

ELSING DEVELOPMENT COMPANY, LLC
2000 Prairie Street, Suite 1000
Prairie du Sac, Wisconsin, 53578

April 20, 2021

Mr. Tim Semmann
City Planner
City of Sun Prairie
300 East Main Street
Sun Prairie, WI 53590

Re: Lots 34-40, 218-227 & 267-275, The Reserve, City of Sun Prairie,
Dane County, Wisconsin – Revised Letter of Intent

Dear Mr. Semmann:

Please allow this letter to serve as the Letter of Intent for the included Final Subdivision Plat Application. The proposed new plat will consolidate 26 existing lots into 23 new lots and the net result will be a reduction of three units within the existing plat. This new plat will be known as The Reserve First Replat, City of Sun Prairie, Dane County, Wisconsin, located in the SW ¼ of the NE ¼ and the SE ¼ of the NE ¼, Section 36, T9N, R10E, all in the City of Sun Prairie, Dane County, Wisconsin. The requested reduction of lots will create larger parcels that will meet the desires of the builders developing within The Reserve.

This letter will also serve as the letter of intent for a Miscellaneous Application to vacate and release five (5) public utility easements in order to re-dedicate them with the anticipated replat, The Reserve First Replat.

No zoning change is anticipated and the change in lot density should not negatively impact any adjoining properties.

This area of the plat is located within Phase III of The Reserve and shall be developed this year.

The developer will is Elsing Development, LLC (email: pegstorage@gmail.com), 2000 Prairie Street, Suite 1000, Prairie du Sac, Wisconsin, 53578, whose phone number is 608-643-9062. The surveyor for the project is Dan Paulson (email: dan@paulsonllc.net) of Paulson and Associates, LLC, 136 W. Holum Street, DeForest, Wisconsin 53532, whose telephone number is 608-846-2523. The engineer is Debbie Hatfield (email: debbie@mars.org), MARS-EOS, 119 South Main Street, Cottage Grove, Wisconsin 53527, whose phone number is 608-839-4422, and whose fax number is 608-839-3322. Additionally the attorney for this plat is Attorney Mike Lawton of Lathrop & Clark, Boardman & Clark, LLP, 1 S. Pinckney St., Ste 410, PO Box 927, Madison, WI 53701-0927 whose phone number is (608) 286-7236.

Mr. Tim Semmann
April 20, 2021
Page 2

Please feel free to contact myself or any one of our development team with question about this request.

Sincerely,

ELSING DEVELOPMENT COMPANY, LLC
Matt Elsing, Member

THE RESERVE FIRST REPLAT

LEGAL DESCRIPTION

Being **Lots 34 - 40, 218 - 227 and 267 - 275, The Reserve**, recorded in Volume 60-076A of Plats on Pages 406-410, as Document Number 5337140, located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 36, T9N, R10E, City of Sun Prairie, Dane County Wisconsin.

Containing 376,027 square feet (8063 acres)

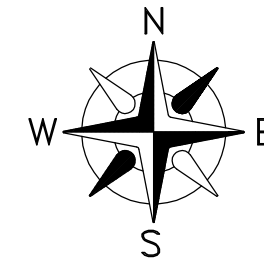
This Description Prepared by:

Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

April 20, 2021

THE RESERVE FIRST REPLAT


BEING LOTS 34 - 40, 218 - 227 AND 267 - 275, THE RESERVE;
 LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4,
 SECTION 36, T9N, R10E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

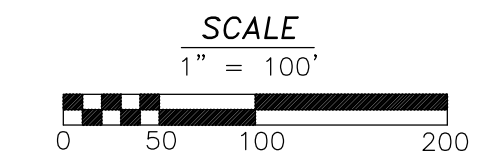
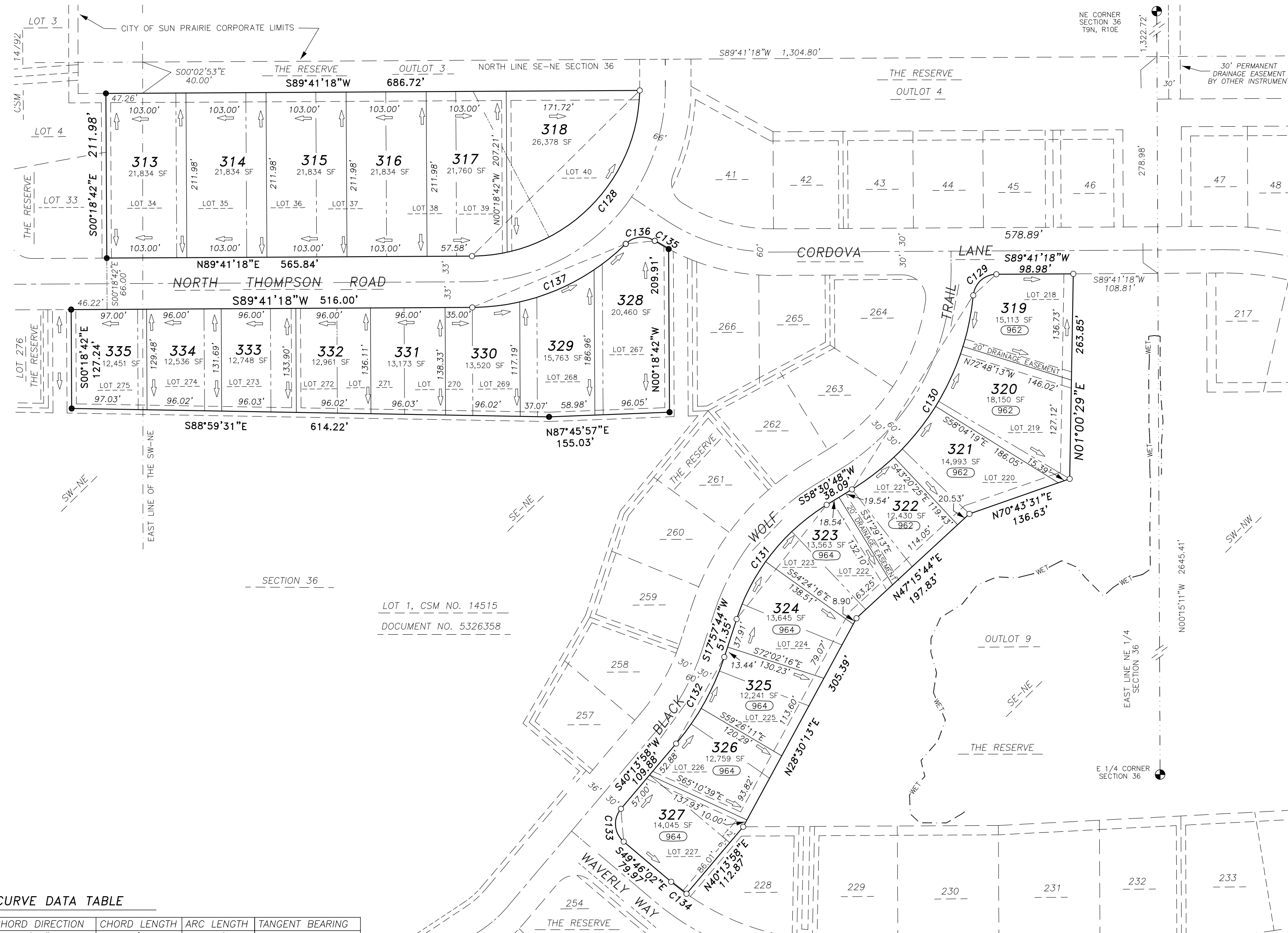










