,133 |
| 50 | 5,419 | 89 | 7,133 |
| 51 | 5,419 | 90 | 7,133 |
| 52 | 5,419 | 91 | 7,133 |
| 53 | 5,419 | 92 | 7,133 |
| 54 | 5,419 | 93 | 7,133 |
| 55 | 5,419 | 94 | 7,133 |
| 56 | 5,419 | 95 | 7,133 |
| 57 | 5,419 | 96 | 7,133 |
| 58 | 5,419 | 97 | 7,133 |
| 59 | 5,419 | 98 | 7,133 |
| 60 | 5,419 | 99 | 7,133 |
| 61 | 5,419 | 100 | 7,133 |

| CHAIN NUMBER | LOT | CHAIN LENGTH (FEET) | CHORD (FEET) | ARC (FEET) | CORNER BEARING | CHORD ANGLE | TANGENT BEARING |
|--------------|-----|---------------------|--------------|------------|----------------|-------------|-----------------|
| 1-2 | 15 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 2-3 | 16 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 3-4 | 17 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 4-5 | 18 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 5-6 | 19 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 6-7 | 20 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 7-8 | 21 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 8-9 | 22 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 9-10 | 23 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 10-11 | 24 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 11-12 | 25 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 12-13 | 26 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 13-14 | 27 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 14-15 | 28 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 15-16 | 29 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 16-17 | 30 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 17-18 | 31 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 18-19 | 32 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 19-20 | 33 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 20-21 | 34 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 21-22 | 35 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 22-23 | 36 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 23-24 | 37 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 24-25 | 38 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 25-26 | 39 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 26-27 | 40 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 27-28 | 41 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 28-29 | 42 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 29-30 | 43 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 30-31 | 44 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 31-32 | 45 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 32-33 | 46 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 33-34 | 47 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 34-35 | 48 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 35-36 | 49 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 36-37 | 50 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 37-38 | 51 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 38-39 | 52 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 39-40 | 53 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 40-41 | 54 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 41-42 | 55 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 42-43 | 56 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 43-44 | 57 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 44-45 | 58 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 45-46 | 59 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 46-47 | 60 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 47-48 | 61 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 48-49 | 62 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 49-50 | 63 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 50-51 | 64 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 51-52 | 65 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 52-53 | 66 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 53-54 | 67 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 54-55 | 68 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 55-56 | 69 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 56-57 | 70 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 57-58 | 71 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 58-59 | 72 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 59-60 | 73 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 60-61 | 74 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 61-62 | 75 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 62-63 | 76 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 63-64 | 77 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 64-65 | 78 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 65-66 | 79 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 66-67 | 80 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 67-68 | 81 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 68-69 | 82 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 69-70 | 83 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 70-71 | 84 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 71-72 | 85 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 72-73 | 86 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 73-74 | 87 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 74-75 | 88 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 75-76 | 89 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 76-77 | 90 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 77-78 | 91 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 78-79 | 92 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 79-80 | 93 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 80-81 | 94 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 81-82 | 95 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 82-83 | 96 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 83-84 | 97 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 84-85 | 98 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 85-86 | 99 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |
| 86-87 | 100 | 60.00 | 102.56 | 266.43 | S89°11'30"E | 249°11'30" | S40°11'30"E |

- NOTES:
1. DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
 2. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 3. WITHIN UNIMPROVED BUILDING FOUNDATION OPENING ELEVATION SHALL BE 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION. WITHIN IMPROVED BUILDING FOUNDATION OPENING ELEVATION FOR LOTS 10 THRU 36 IS 925.33'.
 4. WITHIN UNIMPROVED BUILDING FOUNDATION OPENING ELEVATION FOR LOTS 37 THRU 100 IS 925.33'.
 5. DANE COUNTY PLANNING DISTRICT HAS RIGHTS IN ACCORDANCE WITH CHAPTER 18.01 OF THE WISCONSIN ADMINISTRATIVE CODE FOR LANDS WITHIN OUTLINES 1, 2 AND 3.

- LEGEND:
- 1. 100' 1-1/2" IRON PIPE
 - 2. 100' 1-1/2" IRON PIPE
 - 3. 100' 1-1/2" IRON PIPE
 - 4. 100' 1-1/2" IRON PIPE
 - 5. 100' 1-1/2" IRON PIPE
 - 6. 100' 1-1/2" IRON PIPE
 - 7. 100' 1-1/2" IRON PIPE
 - 8. 100' 1-1/2" IRON PIPE
 - 9. 100' 1-1/2" IRON PIPE
 - 10. 100' 1-1/2" IRON PIPE
 - 11. 100' 1-1/2" IRON PIPE
 - 12. 100' 1-1/2" IRON PIPE
 - 13. 100' 1-1/2" IRON PIPE
 - 14. 100' 1-1/2" IRON PIPE
 - 15. 100' 1-1/2" IRON PIPE
 - 16. 100' 1-1/2" IRON PIPE
 - 17. 100' 1-1/2" IRON PIPE
 - 18. 100' 1-1/2" IRON PIPE
 - 19. 100' 1-1/2" IRON PIPE
 - 20. 100' 1-1/2" IRON PIPE
 - 21. 100' 1-1/2" IRON PIPE
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 - 23. 100' 1-1/2" IRON PIPE
 - 24. 100' 1-1/2" IRON PIPE
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 - 34. 100' 1-1/2" IRON PIPE
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 - 43. 100' 1-1/2" IRON PIPE
 - 44. 100' 1-1/2" IRON PIPE
 - 45. 100' 1-1/2" IRON PIPE
 - 46. 100' 1-1/2" IRON PIPE
 - 47. 100' 1-1/2" IRON PIPE
 - 48. 100' 1-1/2" IRON PIPE
 -

