



**VERIDIAN  
HOMES**

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.



## THE MEADOWS AT CONSERVANCY PLACE

*Amendment to Rivers Turn Final Development Plan*

*Approved by Village Planning & Zoning Commission: May 22, 2018*



# VANDEWALLE & ASSOCIATES INC.

May 22, 2018

Brandi Cooper  
120 South Stevenson Street  
DeForest, Wisconsin 53532

RE: The Meadows at Conservancy Place  
Final Development Plan Amendment Submittal

Dear Brandi,

Veridian Homes is excited to submit the following amendment to the recent Final Development Plan for Rivers Turn Dated June 7, 2017. This proposal seeks to amend this site from the Park View Homes (PVH) multi-family district to the Garden Homes (GH) single family district and plat 46 single family lots.

We look forward to working with the Village on the review and implementation of this project.

Sincerely,

Brian Munson  
Principal



APPLICANT:

VH CP, LLC.

6801 South Town drive

Madison, WI 53713

Phone: 608.226.3100

Fax: 608.226.0600

Jeff Rosenberg

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OWNER:

Rivers Turn LLC.

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Phone: 608.833.9044 Ext. 303

Fax: 608.833.1792

Jim Ring

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DESIGN TEAM:

Engineering:

D'Onofrio Kottke

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Madison, WI 53717

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Dan Day

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Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

***Existing Conditions:***

Parcel:	“Former Lot 9” Lot 1 CSM 13616 0910-193-6150-1
Existing Zoning:	Rivers Turn Final Development Plan: Park View Homes District 192-321 Multi-Family units 15-25 du/acre
Proposed Zoning:	Amended Final Development Plan: Garden Homes District 46 Single Family Homes
Legal Description:	See Exhibit A
Lot Area:	12.85 acre



## Proposed Land Use

Projected Construction: 2018-2023  
2-3 phases

Proposed Use: 46 Single Family Homes

## Single Family Homes

Single family homes within the project will meet the standards of the Garden Homes District. Lots will range from 6,405 sq. ft. to 13,141 square feet and with an average lot size of 8,240 square feet. Lots along Autumn Blaze Trail average 9,748 square feet.

Driveways along Innovation Drive will be restricted to the eyebrow (i.e. Innovation Drive loop west of main road).

The setback, landscape, and architectural standards for the Garden Homes District will be met.

## Monotony Standards

To promote variety and visual interest on Veridian neighborhood streetscapes, the repetition of floor plans and front elevations will be regulated as follows:

- (a) Homes with the same floor plan and elevation may not be closer than the 7th home on the street including around the corner on intersecting streets and either side of the street. The first house with that plan and elevation is the starting point for the 7th house count. Crossing a street or greenspace wider than 25' counts as one.
- (b) Back to back, homes may use the same floor plan and elevation if they meet the standards in section (a) above.
- (c) Color Standard: regardless of building elevation or floor plan, the same color scheme may not be used for the front façade of adjacent homes on either side of a house or the house directly across street. Each color scheme is a unique collection of colors used on an exterior elevation. Simply changing the color scheme on the same





floor plan/elevation combination is not sufficient to meet the standard in subsection (a).

Veridian's will offer up to 12 different floor plans with at least 3 different elevations per floor plan to buyers in the neighborhood. Veridian's house portfolio currently has 17 floor plans with 3-5 elevations per plan that would fit on these lots. The development of the elevation treatments for each of the floor plans is focused on creating distinct vernacular styles to achieve differentiation between homes.

The resulting elevation styles create very different expressions in each façade type as illustrated in the following examples:

### 2 ENERGY EFFICIENCY

**\$206 IN SAVINGS** ESTIMATED AVERAGE MONTHLY ENERGY BILL SAVINGS WITH THE SAWYER

**A LOOK INSIDE THE SAWYER'S ENERGY EFFICIENCY.** Each point decrease in the HERS Index means a 1% reduction in energy consumption. Based on this, the Sawyer is 7.5% more energy-efficient than a typical new home. The HERS Index is a scoring system created by the Residential Energy Services Network (RESNET), and provides comparable energy efficiency in various homes. Only a RESNET-verified independent energy rater can determine a home's score. This energy scale is based on the U.S. Department of Energy's Energy Saver Home Scale. Actual energy savings may vary depending on a number of factors including the number of people living in the household, consumption habits, appliances and electronics used, and climate, and are not guaranteed. \*Estimated average monthly energy bill savings with the Sawyer. This value was calculated using ENERGY STAR 12 BTU and the HERS Index for the reference home listed in the price sheet and was published by RESNET, as compared to the typical new home. The typical new home energy score was determined by the U.S. Department of Energy.

