

COMMUNITY DEVELOPMENT REPORT – DECEMBER, 2016

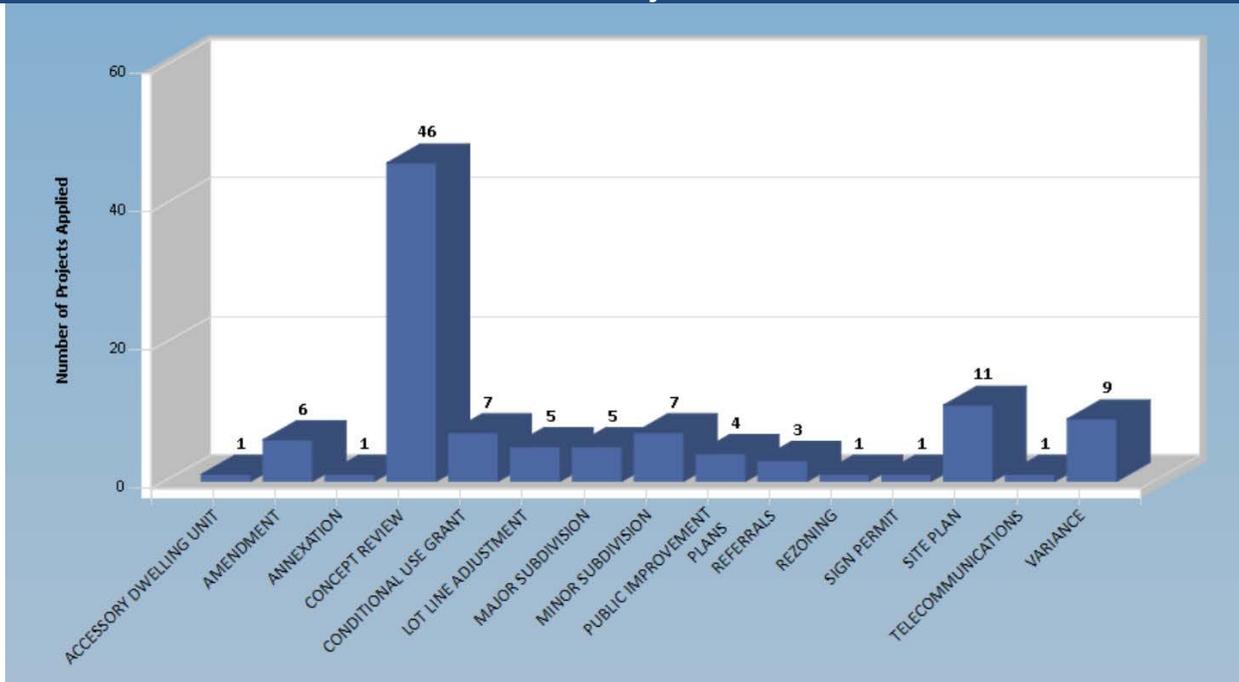
POLICIES, PROCEDURES, & STANDARDS

The consulting firm of Gould Evans was selected for the Municipal Code Update of Chapters, 15, 16, and 17. The project kickoff meeting was held at the joint Planning Commission and Town Board work session of October 3.

Staff has prepared an amendment to the Municipal Code to eliminate the need for mylar record drawings upon approval of certain land use projects. Currently, applicants are required to submit approved record drawings on mylar (a polyester film or plastic sheet). Staff is finalizing software compatibility updates to implement the change in process.

PROJECTS & PERMIT SUMMARY

Year-to-Date Projects Reviewed



Total Projects: 108

Glossary of Project Types

Amendment – Used to make modifications to an approved project, typically master plans or site plans

Annexation – Process by which property is brought under the jurisdiction of the Town

Concept Review – An optional meeting and review process that provides early feedback on projects prior to formal submittal

Conditional Use Grant – Consideration of uses which are unique in nature or character that are not included as uses by right

Land Use Map Amendment – Changes to the Town's Land Use Map, which guides zoning decisions

Lot Line Adjustment – Minor changes to the location of a lot property line

Major Subdivision – The division or reconfiguration of parcels of land into six or more parcels

Minor Subdivision – The division or reconfiguration of parcels of land into two to five parcels when single-family dwelling units are permitted

Public Improvement Plans – Public improvements, such as streets, that are required to be built by developers as a part of site development

Referrals – Town review of certain projects in adjacent jurisdictions, as mandated by state statute or inter-governmental agreement

Rezoning – The changing of existing zone classification of a parcel of land

Site Plan – Development of land for multifamily, commercial, or industrial uses

Vacation – Process in which the Town's ownership or interest in a right-of-way or easement is abandoned

Waiver – Request for specific Commercial Corridor Plan standards to be waived on a site plan

Major Development Projects Currently Under Review

For more detailed review timeframes please see: <http://windsorgov.com/DocumentCenter/View/16365>