CHAPEL GREEN

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 24, T9N, R9E,
VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Wayne D. Burrows, Registered Land Surveyor, S-1561, do hereby certify that in full compliance with the provisions of Chapter 936 of the Wisconsin Statutes and the Subdivision Regulations of the Village of DeForest, and under the direction of the owners listed below, I have surveyed, divided and mapped "Chapel Green" and that such said correct representation of all pertinent boundaries and the location of the village of DeForest, Dane County, Wisconsin, results, beginning at the east corner corner of said Section 24; thence 100°05'56"W, 332.04 feet; thence S70°31'25"W, 216.15 feet; thence S28°11'06"E, 318.25 feet; thence S80°05'58"W, 422.50 feet; thence N45°15'11"W, 873.32 feet; thence S00°25'09"E, 248.80 feet; thence N45°15'11"E, 316.15 feet; thence N00°01'36"W, 1,424.85 feet; thence S88°17'32"E, 1,302.82 feet to the point of beginning. Containing 33.21 acres.

Dated this 21st day of January, 2005.
Revised this 1st day of February, 2006.
Revised this 21st day of May, 2005.
Revised this 2nd day of June, 2005.

Wayne D. Burrows
Wayne D. Burrows, Registered Land Surveyor, S-1561



PROPERTY OWNER/DEVELOPER:

Chapel Green, LLC
6401 South Town Drive
Madison WI 53713
Phone: 608.271.0000

OWNER'S CERTIFICATE

Chapel Green, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, its owner, does hereby certify that said Limited Liability Company owned the land described on this plat to be surveyed, divided, mapped and dedicated as hereinafter on this day, Chapel Green, LLC, does further certify that this plat is required by Section 236.10 of the Wisconsin Statutes, to be submitted to the following listed agencies for approval or objection.

Department of Administration
Village Board, Village of DeForest
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, this Chapel Green, LLC has caused these 21st day of January, 2005.

Chapel Green, LLC
BY: VERTON DEVELOPMENT, LLC, Sole Member of Chapel Green, LLC

Donald A. T. Espenwidt, Jr.
Notary Public, DeForest, WI

STATE OF WISCONSIN

County of Dane
Personally came before me this 21st day of January, 2005.
The above named Limited Liability Company officer, known to me by the personal and executed the foregoing instrument and acknowledged the same.

My Commission Expires 2/25/09 Gene Fortman
Notary Public, Dane County, Wisconsin
Gene Fortman



VILLAGE BOARD RESOLUTION

VILLAGE OF DEFOREST, WISCONSIN
Resolved that the Plan of Chapel Green, being a subdivision in the NE 1/4 of the SE 1/4 of Section 24, T9N, R9E, Village of DeForest, Dane County, Wisconsin, having been approved by the Village Board, be and the same is hereby approved and that said resolution further provides for the acceptance of those lands and rights described as said Chapel Green to the Village of DeForest for public use.

Gene Fortman
Gene Fortman, Clerk, Village of DeForest

VILLAGE TREASURER'S CERTIFICATE

I, Gene Fortman, being the duly appointed, qualified, and acting Finance Director of the Village of DeForest, do hereby certify that in accordance with the records in my office there are no unpaid taxes, liens, or other claims against the land described on this plat to be surveyed, divided, mapped and dedicated as hereinafter on this day, affecting the land included in said certificate.

Gene Fortman
Gene Fortman, Finance Director, Village of DeForest

COUNTY TREASURER'S CERTIFICATE

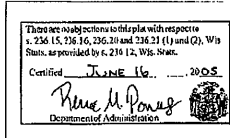
I, David A. Swenson, being the duly appointed, qualified, and acting Treasurer of the County of Dane, do hereby certify that in accordance with the records in my office there are no unpaid taxes, liens, or other claims against the land described on this plat to be surveyed, divided, mapped and dedicated as hereinafter on this day, affecting the land included in said certificate.

David A. Swenson
David A. Swenson, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 15th day of January, 2005, of Chapel Green, LLC, and recorded in Volume 438 of Pages on 431-433 as Document Number 4094584.

Jane Light by Annette Kiehl
Notary Public, Dane County, Wisconsin



This instrument was drafted by D'Onofrio Kottke & Associates, Inc.
File 24-07-105

SHEET 3 OF 3