



ORD7913

Dane

C-192

OFFICE OF CITY CLERK

300 East Main Street, Sun Prairie, WI 53590-2227
(608) 837-2511
FAX (608) 825-6879

July 26, 2004

Annexations and Railroads
Division of Government Records
Office of the Secretary of State
P.O. Box 7848
Madison WI 53707-7848

updated
8/5/04
nun

To whom it may concern,

Enclosed please find a copy of the Ordinance annexing territory to the City of Sun Prairie from the Town of Windsor and the Town of Bristol, of approximately 200 acres, "south of Egge Road between County Highway C and Bird Street", petitioners Windsor-Bristol Investments LLC as adopted by the Common Council of the City of Sun Prairie on July 20, 2004 as Ordinance #153.

The current population of the above lands as set forth in the annexation proceedings are zero (0).

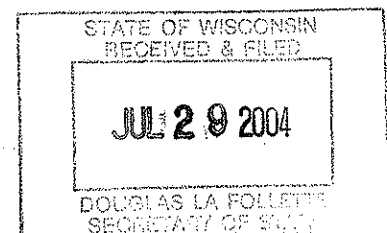
If you have any questions please feel free to contact me.

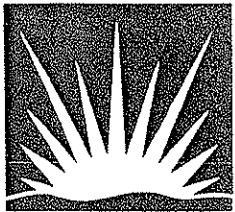
Sincerely,

Diane J. Hermann-Brown
City Clerk

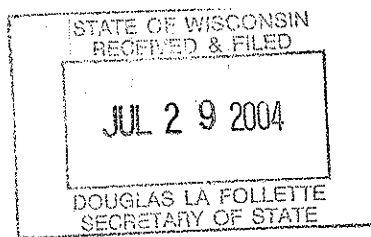
	13282	13282
Annexed	13012	13068
Annexee	153	153
Ord #	7/20/04	7/26/04
Date	0	0
Pop		

cc: Dane County Register of Deeds- Rm 110
Dane County Clerk - Rm 112
Dane County Property Listing - Rm 116
General Telephone Company
TCI
Wisconsin Gas Company
Wisconsin Power & Light
Sun Prairie Water & Light
Sun Prairie Schools
Town of Sun Prairie





CITY OF
Sun Prairie



OFFICE OF CITY CLERK

300 East Main Street, Sun Prairie, WI 53590-2227

(608) 837-2511

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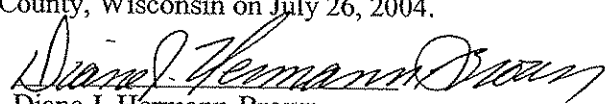
*I, Diane J. Hermann-Brown, City Clerk, of the City of Sun Prairie,
hereby certify that the attached*

**ORDINANCE #153, FILE NUMBER 9536
COUNCIL APPROVED ON JULY 20, 2004**

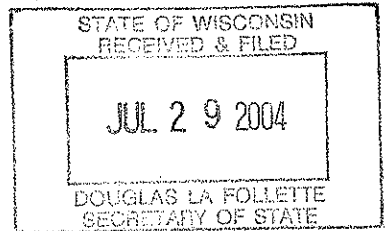
AN ORDINANCE APPROVING A PETITION FOR DIRECT ANNEXATION AND ESTABLISHING A TEMPORARY ZONING CLASSIFICATION OF SUBURBAN RESIDENTIAL (SR-4) FOR PROPERTY LOCATED SOUTH OF EGRE ROAD BETWEEN COUNTY HIGHWAY C AND BIRD STREET AND DESCRIBED AS FOLLOWS: LOCATED IN THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWN 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL AND THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 36, T9N, T10E; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE CENTER QUARTER CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ OF SAID SECTION 36, TO THE CENTERLINE OF TOKEN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF TOKEN CREEK TO THE NORTH LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, T9N, R10E; THENCE EASTERLY ALONG SAID NORTH LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, TO THE NORTHEAST CORNER OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE SOUTHEAST CORNER OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE NORTHEAST CORNER OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, TO A POINT LYING 1268 FEET NORTH OF THE WEST QUARTER CORNER OF SECTION 31, T9N, R11E AS MEASURED ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 31; THENCE EASTERLY PARALLEL WITH THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 31, T9N, R11E, 3244 FEET TO THE WEST LINE OF THE EAST 20 ACRES OF THE WEST HALF (W $\frac{1}{2}$) OF THE NE $\frac{1}{4}$ OF SAID SECTION 31; THENCE SOUTHERLY ALONG SAID WEST LINE, 1268 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION 31; THENCE WESTERLY ALONG SAID EAST-WEST QUARTER LINE OF SECTION 31, 3244 FEET TO THE POINT OF BEGINNING. Containing 200 Acres, more or less.

has been compared by me with the original Ordinance on file in my office and now in my legal custody. I further certify that this copy is a true and correct copy of the original Ordinance.

In witness whereof, I sign at my office in Dane County, Wisconsin on July 26, 2004.