## The Sawyer

3 BEDROOMS · 2.5 BATHROOMS · 1,890 SQUARE FEET

**2** VERIDIAN HOMES

**CLASICO** **CORTAZA** **EL PASO** **EL PASO**

**WE MAKE BUILDING EASY.** When you build a Veridian home, you get much more than a home designed around you and your dreams. You get the peace of mind that comes with naturally-recognized, award-winning, quality craftsmanship and energy efficiency. You get a home that's constructed using innovative building materials as well as the newest technology and building practices. The result is a high-performing, green and energy-efficient home that's a healthier home for you and your pocketbook. And when you build with Veridian Homes, you build with a team of specifically trained experts who make building easy.

*Thomas (Bud) Lee* SALES (800) 726-7397 | PHONE: 1-800-726-7397 | WEB: VeridianHomes.com

### INNOVATIVE DESIGN 2

#### The Sawyer

A HOME AS RESOURCEFUL AS YOU ARE. The flex room might make the perfect home office room, but it could also be an innovative craft studio down the road. The kitchen provides ample space for preparing elegant feasts, but it also features a handy breakfast bar for more humble meals. Welcome to the Sawyer.

#### Features

- Kitchen open to dining and living space
- Foyer with display niche
- Convenient kitchen island and breakfast bar
- Owner's suite features large walk-in closet with linen shelves and private bath
- Flex room for formal dining, office, etc.
- First floor laundry/mudroom
- Custom Auburn Ridge® cabinetry
- Full bathroom
- Additional storage space in garage
- Smart Home® technology
- Energy expert certified
- Award-winning, high-performance home

#### Options

- Styve bar and tray railing options
- French doors or arched opening on flex room
- Built-in storage or window seat with ottoman
- Tile shower or soaking tub with whirlpool options in owner's suite
- Personalized closet systems
- Additional green materials/products
- Personalize your home with thousands of options found within our DesignStudio

**CERTIFIED HIGH-PERFORMING HOMES**  
NATURAL ENERGY EFFICIENCY, GREEN POWER SINCE 2013

**ENERGY STAR** **POWER TO ENERGY** **Builder by Design** **ENERGY STAR**

#### First Floor

**Second Floor**

Sawyer Elevations Before Upgrade:



Sawyer Elevation Upgraded Examples:







The final distribution and selection of floor plans & elevations will be based upon buyer demand; however, the diversity of architecture within the proposed neighborhood will form a strong addition to the existing homes in Conservancy Place.

### Architectural Standards

The homes in The Meadows will be subject to the protective covenants, restrictions, and conditions for the Plat of Rivers Turn, subject to the variances or amendments consistent with those indicated below. The Village of Deforest does not enforce such covenants. These homes





are proposed to meet the Architectural and Landscape Requirements in the Rivers Turn FDP, last amended on June 9, 2017, except as listed below.

## Home Square Footage Reduction Request

Veridian Homes is seeking a minor amendment to the house area standards listed in the “Rivers Turn Architectural Standards” section of the Primary Rivers Turn Final Development Plan, last amended on June 9, 2017. These standards break out into two categories: house size and distribution of square footage.

### *Minimum House Size:*

The minimum house size standards would allow for up to 8 of the lots with The Meadows to utilize a smaller square footage (150 square foot reduction or as low as 1,650 square feet) for two story homes on lots that do not have any frontage onto Autumn Blaze Trail or corner lots onto Innovation Drive (Lots 5, 6, 19-24, 30, 31). This reduction will allow for more house plan/elevation diversity as well as price point diversity within the project by incorporating the “Emerald” house floor plan and it’s 4 elevations. This house price point and configuration is consistent with the projects placement adjacent to the ABS Global facility and existing multi-family sites which may be more price sensitive than other lots within the neighborhood. The final number of 2 story houses utilizing the reduction in total square footage shall be no more than 8 lots. This number may be reduced based market demand at the time of construction and are not required to be utilized. Houses utilizing this reduction would also be allowed to have similar first and second floor square footage.