BASIS OF BEARINGS
 THE EAST LINE OF THE NE 1/4
 OF SECTION 36 BEARS N00°15'11"W.
 DANE COUNTY COORDINATE SYSTEM

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 



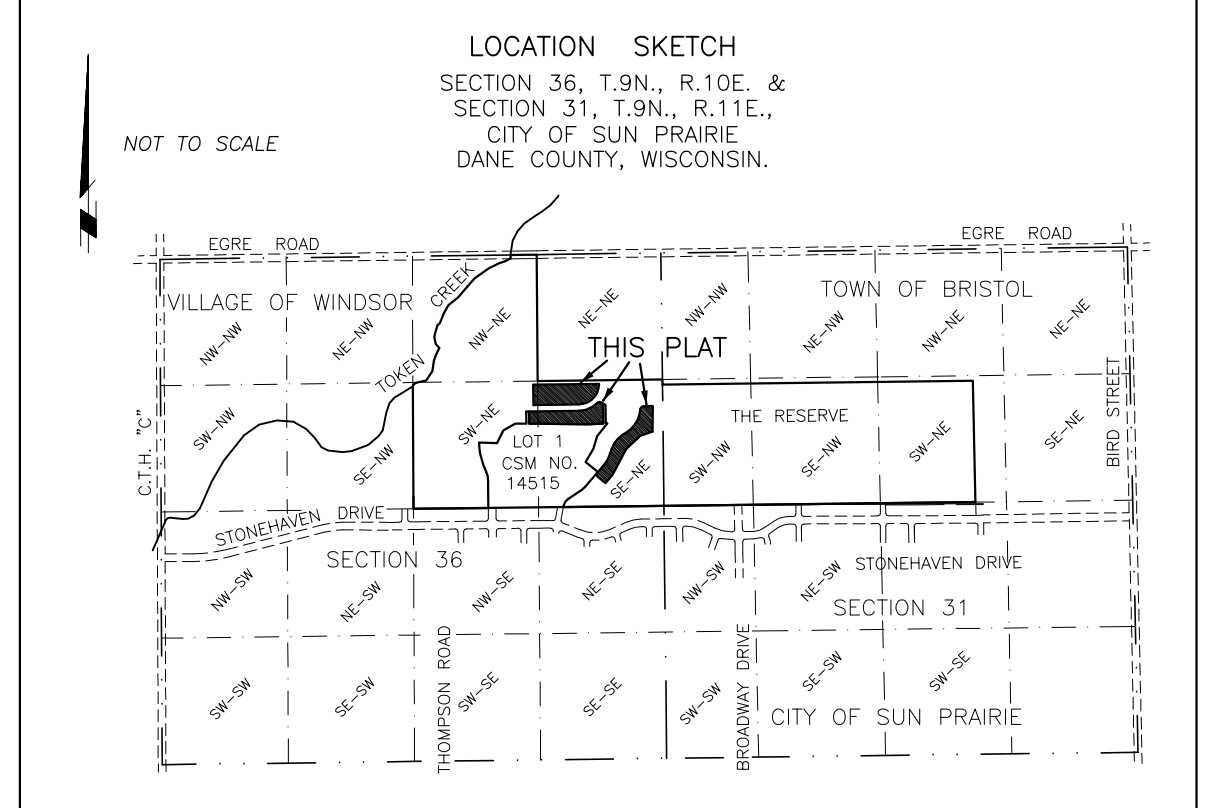
- LEGEND**
-  DANE COUNTY ALUMINUM MONUMENT (FOUND) (AS NOTED W/ 4-TIES FOUND)
 -  3/4" ROUND IRON RE-BAR (FOUND) (UNLESS NOTED)
 -  1 1/4" x 18" ROUND IRON REBAR (SET), WEIGHING 4.30 LBS/LF. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 18" ROUND IRON REBAR WEIGHING 1.50 LBS/LF
 -  WETLAND BOUNDARY AS DELINEATED AND MAPPED BY TAYLOR CONSERVATION, LLC (SPRING 2016)
 -  FORMER LOT LINE
 -  PUBLIC UTILITY EASEMENT (6' OR 12' WIDE UNLESS NOTED)
 -  (360) LOWEST FOUNDATION OPENING ELEVATION UNLESS MODIFIED BY THE CITY ENGINEER
 -  DRAINAGE ARROW ALL POST CONSTRUCTION SURFACE WATER SHALL FLOW IN THE DIRECTION OF THE ARROW, UNLESS MODIFIED BY THE CITY ENGINEER