Diane J. Hermann-Brown
City Clerk

City of Sun Prairie, Wisconsin



AN ORDINANCE APPROVING A PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL, ESTABLISHING TEMPORARY ZONING OF RURAL HOLDING (RH-35), OF THE WINDSOR-BRISTOL INVESTMENTS, LLC. PROPERTY LOCATED SOUTH OF EGRE ROAD BETWEEN COUNTY HIGHWAY C AND BIRD STREET AND DESCRIBED AS FOLLOWS: LOCATED IN THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWN 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL AND THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 36, T9N, T10E; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE CENTER QUARTER CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE OF THE NE $\frac{1}{4}$ OF SAID SECTION 36, TO THE CENTERLINE OF TOKEN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF TOKEN CREEK TO THE NORTH LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, T9N, R10E; THENCE EASTERLY ALONG SAID NORTH LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, TO THE NORTHEAST CORNER OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE SOUTHEAST CORNER OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 36, TO THE NORTHEAST CORNER OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, TO A POINT LYING 1268 FEET NORTH OF THE WEST QUARTER CORNER OF SECTION 31, T9N, R11E AS MEASURED ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 31; THENCE EASTERLY PARALLEL WITH THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 31, T9N, R11E, 3244 FEET TO THE WEST LINE OF THE EAST 20 ACRES OF THE WEST HALF (W $\frac{1}{2}$) OF THE NE $\frac{1}{4}$ OF SAID SECTION 31; THENCE SOUTHERLY ALONG SAID WEST LINE, 1268 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION 31; THENCE WESTERLY ALONG SAID EAST-WEST QUARTER LINE OF SECTION 31, 3244 FEET TO THE POINT OF BEGINNING. CONTAINING 200 ACRES, MORE OR LESS.

"WINDSOR-BRISTOL INVESTMENTS, INC. - ANNEXATION"

Presented: June 15, 2004
July 20, 2004

Adopted: July 20, 2004

Published: July 29, 2004

File Number: 9536

Ordinance No.:#153

WHEREAS, on April 26, 2004 Windsor-Bristol Investment, LLC filed a petition for direct annexation of approximately 200 acres of property located , and,

WHEREAS, the proposed area for annexation is located in the "5 to 10 year City of Sun Prairie Development Area" as designated on the City of Sun Prairie Master Plan 2020 Development Staging Plan map; and,

WHEREAS, the proposed area for annexation is not located within the City of Sun Prairie Urban Service Area (USA), and;

WHEREAS, the proposed area for annexation is recommended for Mixed Residential or TND, Resource Protection Residential (less than 2 dwelling units per acre), and Environmental Corridor on the Master Plan 2020 Land Use Plan; and,

WHEREAS, the proposed area for annexation is directly adjacent to the City of Sun Prairie along its southern edge; and,

WHEREAS, the proposed area for annexation is proposed to be served by public sanitary sewer and public water -- both of which are available to be extended to the subject property; and,

WHEREAS, at the time of the filing of the subject annexation petition, the total population of the territory to be annexed was zero (0), and

WHEREAS, on July 13, 2004, 2004, the Plan Commission held a public hearing on the proposed annexation and recommended approval, and

WHEREAS, the City Council has reviewed the Staff report for Plan Commission Case No. PC04-1066, dated July 6, 2004 and the Plan Commission's recommendation to the Mayor and City Council, dated July 14, 2004 and finds that the proposed annexation is in the best interest of the City.

NOW, THEREFORE, the Common Council of the City of Sun Prairie, Dane County, Wisconsin, do ordain as follows:

SECTION 1: TERRITORY ANNEXED. In accordance with s.66.0217 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on April 26, 2004, under Case No. PC04-1066 and signed by all the electors and all of the owners of land in the territory, the following described territory in the Town of Bristol and the Town of Windsor, Dane County, Wisconsin is annexed to the City of Sun Prairie, Wisconsin:

Located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Town 9 North, Range 11 East, Town of Bristol and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

BEGINNING at the East Quarter Corner of Section 36, T9N, R10E; thence Westerly along the south line of the NE $\frac{1}{4}$ of Section 36, to the Center Quarter Corner of said Section 36; thence Northerly along the west line of the NE $\frac{1}{4}$ of said Section 36, to the centerline of Token Creek; thence Northeasterly along said centerline of Token Creek to the north line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, T9N, R10E; thence Easterly along said north line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, to the northeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36; thence Southerly along the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, to the southeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence Easterly along the

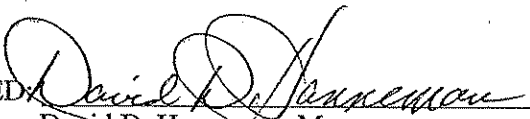
north line of the SE ¼ of the NE ¼ of Section 36, to the northeast corner of said SE ¼ of the NE ¼; thence Southerly along the east line of the SE ¼ of the NE ¼, to a point lying 1268 feet north of the West Quarter Corner of Section 31, T9N, R11E as measured along the west line of the SW ¼ of the NW ¼ of said Section 31; thence Easterly parallel with the East-West ¼ line of said Section 31, T9N, R11E, 3244 feet to the west line of the East 20 Acres of the West Half (W ½) of the NE ¼ of said Section 31; thence Southerly along said west line, 1268 feet to the East-West Quarter line of said Section 31; thence Westerly along said East-West Quarter line of Section 31, 3244 feet to the **POINT OF BEGINNING**. Containing 200 Acres, more or less.

SECTION 2: EFFECT OF ANNEXATION. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sun Prairie, at and for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations of the City of Sun Prairie.