### Emerald Elevations Before Upgrade:



## Emerald Elevation Upgraded Examples:

*Square Footage Distribution:*

The two-story homes in the project would also be allowed to balance the square footage on the first and second floor. The differential in first floor size is not discernable from the streetscape as the changes are entirely limited to the rear façade or behind the garage. The following revisions to the minimums would allow residents to add additional first floor square footage if desired, but not require it:





*Proposed Revision:*Existing FDP Standard**Single Story Minimum**

1,500 sq. ft. on main level

Proposed Standard for the Meadows

On Lots 19-23, 31: Minimum 1,600 sq. ft

No change for remaining lots

**Bi-Level, Raised Ranch, or Tri-level Minimum**

1,500 sq. ft. on main level(s)

No Change

**Two-Story Minimum**

1,800 sq. ft. total

1,000 sq. ft. on first floor

Up to 8 lots (20%):

Min. 1,650 sq. ft. total

Min. 825 sq. ft. 1<sup>st</sup> floor

May not be on lots 5, 6, 19-24, 30 or 31

On lots 19-23, 31:

Min. 1,900 sq. ft. total

Min. 950 sq. ft. 1<sup>st</sup> floor

Remaining lots:

Min. 1,800 sq. ft. total

Min. 900 sq. ft. 1<sup>st</sup> floor**Streetscape Example**

The map to the right and the illustration on the following page provides an example of how the upgraded home elevations, anti-monotony standards, and home square footage amendments could play out on Lots 8-17. This is only one of a very wide variety of home designs that could locate on these lots in a manner consistent with this FDP amendment.







**Existing Trees**

Veridian will work to preserve as many as possible of the existing trees along the shared property line with ABS Global. Techniques used will include fencing to minimize disturbance adjacent to trees and adjusting grading as necessary. Additional landscape buffers may be added depending on the health and density of the existing tree line.

**Exhibits:**

Exhibit A:	Legal Description
Exhibit B:	Location Map
Exhibit C:	Existing Conditions
Exhibit D:	Proposed Illustrative Plan
Exhibit E:	Existing Final Development Plan Map
Exhibit F:	Amended Final Development Plan Map
Exhibit G:	Existing Garden Homes District
Exhibit H:	The Meadows at Conservancy Place Final Plat



**Exhibit A: Legal Description**

Lot 1, Certified Survey Map No. 13616, recorded in Volume 89 of Certified Survey Maps on pages 157-161 as Document Number 5037485, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 19 and in the NE1/4 of the NW1/4 of Section 30, T9N, R10E, Village of DeForest, Dane County, Wisconsin. Containing 559,731 square feet (12.850 acres).





