



PLANNING COMMISSION REGULAR MEETING

August 2, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the July 5, 2023 Planning Commission Regular Meeting Minutes- K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing – Haas Annexation to the Town of Windsor and Establishment of Zoning – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
2. Recommendation to Town Board – Haas Annexation to the Town of Windsor and Establishment of Zoning – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
3. Public Hearing – Haas Master Plan – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
4. Recommendation to Town Board – Haas Master Plan – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: August 2, 2023
To: Planning Commission
From:
Re: Approval of the July 5, 2023 Planning Commission Regular Meeting Minutes- K. Frawley, Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 07.05.23 Draft Planning Commission Meeting Minutes



Planning Commission Regular Meeting

July 5, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chair Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
Cindy Beemer

Also Present:

Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Kimberly Lambrecht, Senior Planner
Eric Bracke, Transportation Engineer
Doug Roth, Civil Engineer
Rece Lampe, Digital Media Coordinator
Karen Frawley, Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Reddick moved to approve the agenda as written, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chair Schick opened the meeting up for public comment, to which there was none.

B. CONSENT CALENDAR

1. Approval of the June 21, 2023 Planning Commission Regular Meeting Minutes- K. Frawley, Town Clerk

Planning Commissioner Reddick moved to approve the consent calendar as presented, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays - None; Motion Passed.

C. BOARD ACTION

Town Board Member Tallon stated "Mr. Chair, for the record, i would like to disclose that I am a sitting member of the town board and that I am here in my capacity as a nonvoting liaison to the

planning commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the town board. I will make my decision at the town board level based only on the evidence presented during the town board public hearings."

1. Public Hearing - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henery Design Group, Inc. (Steve Allen), Applicant's Representative

The applicant, Chelsey Green, on behalf of Meritage Homes, has submitted a final major subdivision plat known as Poudre Heights Subdivision 5th Filing. The 5th Filing property encompasses approximately 18.766 acres and is zoned Residential Mixed Use (RMU-1). The project site is located to the north and west of the intersection of Riverplace Drive and 7th Street, north of Poudre Heights Park and east of the Eaton Ditch. The subdivision includes 127 townhome lots with tracts for open space, the trail system, drainage, easements, and access and circulation. The 2003 Poudre Heights Master Plan was amended in 2014 and identifies the subject land use area for approximately 124 attached units with a density range of 7.4-8.3 net dwelling units per acre. This proposal is in alignment with the Master Plan.

Chair Schick opened the public hearing.

Chair Schick opened the hearing up for public comment.

Debby Waltman from 1728 Green River Drive addressed the commission and asked if there were any plans for another Poudre Express bus stop to be located further down on 7th Street. Staff responded that there is no knowledge of any plans at this time. Ms. Waltman also asked about traffic control plans and lighting, staff and the applicant responded.

Ted Ullmann from 1725 Green River Drive addressed the commission regarding access points of this subdivision. The applicant responded and answered his questions.

Discussion ensued between the commission, staff, and the applicant.

Planning Commissioner Reddick moved to close the public hearing, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays - None; Motion Passed.

2. Recommendation to Town Board - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative

Please refer to Public Hearing agenda item for additional information.

Planning Commissioner Reddick moved to forward a recommendation of approval to the Town Board, of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed, Planning Commissioner Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays

- None; Motion Passed.

3. Public Hearing - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant

The site is north of existing public facilities, an existing neighborhood (Windshire Park Subdivision), and northwest of planned neighborhoods of Overland and Trevenna Subdivisions. The site is west of the planned subdivision of Tacincala (Prairie Song). These properties are within the Town of Windsor. The proposal surrounds and shares a property line with the existing Beethe property (one acre), located in unincorporated Weld County. The Town and the Beethes have been coordinating and will continue to coordinate as plans develop.

Chair Schick opened the public hearing.

Chair Schick opened the meeting up for public comment, to which there was none.

Discussion ensued between the commissioners and staff.

Planning Commissioner Reddick moved to close the public hearing, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays - None; Motion Passed.

4. Recommendation to Town Board - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant

See public hearing item.

Planning Commissioner Beemer moved to forward a recommendation of approval to the Town Board, of the Windsor North 15th Street Campus Subdivision Mast Plan Amendment, subject to any outstanding Planning Commission and staff comments being addressed, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Per Commissioner Kirch, he will be absent from the July 19th meeting.

2. Communications from Town Board Liaison

Per Mr. Tallon, the Town has hired a new Town Attorney, Dan Money will begin working for Windsor on July 17th. Dan comes from Aurora and has a background in planning.

3. Communications from Staff

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:14 p.m.

Karen Frawley, Town Clerk



MEMORANDUM

Date: August 2, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing – Haas Annexation to the Town of Windsor and Establishment of Zoning – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
Item #: C.1.