SECTION 3: ZONING. From and after the date of this ordinance, until such time that rezoning of the property is requested by the property owner as specified in the Annexation and Predevelopment Agreement, the subject property shall be temporarily zoned as follows: Rural Holding (RH-35)

SECTION 4: ALDERMANIC DESIGNATION. From and after the date of this ordinance, unless revised by future ordinance, the territory described in Section 1 is hereby made a part of the 2nd Aldermanic District, Wards 26 and 27, of the City of Sun Prairie, subject to the ordinances, rules, and regulations of the governing wards.

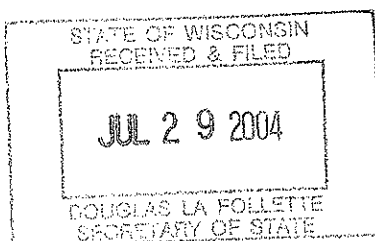
SECTION 5: SEVERABILITY. If any provision of this ordinance is found to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.

APPROVED: 
David D. Hanneman, Mayor

Date Approved: July 20, 2004

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 20th day of July 2004.


Diane J. Hermann-Brown, City Clerk



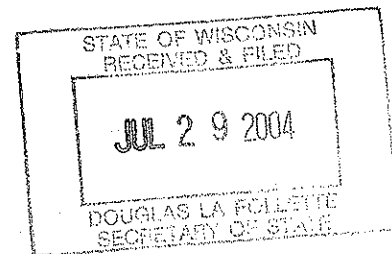
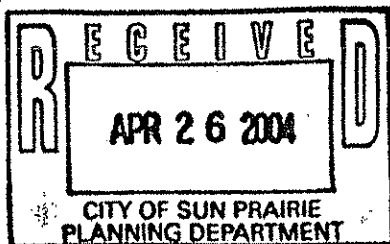
Windsor-Bristol Investments
- lands proposed to
be annexed

EGRE ROAD

BROADWAY DRIVE

STONEHAVEN DRIVE

1 inch equals 600 feet



April 26, 2004

Mr. Scott Kugler
City Planner, City of Sun Prairie
City Hall
300 East Main Street
Sun Prairie, WI 53590

Re: Windsor-Bristol Development, LLC Annexation Letter of Intent for
Wagner Farms Partnership Property, Town of Bristol and
Town of Windsor

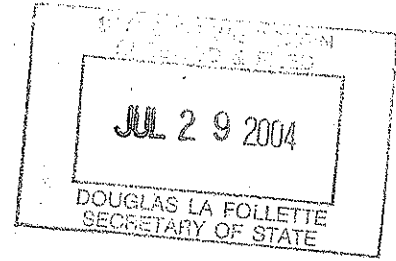
Dear Mr. Kugler:

Windsor Bristol Development, LLC, which is owned by William M. Paulson and Susan K. Paulson ("Paulson"), filed with the City of Sun Prairie a conceptual plan for development of the Wagner Farms Partnership lands located in the S1/2 of the N1/2 of Section 31 in the Town of Bristol, consisting of approximately 94.4 acres, and in the NE1/4 of Section 36, Town of Windsor, consisting of approximately 109.5 acres, for a total of approximately 203.9 acres. Copies of the conceptual plan, conceptual plan map, study of feasibility of compensatory ground water recharge for the site, utility summary and builder endorsements are already on file in your office.

In March 2004, the City Council approved an amendment to the Sun Prairie Master Plan to accommodate this development. This property is in the 5-10 year development area within the Sun Prairie Master Plan. Earlier this month of April, 2004, the City Council approved a Pre-Annexation Agreement for this project.

We are now asking for annexation of the lands to the City and temporary zoning of the lands to the SR-4 classification.

I have developed other plats in the area, including three which are located in the Sun Prairie ETZ area, Scottish Highlands and Norway Road Estates in the Town of Bristol, and



Burke Conservancy Estates in the Town of Burke. I am not a house builder, so this development will be open to all qualified builders.

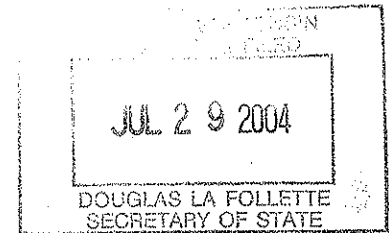
I intend for the development of the Wagner lands to be an asset to the City. This development will be the premier residential conservation development, in an urban environment, in Dane County, by incorporating as many features of conservation development as possible.

The site will be developed for detached, single family residential development, except for an area at the northwest corner of the site which will be used for condominium development. There will be no commercial or multi-family rental development within this site. This development will help the City maintain its desired ratio of owner-occupied housing.

We expect the developed lands within the site to be zoned ultimately in the PUD category under the Sun Prairie Zoning Ordinance. The project will be a low-density project, having a total of approximately 340 dwelling units, with an average dwelling unit density of 1.7 dwelling units per acre. This low density is dictated by the need to achieve high levels of groundwater recharge for the site given its proximity to Token Creek. Fifty-one percent of the lands within the plat will be permanently protected open space. This is dictated by the need to have large amounts of open space to have a conservation type development with high groundwater recharge rates. Of the approximately 340 dwelling units, approximately 30 will be condominium units, leaving approximately 310 dwelling units as single-family detached residences.

At this time, we are requesting a temporary zoning of the proposed annexation area to SR-4 suburban residential zoning to assure us as to our ability to develop this area on the time schedule we have proposed.