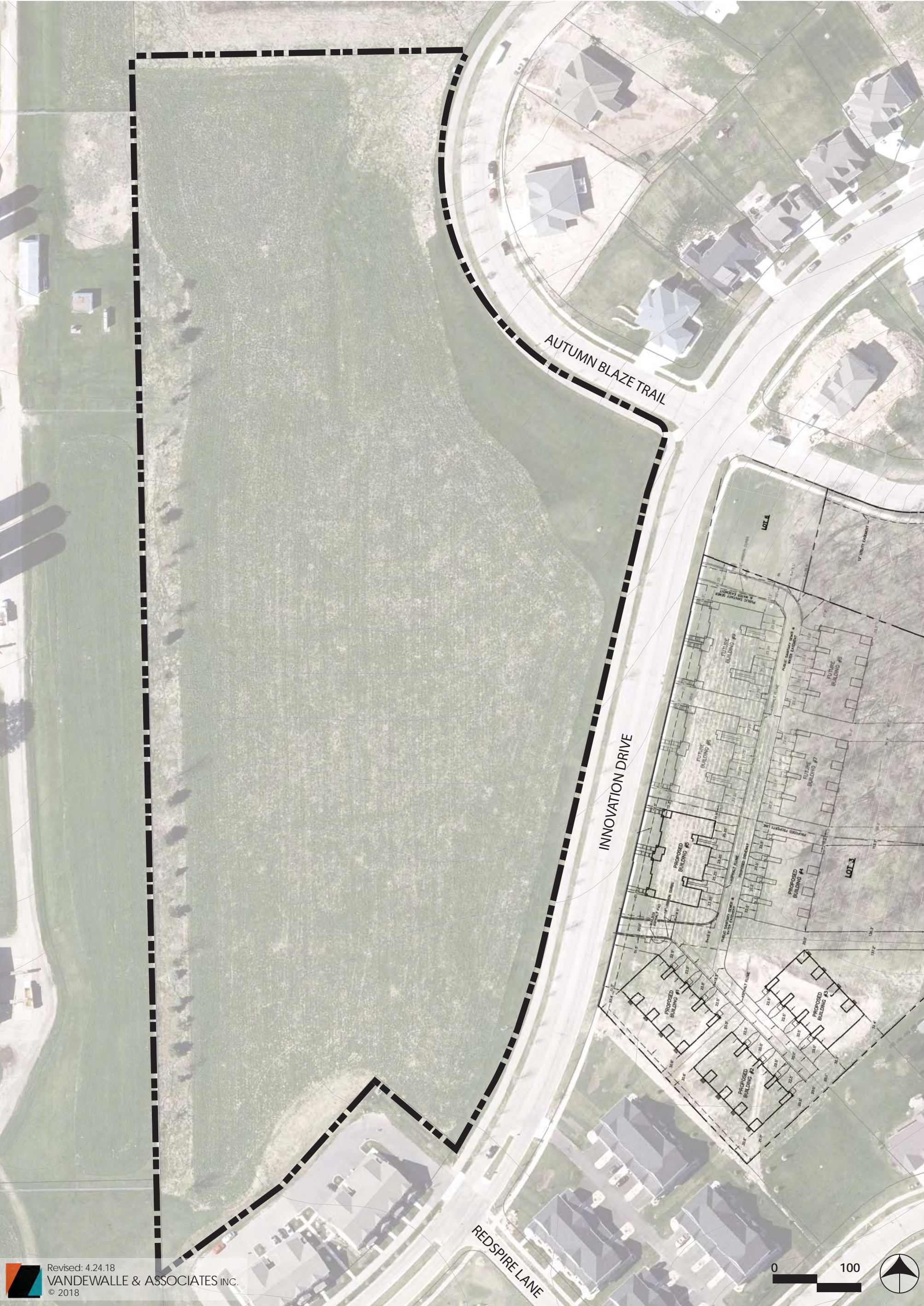


Exhibit B:  
Location  
Map

The Meadows at Conservancy Place  
DeForest, WISCONSIN







Revised: 4.24.18  
VANDEWALLE & ASSOCIATES INC.  
© 2018

Exhibit C:  
Existing  
Conditions

The Meadows at Conservancy Place  
DeForest, WISCONSIN







Exhibit D:  
Proposed  
Illustrative Plan

The Meadows at Conservancy Place  
DeForest, WISCONSIN

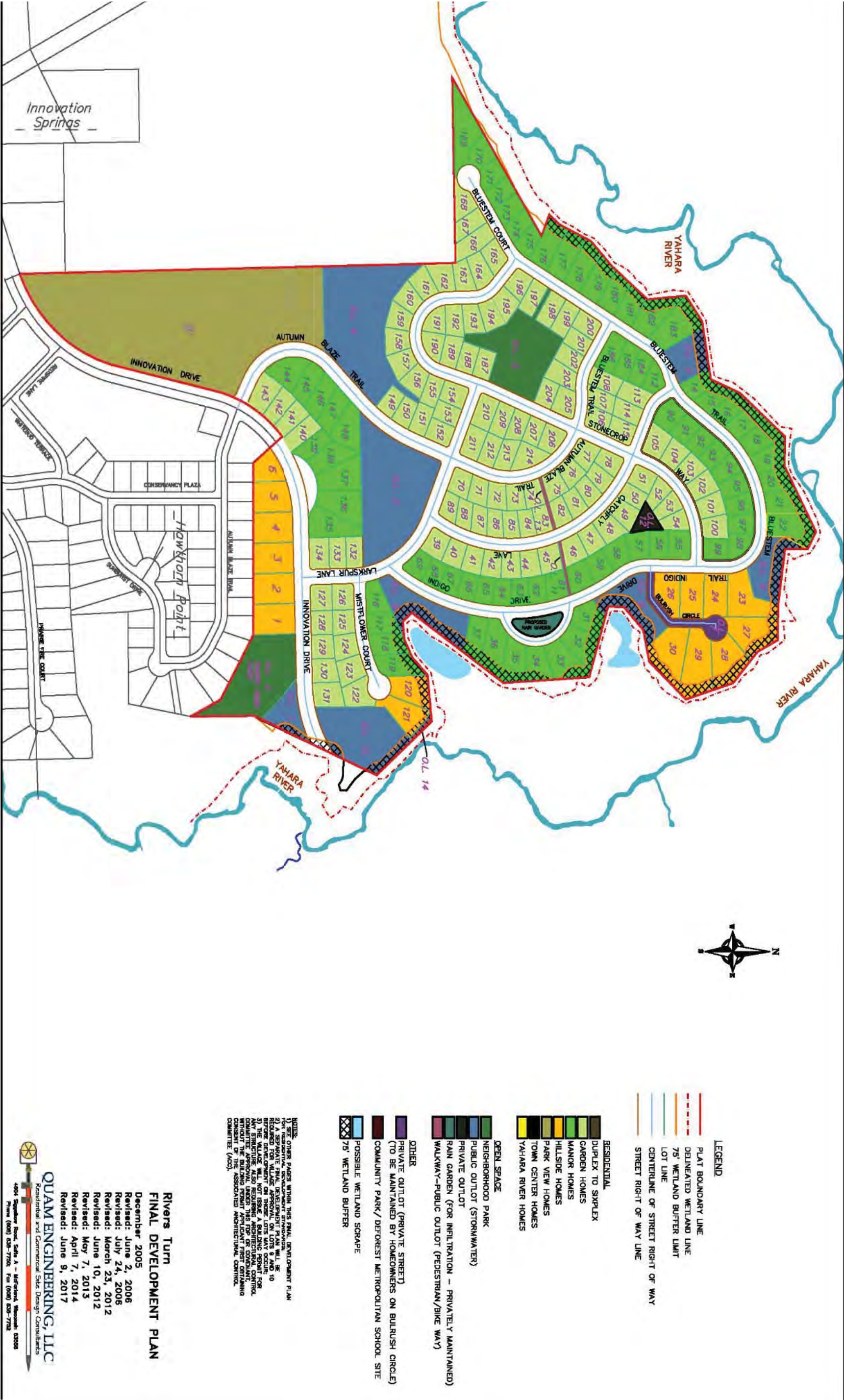




# The Meadows at Conservancy Place

DEFOREST, WISCONSIN

Exhibit E:  
Existing Final  
Development  
Plan Map







- LEGEND**
- PLAT BOUNDARY LINE
  - DELINEATED WETLAND LINE
  - 75' WETLAND BUFFER LIMIT
  - LOT LINE
  - CENTERLINE OF STREET RIGHT OF WAY
  - STREET RIGHT OF WAY LINE

- RESIDENTIAL**
- DUPLEX TO SPLITX
  - GARDEN HOMES
  - MANOR HOMES
  - HILLSIDE HOMES
  - PARK VIEW HOMES
  - TOWN CENTER HOMES
  - YAHARA RIVER HOMES

- OPEN SPACE**