CURVE DATA TABLE

NUMBER	LOT	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C128		88°40'25"	217.00	N45°21'05"E	303.31'	335.84'	
	317	12°01'44"	317.00	N83°40'25"E	45.47	45.56	
	318	76°38'41"	317.00	N39°20'13"E	269.12	290.28	N01°00'52"E
C129		84°10'42"	30.00	S47°35'57"W	40.22	44.08	
C130		53°00'12"	330.00	S32°00'42"W	294.51	305.28	S05°30'36"W
	319	11°41'11"	330.00	S11°21'11"W	67.19'	67.31'	
	320	14°43'54"	330.00	S24°33'44"W	84.62	84.85	
	321	14°43'54"	330.00	S39°17'38"W	84.62	84.85	
	322	11°51'12"	330.00	S52°35'11"W	68.15	68.27	
C131		40°33'04"	270.00	S38°14'16"W	187.13	191.09	
	323	22°55'03"	270.00	S47°03'16"W	107.28	108.00	
	324	17°38'00"	270.00	S26°46'44"W	82.77	83.09	
C132		22°16'14"	330.00	S29°05'51"W	127.47	128.27	
	325	12°36'05"	330.00	S24°15'47"W	72.43	72.58	
	326	09°40'10"	330.00	S35°23'54"W	55.63	55.69	
C133		90°00'00"	30.00	S04°46'02"E	42.43	47.12	
C134		04°31'40"	317.00	S52°01'52"E	25.05	25.05	S54°17'42"E
							N61°28'24"W
C135		04°14'22"	280.00	N59°21'13"W	20.71	20.72	N61°28'24"W
C136		77°26'40"	30.00	S84°02'38"W	37.53	40.55	N57°14'02"W
C137		44°22'00"	283.00	S67°30'18"W	213.70	219.14	S45°19'18"W
	328	10°40'18"	283.00	S50°39'27"W	52.63'	52.71'	
	329	21°14'50"	283.00	S66°37'01"W	104.35	104.95	
	330	12°26'52"	283.00	S83°27'52"W	61.36	61.48	

SUBDIVIDER/OWNER
 ELSING DEVELOPMENT COMPANY, LLC
 MATT ELSING
 2000 PRAIRIE ST., SUITE 1000
 PRAIRIE DU SAC, WI 53578

SURVEYOR
 PAULSON & ASSOCIATES, LLC
 DANIEL A. PAULSON
 136 W. HOLLUM STREET
 DEFOREST, WI 53532



THE RESERVE FIRST REPLAT

BEING LOTS 34 - 40, 218 - 227 AND 267 - 275, THE RESERVE;
 LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4,
 SECTION 36, T9N, R10E, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



SURVEYORS CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor, do hereby certify, that by direction of William M. Paulson, Co-Managing Member of Windsor-Bristol Investments, LLC, and Matt Elsing as Managing Member of Elsing Development, LLC, I have surveyed, divided, monumented and mapped LOTS 34 - 40, 218 - 227 AND 267 - 275, THE RESERVE, located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 36, T9N, R10E, City of Sun Prairie, Dane County, Wisconsin.

Containing 376,027 square feet, (8.63 acres) more or less.

I do further certify that this plat is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Sun Prairie Subdivision Ordinance in surveying, dividing and mapping the same.

 DANIEL A. PAULSON
 Professional Land Surveyor No. S-1699

Dated this ____ day of _____, 2021.

COMMON COUNCIL APPROVAL CERTIFICATE

STATE OF WISCONSIN)
 DANE COUNTY)SS

I, Elena Hilby, being duly elected, qualified and acting clerk of the City of Sun Prairie, Dane County do hereby certify that the City of Sun Prairie Common Council passed Resolution Number _____ on _____, authorizing me to issue a

certificate of approval of the final plat of THE RESERVE FIRST REPLAT, owned by Windsor-Bristol Investments, LLC and Elsing Development Corporation, LLC upon satisfaction of certain conditions and I do hereby certify that conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 2021.

Date: _____
 Elena Hilby City of Sun Prairie Clerk

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
 DANE COUNTY)SS

I, Kristin Van der Kooi being duly qualified and acting City Treasurer of the City of Sun Prairie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2021 on any of the land included in the plat of THE RESERVE FIRST REPLAT.

Date: _____
 Kristin Van der Kooi City of Sun Prairie Treasurer

NOTES

1. THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
2. DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
3. NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
4. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
5. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA OF ANY LOT 14,000 SQUARE FEET OR SMALLER SHALL NOT EXCEED 50% OF THE TOTAL LOT AREA.
6. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA OF ANY LOT 14,001 SQUARE FEET OR LARGER SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA.
7. ARROWS INDICATE THE DIRECTION OF FLOW IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS LOCATED IN EASEMENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER UNLESS APPROVED BY THE CITY ENGINEER.
8. THE LOWEST FOUNDATION OPENING OF ALL DWELLING UNITS SHALL BE TWO FEET HIGHER THAN THE 100 YEAR FLOOD PLAIN ELEVATION.
9. THE USDA SOIL SURVEY OF DANE COUNTY, WISCONSIN HAS RATED THE NATIVE SOIL AS HAVING A SEVERE OR VERY SEVERE LIMITATION FOR DWELLINGS WITH BASEMENTS FOR LOTS 319 and 320.
10. BASEMENT ELEVATIONS OF ALL LOTS SHALL BE GREATER THAN 2 FEET ABOVE OBSERVED HIGH GROUND WATER.
11. NO GRADING SHALL BE ALLOWED WITHIN 30 FEET OF WETLANDS AREAS.
12. NO IMPERVIOUS SURFACES SHALL BE ALLOWED WITHIN THE WETLANDS BUFFER AREA.
13. ELEVATIONS ARE REFERENCED TO THE CITY OF SUN PRAIRIE DATUM.
14. DRAINAGE EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF THE PUBLIC.

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
 DANE COUNTY)SS

I, Adam Gallagher, being duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2021 affecting the lands included in THE RESERVE FIRST REPLAT.

Date: _____
 Adam Gallagher, Dane County Treasurer

OWNERS CERTIFICATION OF DEDICATION

As owners we hereby certify that we have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. We also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

- 1) CITY OF SUN PRAIRIE
- 2) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
- 3) DEPARTMENT OF ADMINISTRATION

Dated this ____ day of _____, 2021.

Land Contract Vendor

 William M. Paulson, Co-Managing Member
 Windsor-Bristol Investments, LLC

Land Contract Vendor

 Susan K. Paulson, Co-Managing Member
 Windsor-Bristol Investments, LLC

Land Contract Vendee

 Matt Elsing, Managing Member
 Elsing Development Corporation, LLC

STATE OF WISCONSIN)
 COUNTY OF _____)SS

Signed before me on this ____ day of _____, 2021, by William M. Paulson and Susan K. Paulson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public _____, Wisconsin
 My Commission Expires: _____

STATE OF WISCONSIN)
 COUNTY OF _____)SS

Signed before me on this ____ day of _____, 2017, by Matt Elsing to me known to be the person who executed the foregoing instrument and acknowledged the same