We anticipate that the build-out will take approximately ten years from the start of construction of the development. The development will be built in phases to assure orderly development. In accordance with the City policy to phase residential development, we will not close on any sales of lots and will not obtain any building permits for any residential construction until the fifth anniversary of the adoption of the 2000 Master Plan, which is October 2005, and we will agree to a contractual phasing plan for the project under which there will be a limitation on the development of no more than 35 single family lots per year. If lot sales are less than 35 in any given year, the shortfall would carry over to future years. The condominium area will not be developed until after the first year of development of the project, and will be limited to 30 units.



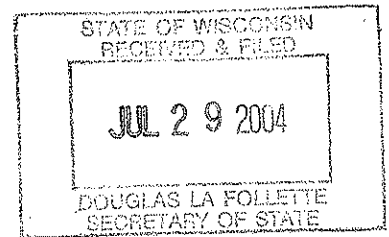
This project is located immediately to the north of developed plats. Streets and utilities have been stubbed into the project from the south in accordance with prior City planning efforts (without recorded easements).

We contacted the Town Business Manager for the Town of Windsor, Kelly Frawley, and the Town of Windsor will not have objections to the annexation in this area. The Town of Bristol has no objections to this annexation based on our contacts with Town Chair Jerry Derr. The entire site is now located in the Sun Prairie Area School District, as the result of the 2003 agreement between the two school districts which transferred the Windsor portion to the Sun Prairie School District.

City staff has studied the property for public sanitary sewer services; and the provision of sewer services is feasible, at a reasonable cost to the developer. There does not appear to be any difficulty in providing other City utility services to the project. Road access has been provided to the north, west and east and already exists to the south.

We anticipate that the housing to be developed in the project will be in the upper portion of the new single family housing price range. We anticipate relatively high valuations for the properties to be developed in this area. There will not be any unusual service demands for this project. The common areas shown in the concept plan will be owned by the homeowners association, and will not be a cost to the City, unless the City wants to own any lands for park use. There will be substantial groundwater infiltration devices installed in the project, including extensive community rain gardens and other devices, which will be maintained by the homeowners association (which has the power to assess the lot owners and place liens on the property), with the City having the ability to place special charges on tax bills in the event of a failure to conform to stormwater management requirements. The documentation for the project will assure that environmental standards will be upheld, and that the Association and the City will have the power to enforce them (including proper maintenance of prairie areas). (We also have no problem with registering the contact information for the Association with the City.)

There will be extensive trails through the development, with the major trail routes being owned by the City and being part of the City trail system. Locally oriented trails will be owned and maintained by the homeowners association. We have met with the Dane County Natural Heritage Land Trust, and with the Dane County Parks Department, and have offered to dedicate to them, and construct at our expense, a trail route along Token Creek, which will fit into the Dane County trail plan of the Dane County Parks Department. These agencies are waiting for us to present to them a preliminary plat for the project. The



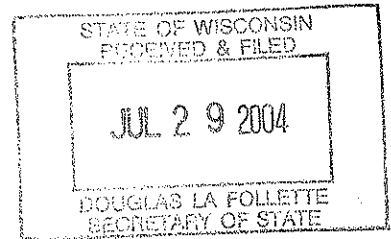
staff had a positive reaction to such a donation of land and construction of the trail. It is the goal of the Dane County Parks Department to have a trail connection from Patrick Marsh through the Token Creek area to Cherokee Marsh. The restoration and improvement of the Token Creek area, which will be inspired by this property, will hopefully lead to completion of such a trail connection and the improvement of Token Creek where it crosses other properties.

There will be restrictive covenants recorded which will be comprehensive in nature to ensure quality development and protection of the environmental and conservation aspects of the project. The covenants will require architectural control approval of all house construction and any alterations. The covenants may also provide for limits on the amount of area in a lot which will be disturbed for improvements, in order to maximize the amount of greenspace and achieve the necessary stormwater management and landscaping on each lot, such as requirements for the use of rain gardens and the planting and maintenance of prairie vegetation. All lot owners will be members of the homeowners association which, among other things, will have ownership of any common areas within the development which are not dedicated to the City, and will assess the lot owners to pay for costs associated with such common areas, such as real estate taxes, insurance and maintenance.

In order to properly deal with any environmental concerns concerning Token Creek, we retained Applied Ecological Services, specialists in the scientific restoration, development and preservation of natural systems, and Montgomery Associates: Research Solutions, LLC, a hydrologic engineering firm. These firms have concluded that we will be able to obtain sufficient groundwater recharge in this project to compensate for domestic water supply pumping that will take place. Our consultants have worked with the staff of the Dane County Regional Planning Commission, which will need to approve an urban service area amendment for this site, and we believe that the staff of the RPC is satisfied with the analysis that our experts have conducted. We believe that we will be able to obtain an urban service area amendment for this project. (We have agreed to pay for the cost of this application through a City approved consultant in the Pre-Annexation Agreement). Our consultants have also been in contact with Aicardo Roa of the Dane County Land Conservation Department concerning other issues which relate to development near Token Creek, including issues relating to water quality, water temperature and the like, and we believe that we will be able to satisfy requirements of other agencies concerned with Token Creek, including the Department of Natural Resources.

We want to do this project in the City and look forward to working with you and your staff on it. If you have any questions, please feel free to contact me.