- NEIGHBORHOOD PARK
  - PUBLIC OUTLOT (STORMWATER)
  - PRIVATE OUTLOT
  - RAIN GARDEN (FOR INFILTRATION - PRIVATELY MAINTAINED)
  - WALKWAY-PUBLIC OUTLOT (PEDESTRIAN/BIKE WAY)

- OTHER**
- PRIVATE OUTLOT (PRIVATE STREET)  
(TO BE MAINTAINED BY HOMEOWNERS ON BULRUSH CIRCLE)
  - COMMUNITY PARK / DEFOREST METROPOLITAN SCHOOL SITE
  - POSSIBLE WETLAND SCRAPE
  - 75' WETLAND BUFFER

**NOTES:**

- 1) SEE OTHER PAGES WITHIN THIS FINAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT STANDARDS.
- 2) A RESIDENTIAL DEVELOPMENT PLAN WILL BE REQUIRED FOR ALL LOTS AND AREAS WITHIN THE PLAT BEFORE DEVELOPMENT ON THOSE LOTS MAY OCCUR.
- 3) THE WETLAND WILL NOT ISSUE A BUILDING PERMIT FOR ANY STRUCTURE ALSO REQUIRING ARCHITECTURAL CONTROL. ANY DEVELOPMENT MUST BE REVIEWED AND APPROVED BY THE BUILDING PERMIT APPLICANT FIRST OBTAINING CONSENT OF THE ASSOCIATED ARCHITECTURAL CONTROL COMMITTEE (AACC).