Project	Description	Status
15th Street Park Annexation		
Conditional Use Grant & Site Plan	New Town Public Works facility	Awaiting mylars
East Pointe Subdivision (Southeast corner of SH 392 & SH 257)		
Preliminary Major Subdivision	8 lot commercial subdivision	Awaiting 2 nd submittal
Falcon Point Subdivision - Lot 1		
Site Plan – Kraft Kurbing	6 unit industrial office/warehouse building	Awaiting check prints
Fossil Creek Meadows (Northwest of WCR 5 & WCR 32E)		
Amended Master Plan & Preliminary Major Subdivision	Platting of 292 single family lots	Awaiting 3 rd submittal
Great Western Industrial Park 2nd Annexation (East of HWY 257)		
Amended Master Plan, Land Use Map Amendment & Rezoning to PUD	Proposal of mixed industrial, commercial, and residential development on 745 acres	Scheduling Planning Commission/Town Board
Great Western Industrial Park 3rd - Lot 1, Block 1 (11140 Eastman Park Dr)		
Vestas Site Plan – Phase X	Approximately 40,000 s.f. in various additions	Awaiting check prints
Harmony 1st Annexation		
Conditional Use Grant	9.9 acre water storage pond proposed	Reviewing 1 st submittal
Highland Meadows 3rd		
Titan Strength Site Plan	12,000 s.f. fitness facility	Awaiting 2 nd submittal
Ptarmigan Business Park & Lutheran Church (Northwest corner of SH 392 & LCR 5)		
Rezoning & Master Plan Amendment	Rezoning of 62 acres from GC to RMU	Awaiting 4 th submittal
Raindance		
Preliminary Major Subdivision	Phase one includes 354 single family lots	Awaiting 2 nd submittal
Public Improvement Plans	Includes Crossroads Blvd Roundabout & Raindance Pkwy	Reviewing 1 st submittal
River Valley Crossing Lot 5		
Site Plan – Christian Brothers Automotive	Approximately 5000 s.f. building	Reviewing 2 nd submittal
Shutts Subdivision 3rd (Fairgrounds Ave & LCR 30)		
Preliminary Major Subdivision & Preliminary Site Plan	66 condominiums, 32 townhomes, 37 single family lots, and up to 11,000 s.f. of commercial (applicant making changes to product type)	Awaiting 3 rd submittal
Southgate 7th		
Annexation	Annexation of 3.8 acres southeast of Crossroads Blvd & 7 th St	Reviewing 2 nd submittal
Weakland Annexation – (6461 HWY 392)		
Site Plan – High Hops Brewery/Windsor Gardner	Construction of new greenhouse & brewing facility	Awaiting mylars
Windshire Park Annexation		
Amended Master Plan	Amendment to change Parcel E designation from Church to Townhomes	Scheduling Planning Commission
Windshire Park Subdivision 5th		
Preliminary Major Subdivision	Replatting 117 lots on 38 acres within the 3 rd filing	Awaiting 2 nd submittal
Windsor Commons Subdivision 3rd - Lot 1 Block 1		
Site Plan for Windsor Charter Academy High School	Building addition to the school	Awaiting 2 nd submittal
Windsor Tech Business Center II 1st – Lot 7		
Site Plan for Windsor Tech Flex	11,400 s.f. office/warehouse building	Reviewing 1 st submittal

Building Permit Summary for November, 2016

	Monthly Total	Monthly Valuation	Year-to-Date Total	Year-to-Date Valuation
New Single Family	44	\$11,705,665	631	\$169,881,594
New Multi-Family	1 (4 units)	\$803,228	19 (56 units)	\$13,203,378
New Commercial/Industrial	0	0	9	\$7,466,700

Construction Status Update



A
Jacoby Farm 2nd Filing (154 sf lots) Infrastructure improvements complete, homes under construction



E
South Hill Subdivision 2nd Filing (210 sf lots) Infrastructure complete for all phases, homes under construction



B
The Ridge at Harmony Road (418 sf lots) Infrastructure improvements under construction for phases 1-3



F
Windshire Park 3rd Filing - 292 residential lots – Phase I homes under construction, infrastructure under construction in Phase II



C
Highland Meadows Golf Course 11th Filing – Infrastructure improvements for 68 townhomes complete, units under construction



G
Water Valley South 18th Filing - 117 residential lots - Phase 2 improvements complete, homes under construction



D
South Hill 1st Filing – Infrastructure improvements for 34 residential lots under construction



H
Highland Meadows Golf Course 13th Filing – Power to Play Sports – 52,000 square foot building under construction.

Other Projects Under Construction

- I** - Fossil Ridge Subdivision 5th – (7 lots) Infrastructure complete, awaiting building permits
- J** - Westwood Village 6th Filing – Columbine Health 34 age restricted units under construction
- K** – Highlands Industrial Park 1st Filing Lot 1, Block 4 - Advanced Roofing Site Plan - 43,175 square foot building under construction
- L** - Highlands Industrial Park 6th Filing Lot 1 – Concrete Equipment Supply - 10,000 square foot building under construction
- M** - Highlands Industrial Park 4th Lot 1 - Greenfields at Crossroads Site Plan - 6,000 s.f. building
- N** - Lighthouse Point – Multifamily building(s) under construction
- O** - Winter Farm 3rd Filing (241 sf lots) - All infrastructure improvements complete, homes under construction
- P** - Windsor Commons Subdivision 2nd, Lot 3– Windsor Commons Self Storage Site Plan – Construction of 70,000 s.f. self-storage facility
- R** – 15th Street Park Site Annexation – New Windsor Public Works facility