Page 5



Sincerely,

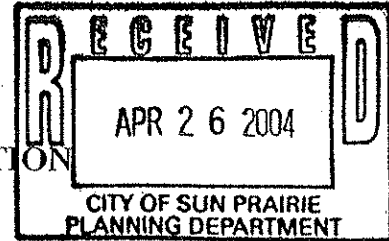
WINDSOR-BRISTOL DEVELOPMENT, LLC

A handwritten signature in cursive script that reads "William M Paulson".

William M. Paulson, Member

paulswikugler042604

UNANIMOUS PETITION FOR DIRECT ANNEXATION
UNDER § 66.0217(2), WIS. STATS.



To the Mayor and Common Council of the City of Sun Prairie, Dane County, Wisconsin:

1. The undersigned hereby petitions for direct annexation of the territory described on Exhibit A hereto to the City of Sun Prairie, Dane County, Wisconsin, whereby said territory would be detached from the Towns of Windsor and Bristol, Dane County, Wisconsin, pursuant to § 66.0217(2), Wis. Stats.
2. Attached hereto as Exhibit B is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing City and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is zero.
4. This petition has been signed by the owner of all of the land in area within the territory proposed to be annexed, and there are no electors residing within the territory proposed to be annexed.
5. The undersigned requests that the territory proposed to be annexed be initially zoned under the City of Sun Prairie Zoning Ordinance in the SR-4 suburban residential zoning classification.

Owner of All Lands Within the Territory Proposed to be Annexed:

Name of Owner: WINDSOR-BRISTOL INVESTMENTS, LLC
Date of Signing: April 26, 2004
Address of Owner: 4607 Oak Springs Circle
DeForest, WI 53532

Signature: By: William M. Paulson
William M. Paulson, Authorized Member

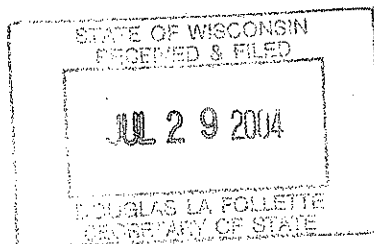
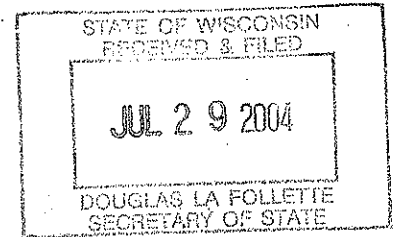


EXHIBIT "A"



ANNEXATION DESCRIPTION

Located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Town 9 North, Range 11 East, Town of Bristol and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

BEGINNING at the East Quarter Corner of Section 36, T9N, T10E;
thence Westerly along the south line of the NE $\frac{1}{4}$ of Section 36, to the Center Quarter Corner of said Section 36;
thence Northerly along the west line of the NE $\frac{1}{4}$ of said Section 36, to the centerline of Token Creek;
thence Northeasterly along said centerline of Token Creek to the north line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, T9N, R10E;
thence Easterly along said north line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, to the northeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36;
thence Southerly along the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, to the southeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$;
thence Easterly along the north line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, to the northeast corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$;
thence Southerly along the east line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, to a point lying 1268 feet north of the West Quarter Corner of Section 31, T9N, R11E as measured along the west line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 31;
thence Easterly parallel with the East-West $\frac{1}{4}$ line of said Section 31, T9N, R11E, 3244 feet to the west line of the East 20 Acres of the West Half ($\frac{1}{2}$) of the NE $\frac{1}{4}$ of said Section 31;
thence Southerly along said west line, 1268 feet to the East-West Quarter line of said Section 31;
thence Westerly along said East-West Quarter line of Section 31, 3244 feet to the **POINT OF BEGINNING**.

Containing 200 Acres, more or less.