 Notary Public _____, Wisconsin
 My Commission Expires: _____

CERTIFICATE OF COUNTY REGISTER OF DEEDS

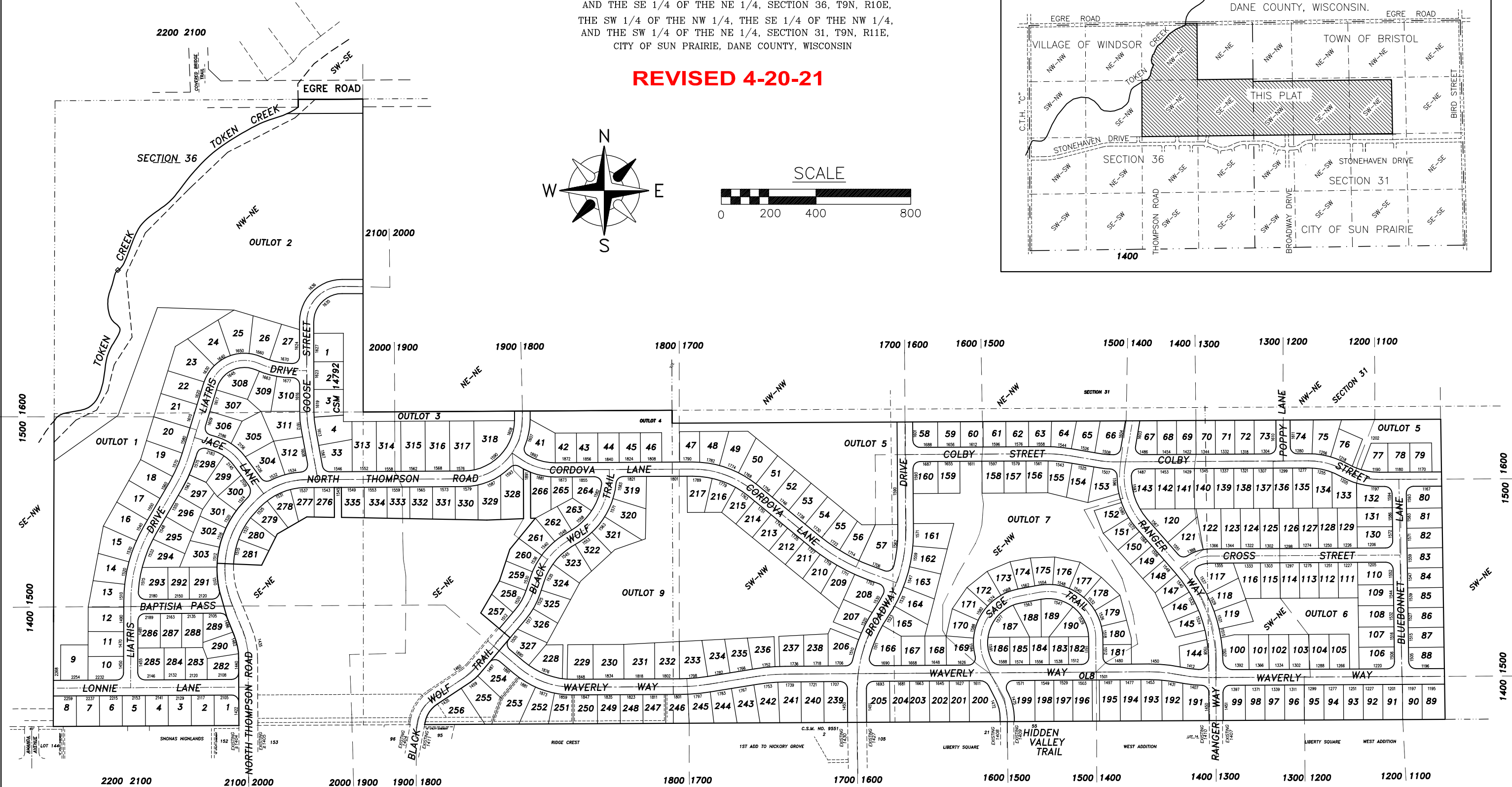
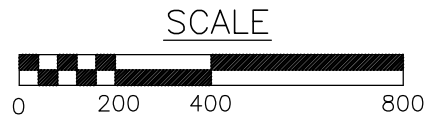
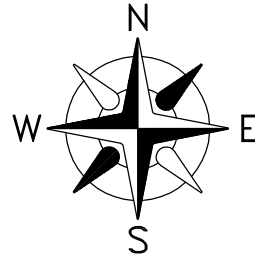
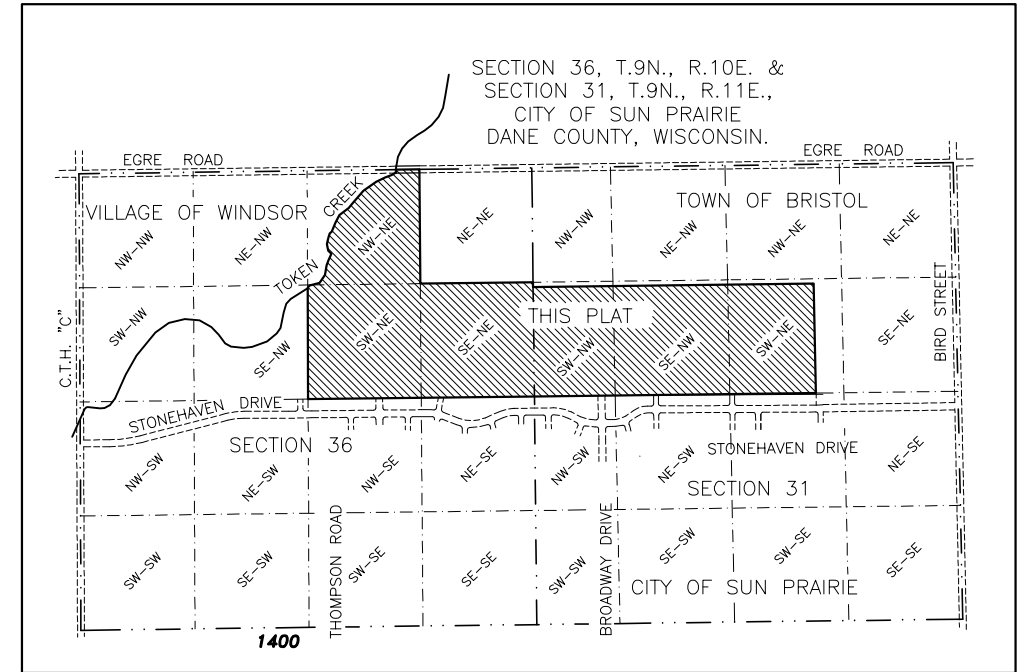
Received for record this ____ day of _____, 2021 at _____ o'clock, ____ m., recorded in Volume _____ of Plats on Pages _____.