Background / Discussion:

Harland Haas (Owner/Applicant), represented by Kris Pickett with JKP Consulting, LLC (Applicant's Representative), has submitted:

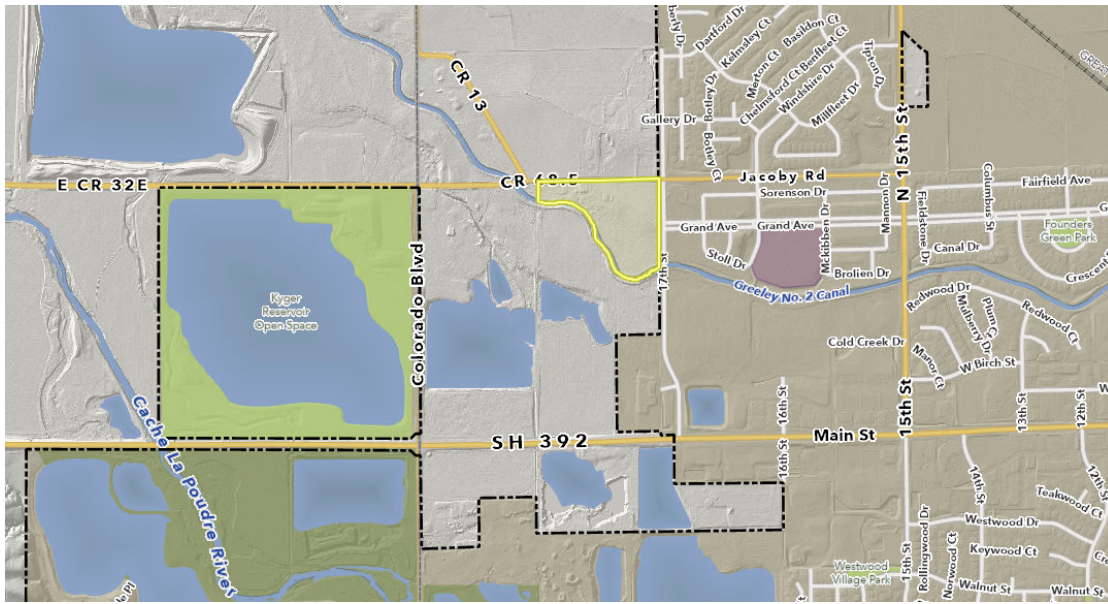
- A petition to annex approximately 15.85 acres to the Town of Windsor as Residential Mixed Use One (RMU-1) zoned property.
- A Master Plan for the subject property

These two applications require two separate public hearings before the Planning Commission and, therefore, two separate Planning Commission action items. Staff has included the following recommendations for the Planning Commission's consideration, to forward to the Town Board:

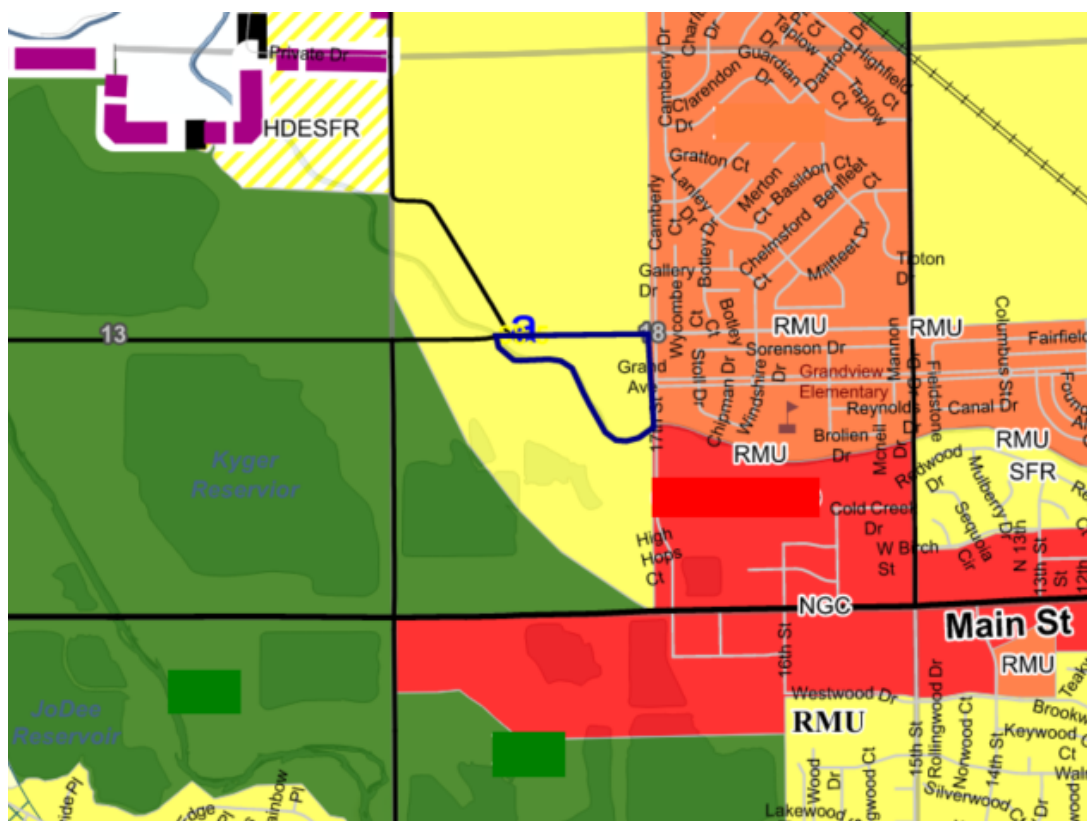
- 1) A recommendation of approval for the annexation and establishment of zoning, subject to any outstanding Planning Commission and Staff comments being addressed;
- 2) A recommendation of approval for the master plan, subject to any outstanding Planning Commission comments being addressed, and approval of the annexation and master plan.