Windsor-Bristol Investments, LLC
PC04-1066
Property Owner Notices Sent To

Parcel Number	Name	Address	City, State, Zip Code
0910-254-9001-0	WAGNER FARMS PARTNERSHIP	3270 EGRE ROAD	SUN PRAIRIE, WI 53590
0910-254-9500-2	WAGNER REV TR	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0910-361-8020-5	WAGNER REV TR	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0910-361-8501-3	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0910-361-8550-4	NELLEN, HERBERT J & JERRILEE B	3293 EGRE ROAD	SUN PRAIRIE, WI 53590
0910-362-8002-6	MERRY TR, GORDON & MARIAN M	6488 COUNTY HIGHWAY C	SUN PRAIRIE, WI 53590
0910-361-9500-2	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0910-361-9001-6	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0910-362-9500-1	MERRY TR, GORDON & MARIAN M	6488 COUNTY HIGHWAY C	SUN PRAIRIE, WI 53590
0910-364-0925-4	POKORSKY, JAMIE L & LISA A ET AL	1790 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0936-1	WYSOCKI, SCOTT J & LISA I ET AL	1798 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0947-8	ASHBURN, TODD A & REBECCA L ET AL	1804 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0958-5	THIEL, PATRICK F & KATHLEEN A ET AL	1812 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0969-2	ADKINS, DAVID L & JENNIFER L ET AL	1824 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0980-7	SOWINSKI, MICHAEL J & LAURA A ET AL	1832 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-0991-4	APFELBECK, CHRISTOPHER & NANCY ET AL	1838 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-1200-8	SUN PRAIRIE, CITY OF	-300 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0910-364-10359	RAATHS, BRADLEY W & SHELLEY E ET AL	1411 BLACK WOLF TRAIL	SUN PRAIRIE, WI 53590
0910-364-1013-5	ZAIDA, JEFFREY R; HAGEN, JOY M ET AL	1880 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-1046-6	PARSONS, JOHN W & BETHANN M	1404 BLACKWOLF TRAIL	SUN PRAIRIE, WI 53590
0910-364-1057-3	MARQUARDT, DARYL J & LISA L ET AL	1936 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-2126-7	BUILDING INSIGHT LLC	P.O. BOX 2513	MADISON, WI 53701
0910-364-2115-0	JONES, BRANDON B; RHODES, ANGELA M ET AL	1990 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-2104-3	STICK BUILT OF MADISON INC	1805 RED TAIL DRIVE	VERONA, WI 53593
0910-364-2093-7	SPANOS, BRIAN C & CHRISTOPHER H ET AL	P.O. BOX 931	SUN PRAIRIE, WI 53590
0910-364-2082-0	SPANOS, BRIAN C & CHRISTOPHER H ET AL	P.O. BOX 931	SUN PRAIRIE, WI 53590
0910-364-2071-3	AUBY, GERALD R & SHERYL A ET AL	2150 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-2060-6	VASKE, JEREMY	813 HUNTERS TRAIL	SUN PRAIRIE, WI 53590
0910-364-2049-1	RAY, MICHAEL L & LINDA A ET AL	2212 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-2038-4	KRAUS REAL ESTATE & BUILDERS INC	711 LOIS DRIVE	SUN PRAIRIE, WI 53590
0910-364-2027-7	SHONAS HIGHLANDS LLC	711 LOIS DRIVE	SUN PRAIRIE, WI 53590
0910-364-2016-0	HOEKMAN, LEROY J	2260 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-364-2005-3	PEDERSEN, ROBERT G; THOMPSON, PAULETTE A ET AL	2274 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0910-363-0564-2	SPANOS, BRIAN C & CHRISTOPHER H ET AL	P.O. BOX 931	SUN PRAIRIE, WI 53590
0910-363-0553-5	KRAUS REAL ESTATE & BUILDERS INC	711 LOIS DRIVE	SUN PRAIRIE, WI 53590

STATE OF WISCONSIN
RECEIVED & FILED
JUL 29 2004
DOUGLAS LA FOLLETTE
CLERK OF STATE

Windsor-Bristol Investments, LLC

PC04-1066

Property Owner Notices Sent To

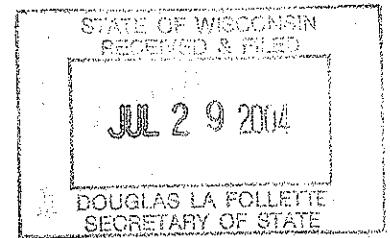
Parcel Number	Name	Address	City, State, Zip Code
0910-364-1024-2	WEISENSEL, MICHAEL R & TONYA J ET AL	1401 BLACK WOLF TRAIL	SUN PRAIRIE, WI 53590
0910-364-1002-8	FLETCHER, ROBERT TODD & VICTORIA E ET AL	211 OAK STREET	COTTAGE GROVE, WI 53527
0911-311-8530-6	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-311-8500-2	AHLGRIMM, MARIJO L; SIEDSCHLAG, MARCIA E ET AL	48 FRIENDSHIP PLACE	FALLS CHURCH, VA 22042
0911-312-8000-6	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-312-8500-1	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-311-9000-5	AHLGRIMM, MARIJO L; SIEDSCHLAG, MARCIA E ET AL	48 FRIENDSHIP PLACE	FALLS CHURCH, VA 22042
0911-311-9030-9	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-312-9500-9	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-312-9000-4	WAGNER ET AL RE TR, CATHERINE	2320 BRIGHTON DRIVE	SUN PRAIRIE, WI 53590
0911-312-9800-0	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0911-311-9140-6	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0911-312-9141-0	WINDSOR - BRISTOL INVESTMENTS LLC	4607 OAK SPRINGS CIRCLE	DEFOREST, WI 53532
0911-314-2647-2	HICKORY GROVE IV LLC	711 LOIS DRIVE	SUN PRAIRIE, WI 53590
0911-314-2636-2	HICKORY GROVE IV LLC	711 LOIS DRIVE	SUN PRAIRIE, WI 53590
0911-314-2625-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2614-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2603-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2592-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-3395-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2581-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2570-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2559-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2548-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2537-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2526-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-2515-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0617-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0606-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0595-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0221-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0210-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0199-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0188-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2145-3	PODGORSKI, ROBERT A & PHYLLIS M ET AL	1427 BROADWAY DRIVE	SUN PRAIRIE, WI 53590