 Dane County Register of Deeds Document Number

THE RESERVE ADDRESSING PLAN

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NE 1/4, SECTION 36, T9N, R10E,
THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4,
AND THE SW 1/4 OF THE NE 1/4, SECTION 31, T9N, R11E,
CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

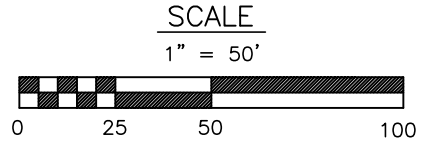
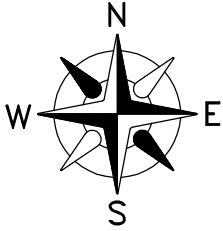
REVISED 4-20-21



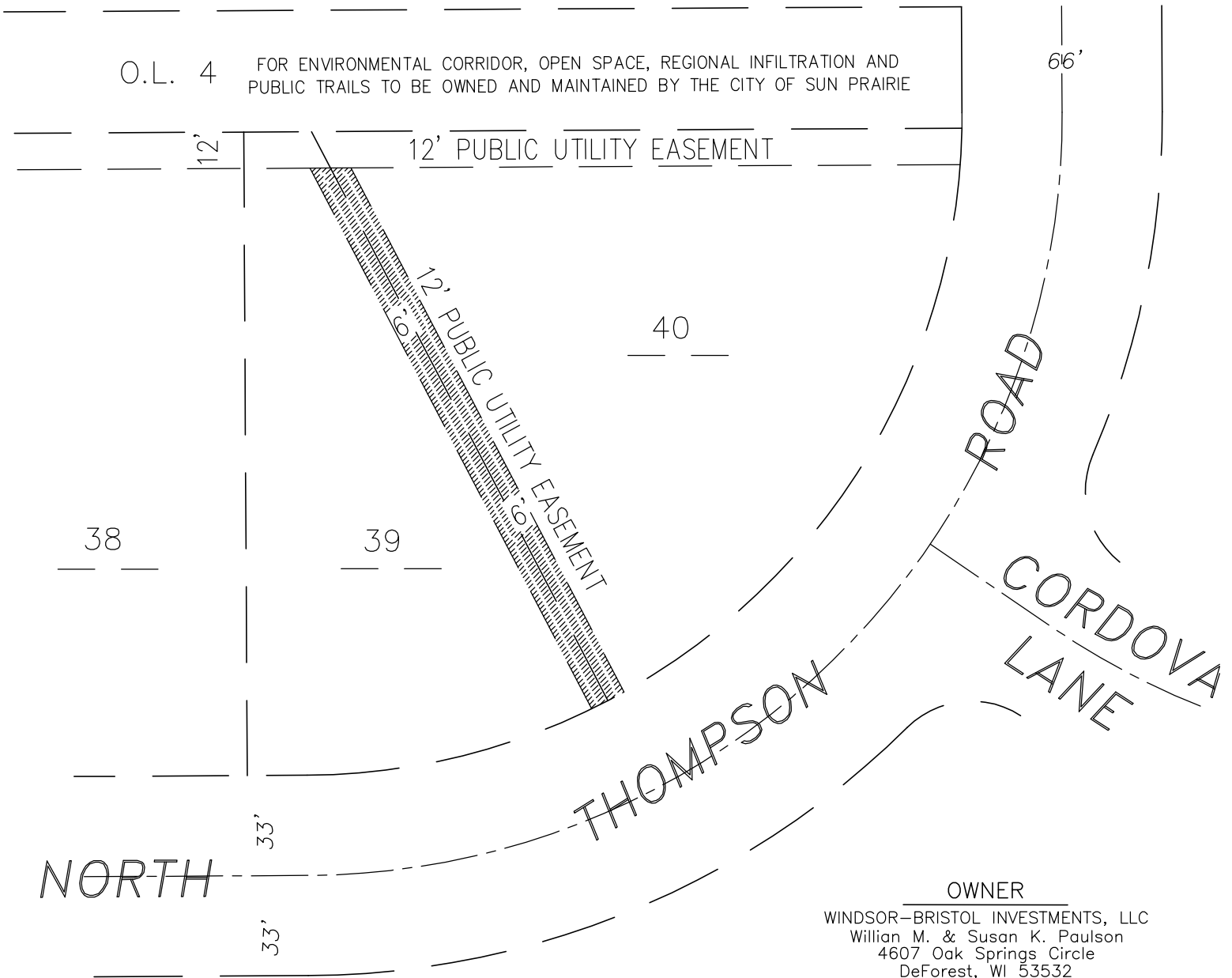
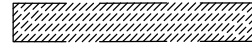
(Dan's ACo) Z:\Projects\2016 Projects\16-064 Matt Eising Mapping\2020 RePlat\16-064_2020 RePlat

PUBLIC UTILITY EASEMENT RELEASE MAP

BEING A PART OF LOTS 39 & 40, THE RESERVE,
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36,
 T.09N., R.10E., CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



EASEMENTS TO BE RELEASED



OWNER

WINDSOR-BRISTOL INVESTMENTS, LLC
 William M. & Susan K. Paulson
 4607 Oak Springs Circle
 DeForest, WI 53532

SURVEYOR

PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 W. Holum Street
 DeForest, WI 53532

OWNER-SUBDIVIDER

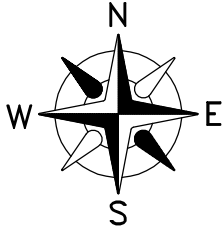
ELSING DEVELOPING COMPANY, LLC
 Matt Elsing
 2000 Prairie St., Suite 100
 Prairie du Sac, WI 53578

DESCRIPTION:
 THE NORTHEASTERLY 6' OF LOT 39, THE RESERVE.
 THE SOUTHWESTERLY 6' OF LOT 40, THE RESERVE.