# Rivers Turn FINAL DEVELOPMENT PLAN

December 2005  
Revised: June 2, 2006  
Revised: July 24, 2006  
Revised: March 23, 2012  
Revised: June 10, 2012  
Revised: May 7, 2013  
Revised: April 7, 2014  
Revised: June 9, 2017





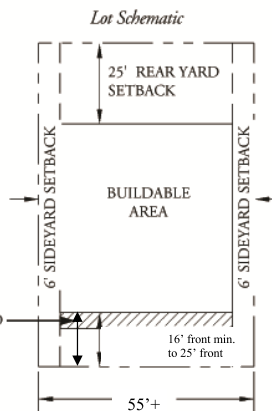
## Garden Homes (GH)

Garden Homes represent the most urban detached single-family setting within Conservancy Place. Lot design standards in this district consist of narrower home sites and reduced setbacks. While the minimum lot size is 6,400 square feet, Garden Home sites range between 8,232 and 21,360 square feet. Particular attention to architecture is necessary for these lots given the reduced setbacks and relative proximity to the sidewalk and street. The goal of the district is to create a pedestrian-focused streetscape among small to medium sized lots.

Approximate Gross Acreage	23.37 acres
Approximate Proposed Dwelling Units	65 units
Approximate Gross Density	2.74 dwelling units/acre

### Lot Requirements

Minimum Lot Area	6,400 square feet
Minimum Lot Width (at min. setback line)	55 feet
Minimum Corner Lot Width	60 feet
Minimum Front Yard Setback	16 feet*
Maximum Front Yard Setback	25 feet*
Minimum Side Yard Setback	6 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Paved Surface Side Setback	2 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per lot as required by Section 15.07 Single Family House
Maximum Impervious Surface Ratio	50%
Maximum Floor Area Ratio	50%



### Notes:

- Lot requirements originally obtained from the Garden Homes page of the approved Preliminary Development Plan. The lot requirements listed on this FDP page shall control in the event of any conflict with the associate PDP lot requirements.
- Lots 128-131 shall be allowed a maximum 22 foot wide vehicular access point for driveways along Innovation Drive with a minimum separation of 95 between each driveway access. Said access locations shall be as denoted on the final plat creating said lots as approved by the Village of DeForest.

\*Garden Home lots 134 and 140-143 shall have a front setback between 20 and 30 feet for a front yard along Innovation Drive .

### Permitted Encroachments:

Front porches, balconies, open porches and covered walkways may encroach a maximum of 6' into the front yard setback. Corner lot porches and bay windows may not encroach the vision triangle of defined in section 15.04 of the Village of DeForest Zoning Code.

Bay windows may encroach side yard setbacks. Roof eaves may not extend over a property line or a utility easement.

Character Images from the Preliminary Development Plan



Note: Images are used here to portray character, relationship to street, massing, roof forms and scale. The components in the images may not be final design.

Location Map





There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

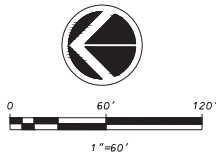
Department of Administration

THE MEADOWS AT CONSERVANCY PLACE

LOT 1, CERTIFIED SURVEY MAP NO. 13613, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 19 AND IN THE  
NE1/4 OF THE NW1/4 OF SECTION 30, T9N, R10E, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as information



BEARINGS REFERENCED TO THE SOUTH LINE  
OF THE SOUTHWEST QUARTER OF SECTION 19, T9N, R10E  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(2011)  
BEARING N89°43'31"E



CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	DL3	285.00	400.10	443.52	S19°25'34"E	89°09'52"
		285.00	46.00	46.05	S20°31'37"W	09°15'30"
	31	285.00	92.89	93.31	S08°31'06"W	18°45'32"
	ROW	285.00	91.20	91.59	S12°04'04"E	18°24'48"
	19	285.00	52.20	52.28	S26°31'45"E	10°30'34"
	20	285.00	57.95	58.05	S37°37'07"E	11°40'10"
	21	285.00	57.95	58.05	S49°17'17"E	11°40'10"
	22	285.00	44.15	44.20	S59°33'56"E	08°53'08"
2		15.00	20.29	22.28	S21°27'35"E	85°05'50"
3		610.00	85.92	85.99	S17°03'00"W	08°04'38"
4		690.00	240.19	241.42	S23°02'06"W	20°02'50"
	6	690.00	24.86	24.86	S14°02'37"W	02°03'50"
	ROW	690.00	98.14	98.22	S19°09'14"W	08°09'22"
	5	690.00	118.20	118.34	S28°08'43"W	09°49'36"
5		117.00	41.55	41.77	S81°04'28"E	20°27'24"
	3	117.00	3.04	3.04	N89°26'34"E	01°29'28"
	4	117.00	38.55	38.73	S80°19'44"E	18°57'56"
6		15.00	21.95	24.63	S23°48'25.5"E	94°04'41"
7		15.00	21.95	24.63	S62°06'53.5"W	94°04'41"
8		183.00	64.99	65.34	N81°04'28"W	20°27'24"
	7	183.00	1.51	1.51	N71°04'55"W	00°28'18"
	8	183.00	63.51	63.83	N81°18'37"W	19°59'06"
9		117.00	149.21	161.80	N38°18'53"E	79°14'06"
	18	117.00	116.72	122.20	N28°37'07"E	59°50'34"
	19	117.00	39.41	39.60	N68°14'10"E	19°23'32"
10		15.00	19.44	21.15	S61°40'16"E	80°47'36"
11		50.00	78.97	91.03	S50°51'15"W	104°18'51"
	25	50.00	42.00	43.34	S78°10'40.5"W	49°40'01"
	26	50.00	42.63	44.04	S28°06'43"W	50°27'54"
	27	50.00	3.65	3.65	S00°47'18"W	04°10'56"
12		50.00	61.35	66.05	S39°08'44.5"E	75°41'09"
	29	50.00	44.68	46.32	S27°50'24.5"E	53°04'29"
	30	50.00	19.60	19.73	S65°40'59"E	22°36'40"
13		10.00	12.27	13.21	N39°08'44.5"W	75°41'09"
14		10.00	15.79	18.21	S50°51'15.5"W	104°18'51"
15		15.00	19.44	21.15	S37°32'08"W	80°47'36"
16		183.00	233.38	253.07	S38°18'53"W	79°14'06"
	31	183.00	4.11	4.11	S77°17'22"W	01°17'08"
	32	183.00	56.38	56.60	S67°47'08"W	17°43'20"
	33	183.00	56.46	56.69	S50°03'01"W	17°44'54"
	34	183.00	56.38	56.60	S32°18'54"W	17°43'20"
	35	183.00	56.38	56.60	S14°35'34"W	17°43'20"
	36	183.00	22.45	22.47	S02°12'52"W	07°02'04"



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.  
7530 Woodmont Way, Madison, WI 53717  
Phone: 608.833.7500 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:18-07-104

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



# THE MEADOWS AT CONSERVANCY PLACE

LOT 1, CERTIFIED SURVEY MAP NO. 13613, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 19 AND IN THE  
NE1/4 OF THE NW1/4 OF SECTION 30, T9N, R10E, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State 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 "The Meadows at Conservancy Place" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 1, Certified Survey Map No. 13616, recorded in Volume 89 of Certified Survey Maps on pages 157-161 as Document Number 5037485, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 19 and in the NE1/4 of the NW1/4 of Section 30, T9N, R10E, Village of DeForest, Dane County, Wisconsin, Containing 559,731 square feet (12.850 acres).

Dated this 25th day of April, 2018.

  
Brett T. Stoffregan, Professional Land Surveyor S-2742



## OWNER'S CERTIFICATE

VH CP, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH CP, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

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

In witness whereof, VH CP, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

VH CP, LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named officer(s) of the above named VH CP, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## VILLAGE BOARD APPROVAL CERTIFICATE


Resolved that the plat of "The Meadows at Conservancy Place" located in the Village of DeForest, was hereby approved by Resolution Number \_\_\_\_\_ on \_\_\_\_\_, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the Village of DeForest for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

  
LuAnn Leggett, Village Clerk, Village of DeForest, Dane County, Wisconsin


## VILLAGE TREASURER'S CERTIFICATE

I, Steve Fahlgren, being the duly appointed, qualified, and acting Finance Director of the Village of DeForest, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2018 on any of the lands included in the plat of "The Meadows at Conservancy Place".

  
Steve Fahlgren, Finance Director, Village of DeForest, Dane County, Wisconsin

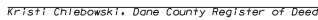
## COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, 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 or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2018 affecting the land included in "The Meadows at Conservancy Place".

  
Adam Gallagher, Treasurer, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

  
Kristi Chlebowski, Dane County Register of Deeds

  
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