STATE OF WISCONSIN
RECORDED & FILED

JUL 29 2004

Windsor-Bristol Investments, LLC
PC04-1066
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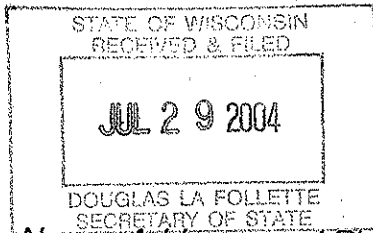
Parcel Number	Name	Address	City, State, Zip Code
0911-313-0177-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2159-2	CAREY, DENNIS M & MARLENE M ET AL	1430 BROADWAY DRIVE	SUN PRAIRIE, WI 53590
0911-313-2200-5	OKPALA, DANIEL C & BEATRICE O ET AL	1742 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-2211-2	OLLERMAN, TAMI M	1750 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-2222-9	RASTELLO, JOHN B & BONNIE K ET AL	1758 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-2233-6	WEISENSEL, PHILLIP E & KATHY S	1766 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-2244-3	FUNNELL, JEFFREY R & CAMI L ET AL	1780 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-2820-5	SUN PRAIRIE, CITY OF	300 EAST MAIN STREET	SUN PRAIRIE, WI 53590
0911-313-2189-1	GELLERT, DANIEL A & SUZANNE J	1730 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-0628-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0584-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2152-2	PETERSON, ERIK E & KIMBERLY J ET AL	1424 BROADWAY DRIVE	SUN PRAIRIE, WI 53590
0911-313-2134-6	BOURCIER, PAUL G; LAMOREE, KAREN M ET AL	1419 BROADWAY DRIVE	SUN PRAIRIE, WI 53590
0911-313-0639-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2178-4	HOCHMUTH REV TR, JAMES P & JOYCE E,	1718 STONEHAVEN DRIVE	SUN PRAIRIE, WI 53590
0911-313-0573-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-314-3290-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0232-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0243-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0254-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-0255-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2167-7	HUMPHREY, JASON P & PAMELA A ET AL	1410 BROADWAY DRIVE	SUN PRAIRIE, WI 53590
0911-313-0650-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590
0911-313-2123-9	TAARUD, NATHAN L & KRISTIE L ET AL	1407 BROADWAY DRIVE	SUN PRAIRIE, WI 53590
0911-313-0166-2	BIRKINBINE TR, WILLIAM H & LILLIAN F	2344 ESSEX DRIVE	SUN PRAIRIE, WI 53590



School District Analysis of Projected Development

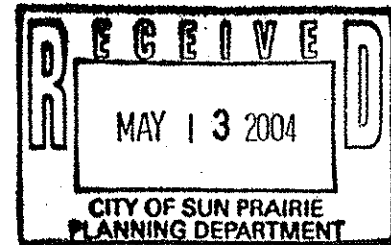
Name of Development: Wagner Farm

Location of Development: Shonas Highlands & Hickory Grove Estates to the South
Egre Road to the North
Open area to the east
Hwy. C to West
Approximately 204 acres, currently in Bristol and Windsor



Name, Address, and Phone Number of Developer:
Windsor Bristol Developments

Date Notification, Checklist, or Plat Map received: April 30, 2004
Date Response has been requested: May 14, 2004



1. How many additional students, at which grade levels, will the proposed development likely generate?

- ◆ Elementary Level Students: 98
- ◆ Middle Level Students: 49
- ◆ High School Students: 66 (see attached worksheet)

2. Over what time frame will the proposed development begin and build out?
The developer has stated it will be a 10-year build out beginning in 2005.

3. What impact will these new students have for the school district's long-range facility plans?

- This development is presently within CH Bird and Royal Oaks boundary. This area is proposed to be moved to elementary school number 6 with the 2004 boundary changes. This development will push that school to it's capacity sooner
- This development is within the Prairie View Middle School (PVMS) attendance boundaries and push Prairie View closer to its capacity and therefore the need for a third middle school.
- In 2003-04, Sun Prairie High School enrolled 1630 students and has capacity for about 1800 students. Adding 66 high school students, in conjunction with other growth, will eventually push Sun Prairie High School to capacity by 2008.
- With all the growth occurring within the school district the district 10-year facility plan calls for four additional schools.

4. What impact will these new students have on school attendance boundaries?

Significant elementary boundary changes were made in 2001 and 2004. This area will need to be reevaluated by the next boundary task force to see if it should continue at elementary school #6.

5. **What transportation issues (busing, hazardous areas, crossing guards) will be impacted by the addition of new students in this particular area?**

This development would need to be bussed because it is considered hazardous to cross Highway 19 to get the elementary school number 6.

6. **What impact will the new students have on required staffing? How many new FTE teachers or other staff will be necessary to provide services for additional students.**

Using an average of 25 students per classroom, this development will add eight more teachers to the district and 2 more support staff.

7. **What impact will the new students and proposed new tax base have on the school budget?**

Many factors will affect the ultimate budget impact and there are many ways to look at this analysis. The following 'snapshot' using current numbers illustrates the relative impact of this development on school finance based on present information and future projections.

The increase of students from this area will lead to an increase of ten new staff, at an anticipated cost of \$400,000.

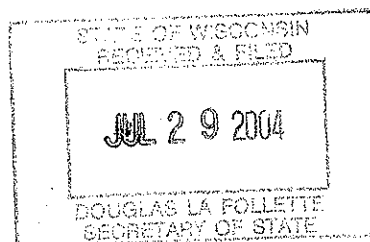
Sun Prairie Area School District is under state imposed revenue caps. For a growing school district, like SPASD, some growth is needed to maintain our current programs. Unfortunately, with rapid growth, revenue caps hold back a district from spending what they normally would because the state uses a "three year average" in determining the revenue a district can spend. Also, rapid growth means more frequent referendums to build schools.