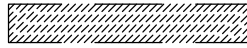
EXHIBIT "A"

PUBLIC UTILITY EASEMENT RELEASE MAP

BEING A PART OF LOTS 219 & 220, THE RESERVE,
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36,
 T.09N., R.10E., CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

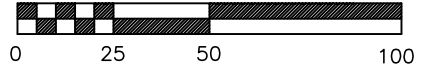


EASEMENTS TO BE RELEASED



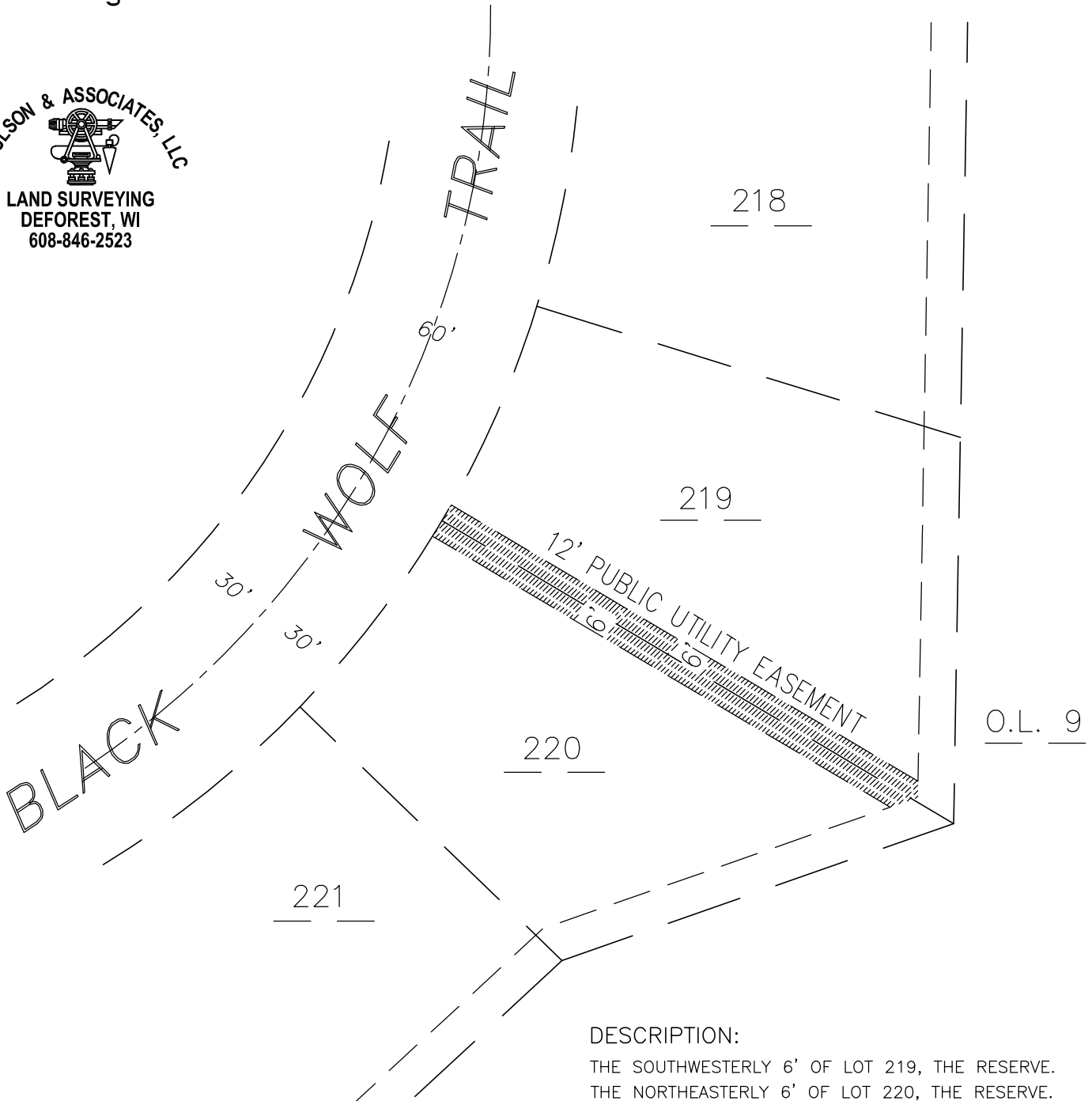
SCALE

1" = 50'



PAULSON & ASSOCIATES, LLC

 LAND SURVEYING
 DEFOREST, WI
 608-846-2523



DESCRIPTION:

THE SOUTHWESTERLY 6' OF LOT 219, THE RESERVE.
 THE NORTHEASTERLY 6' OF LOT 220, THE RESERVE.

SURVEYOR

PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 W. Holum Street
 DeForest, WI 53532

OWNER

WINDSOR-BRISTOL INVESTMENTS, LLC
 William M. & Susan K. Paulson
 4607 Oak Springs Circle
 DeForest, WI 53532

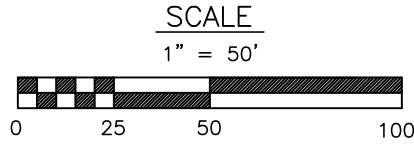
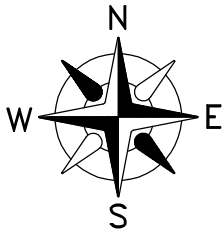
OWNER-SUBDIVIDER

ELSING DEVELOPING COMPANY, LLC
 Matt Elsing
 2000 Prairie St., Suite 100
 Prairie du Sac, WI 53578

EXHIBIT "A"

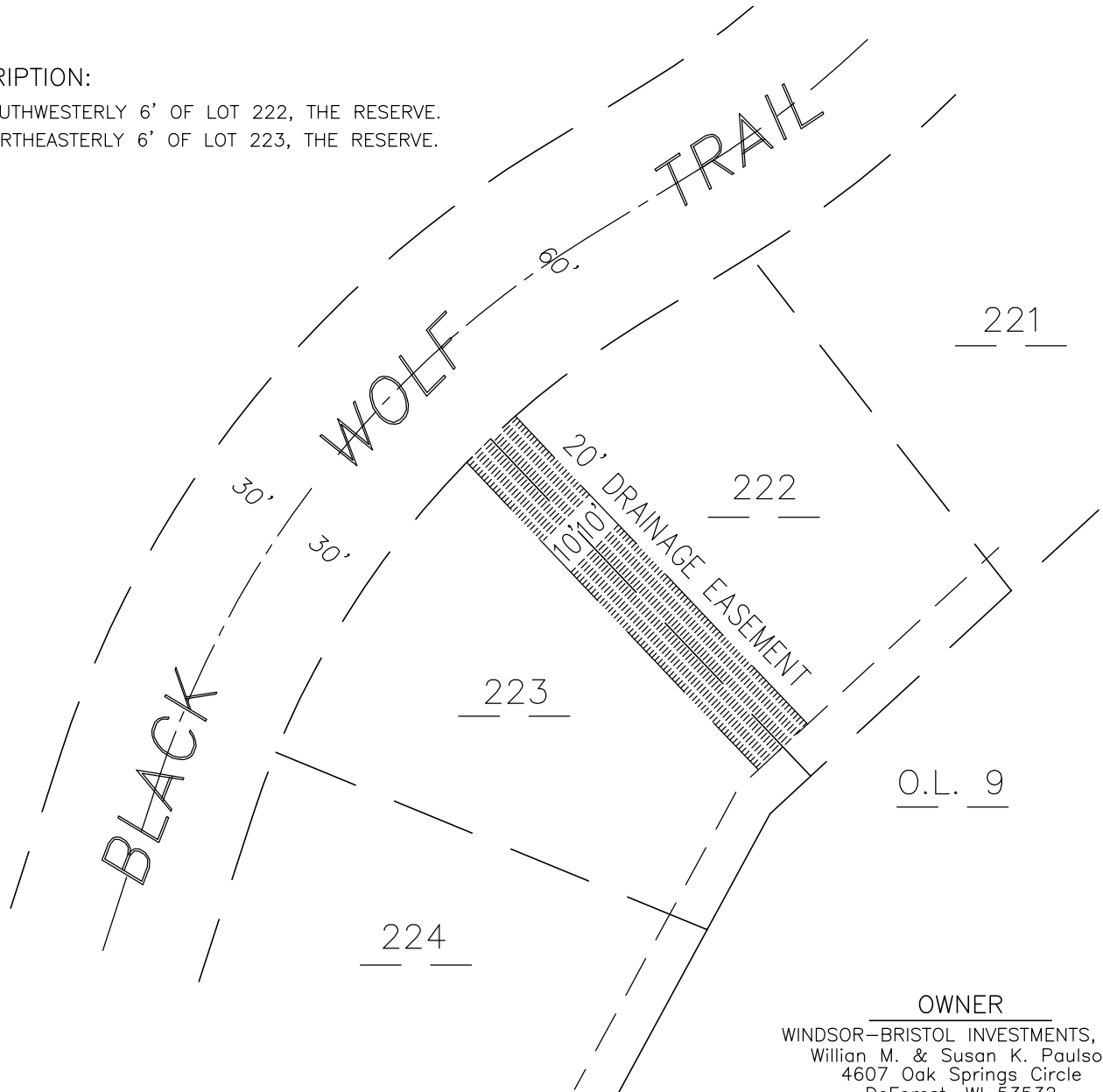
PUBLIC UTILITY EASEMENT RELEASE MAP

BEING A PART OF LOTS 222 & 223, THE RESERVE,
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36,
 T.09N., R.10E., CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



DESCRIPTION:

THE SOUTHWESTERLY 6' OF LOT 222, THE RESERVE.
 THE NORTHEASTERLY 6' OF LOT 223, THE RESERVE.



OWNER
 WINDSOR-BRISTOL INVESTMENTS, LLC
 William M. & Susan K. Paulson
 4607 Oak Springs Circle
 DeForest, WI 53532

EASEMENTS TO BE RELEASED



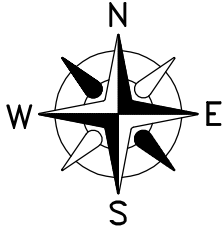
SURVEYOR
 PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 W. Holum Street
 DeForest, WI 53532

OWNER-SUBDIVIDER
 ELSING DEVELOPING COMPANY, LLC
 Matt Elsing
 2000 Prairie St., Suite 100
 Prairie du Sac, WI 53578

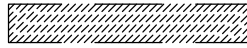
EXHIBIT "A"

PUBLIC UTILITY EASEMENT RELEASE MAP

BEING A PART OF LOTS 226 & 227, THE RESERVE,
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36,
T.09N., R.10E., CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN

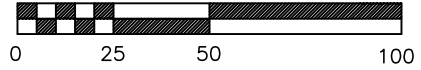


EASEMENTS TO BE RELEASED



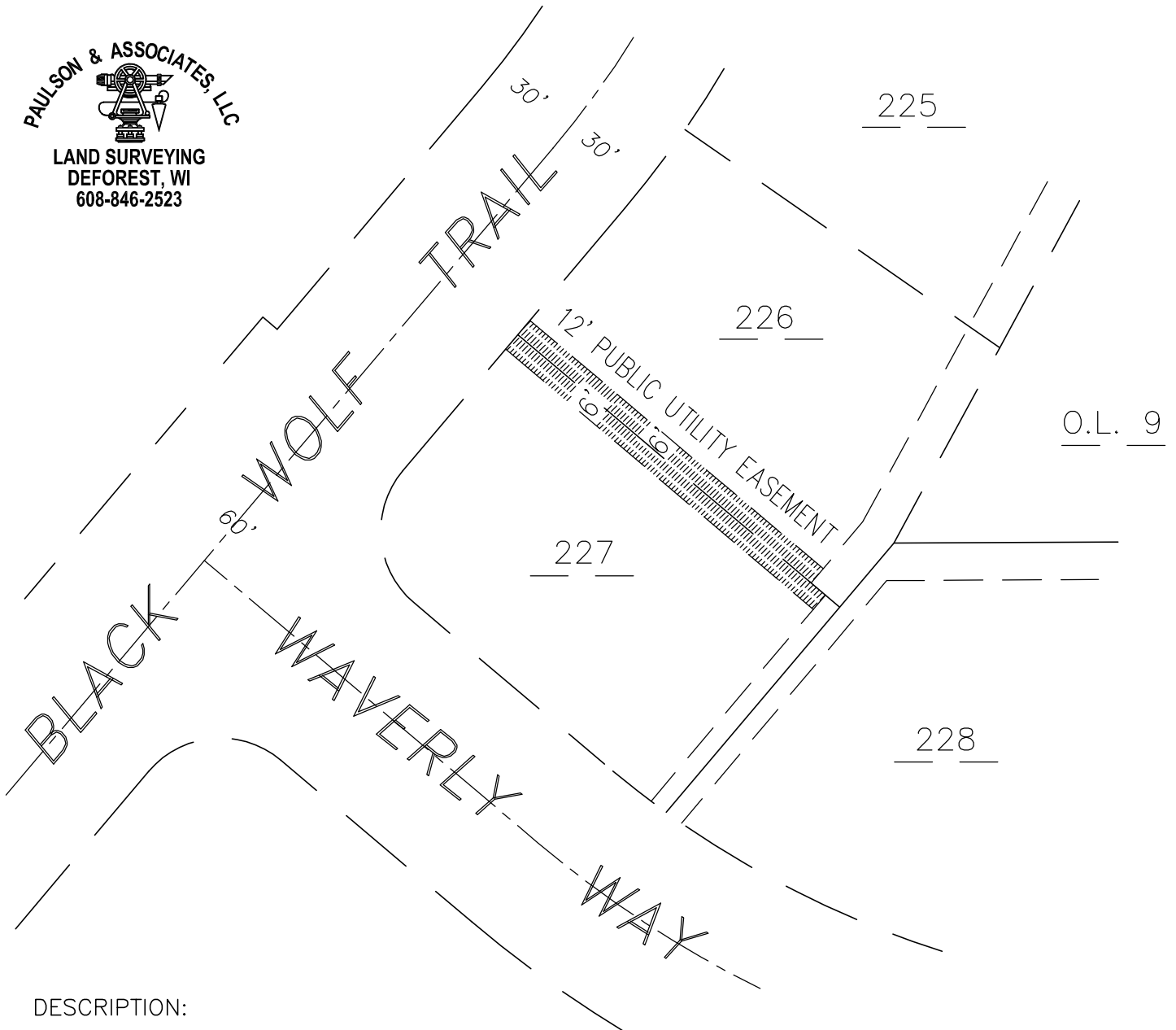
SCALE

1" = 50'



PAULSON & ASSOCIATES, LLC

LAND SURVEYING
DEFOREST, WI
608-846-2523



DESCRIPTION:

THE SOUTHWESTERLY 6' OF LOT 226, THE RESERVE.
THE NORTHEASTERLY 6' OF LOT 227, THE RESERVE.

SURVEYOR

PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

OWNER

WINDSOR-BRISTOL INVESTMENTS, LLC
William M. & Susan K. Paulson
4607 Oak Springs Circle
DeForest, WI 53532

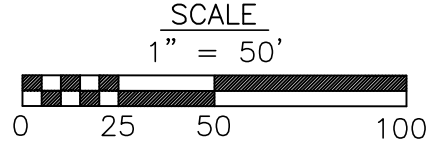
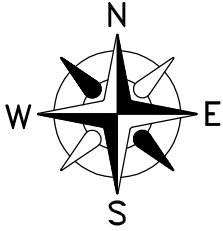
OWNER-SUBDIVIDER

ELSING DEVELOPING COMPANY, LLC
Matt Elsing
2000 Prairie St., Suite 100
Prairie du Sac, WI 53578

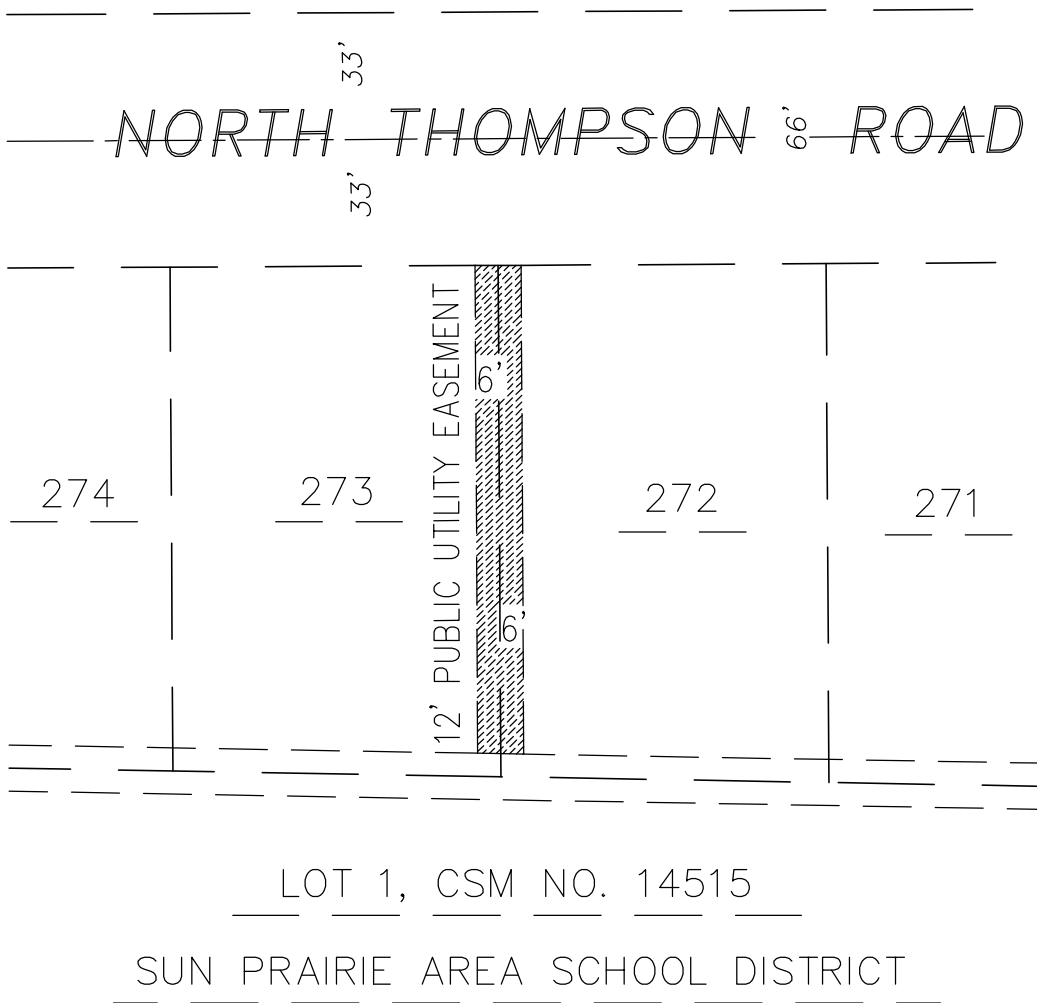
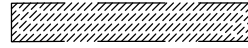
EXHIBIT "A"

PUBLIC UTILITY EASEMENT RELEASE MAP

BEING A PART OF LOTS 272 & 273, THE RESERVE,
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36,
 T.09N., R.10E., CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



EASEMENTS TO BE RELEASED



DESCRIPTION:

THE WEST 6' OF LOT 272, THE RESERVE.
 THE EAST 6' OF LOT 273, THE RESERVE.

SURVEYOR

PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 W. Holum Street
 DeForest, WI 53532

OWNER

WINDSOR-BRISTOL INVESTMENTS, LLC
 William M. & Susan K. Paulson
 4607 Oak Springs Circle
 DeForest, WI 53532

OWNER-SUBDIVIDER

ELSING DEVELOPING COMPANY, LLC
 Matt Elsing
 2000 Prairie St., Suite 100
 Prairie du Sac, WI 53578

EXHIBIT "A"