At build out, the school district's tax base might increase by approximately \$93,500,000 using an average \$275,000 value per dwelling unit. This increased tax base likely means the increased school budget will have a minimal impact on the tax mill rate, except for any additional debt service necessary to build new schools or classrooms. This additional tax base may cause a slight decrease in the overall percentage of state aid.

8. **What opportunities might exist for collaboration between the developer, the city, and the school district? What efficiencies of taxpayer dollars might be achieved?**

We would like to see this development phased in over ten years so that the growth is spread out.

Report prepared by Phil Frei and Tim Culver



Name: Wagner Farm

	Factor	Units	Projected Students
Single-Family Homes	0.67		
		310	208
Multi-Family Units	0.15		
		30	5
Extra Allowance	0.15		0
Total Students			212

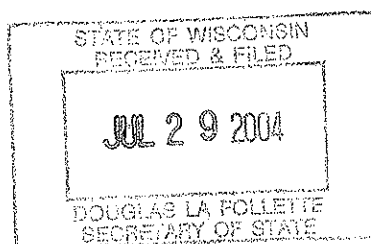
		Factor
K-5 Level Students	98	0.46
6-8 Level Students	49	0.23
9-12 Level Students	66	0.31
	212	

Build Out		Cumulative K-5	Cumulative 6-8	Cumulative 9-12	Total New Students
Fall 2006	1	10	5	7	21
Fall 2007	2	20	10	13	42
Fall 2008	3	29	15	20	64
Fall 2009	4	39	20	26	85
Fall 2010	5	49	24	33	106
Fall 2011	6	59	29	39	127
Fall 2012	7	68	34	46	149
Fall 2013	8	78	39	53	170
Fall 2014	9	88	44	59	191
Fall 2015	10	98	49	66	212

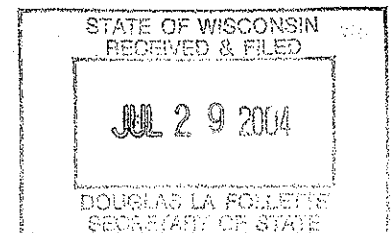
Rev Cap Amt.	Yr. 1	Yr. 2	Yr. 3
\$9,500	\$201,590	\$67,197	\$134,393
			\$201,590

Eq. Value

Ave. Home	# of homes	Value added to district
\$275,000	340	\$93,500,000



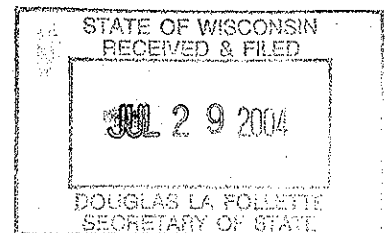
Name of Development	Municipality	Start Date	Build Out Date (estimate)	Dwelling Units	Projected Students At Build-out			Boundaries	
					K-5th	6th- 8th	9th-12th	Elem.	MS
Gardens of Willow Brook	City of SP	2001	2006	133	41	21	27	ES	PM
Uplands	City of SP	2002	2005	127	25	13	17	NS	PM
Providence	City of SP	2002	2005	421	68	34	46	RO	PV
Savannah Valley	Town of SP	2002	2011	30	9	5	6	ES	PM
Weybridge	City of SP	2002	2006	310	77	38	52	NS	PV
Smith's Crossing	City of SP	2003	2017	1823	262	131	175	NS	PM
Windfield Estates	T. of Bristol	2003	2011	35	11	5	7	CHB	PM
Charlottes Walk	T. of Burke	2003	2007	56	17	9	12	RO	PV
Connery Fedler	City of SP	2004	2013	1095	190	95	128	RO	PV
Village of Autumn Lake	City of Mad.	2005	2019	1213	261	131	176	ES	PM
Wagner Farm	City of SP	2006	2015	340	98	49	66	Elem. 6	PV
Liberty Square	City of SP	2004	2011	648	89	44	60	CHB	PM
Norway Road Estates	T. of Bristol	2004	2008	78	24	12	16	CHB	PM
Gerrke's Knoll	T. of Burke	2004	2008	49	15	8	10	Elem. 6	PV
Tuschen Property	City of SP	2005	2009	144	24	12	16	Elem. 6	PV
STAK Investments	City of SP	2005	2009	100	31	15	21	CHB	PM
Patrick Marsh	City of SP	2005	2009	43	13	7	9	ES	PM
Meadows Crossing	City of SP	2005	2014	254	72	36	49	ES	PM
Clamar	City of SP	2005	2014	50	15	8	10	WS	PM
Grand Total				6949	1342	673	903		
Revised	30-Apr-04								
Bold = discussed, not approved by city									



WAGNER FARM COMMENTS-May 14, 2004

In general, I am in favor of approving the annexation request as presented. However, there are several items within their description that will need considerable discussion with decisions to be made regarding some of the following points:

- 1-The proposal of a bike path is good and needs to be defined as far as location, etc. There does need to be connections to the developments primarily to the south of this proposed development.
- 2-We will be very selective on accepting any park land to be dedicated. A decision will be reached after seeing proposed location and where it would service this development.
- 3-Depending on any park land being accepted, fees in lieu of park land will be required for this development according to the existing ordinances.
- 4-The acceptance of any natural or open spaces for non-park purposes will also have to be discussed by city staff.



From: Bob
Holling