The Town Board will hold a public hearing and consider the two applications on August 14, 2023. This date is the first reading of annexation and establishment of zoning ordinance. Provided the Town Board approves the first reading of the ordinance, the Town Board will consider the second reading of the ordinance on August 28, 2023. Therefore, the master plan approval is subject to the approval of the second reading of the ordinance.

The subject property is approximately 15.85 acres and is located adjacent to and immediately west of 17th Street, and immediately south of Weld County Road 68.5. The property is contiguous with the Town of Windsor Corporate Limits, bordering 17th Street and is within the Town's Growth Management Area (GMA), meaning the Town has anticipated this area would be annexed to the Town. Per Colorado Revised Statutes (C.R.S.), the perimeter of the proposed annexation meets the 1/6 contiguity requirement to the existing Town limits.

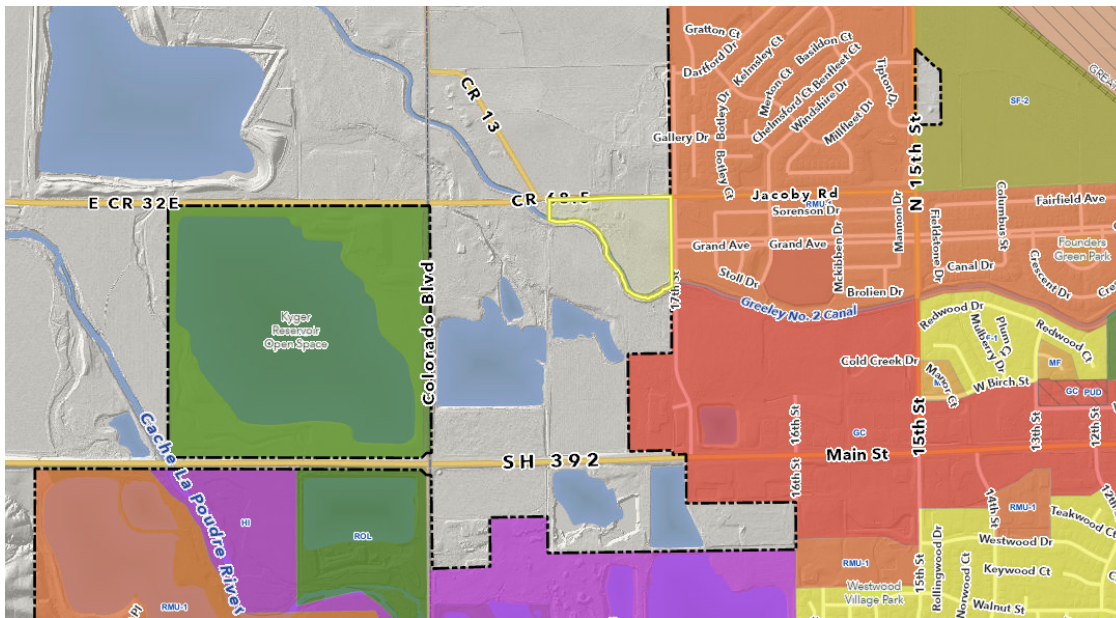


The Land Use Map of the 2016 Comprehensive Plan is the guiding document used to assess the appropriate zoning for the property. This map has designated the property as Single Family Residential. The proposed zoning for the property is Residential Mixed Use One (RMU-1), which allows for a wider range of residential uses than only single-family and proportionately limited commercial uses. The Town's RMU zoning districts have been designed to encourage a neighborhood with housing options and commercial services. While RMU-1 is not in direct alignment with the Single Family Residential land use depiction on the Town's Land Use Map, RMU-1 zoning is complimentary to and compatible with the single family land use designation, as well as single family zoning. RMU-1 offers flexibility in permitted uses to promote a complete neighborhood - one with a variety of housing types and neighborhood services. Therefore, the proposed RMU-1 zoning is in **alignment with the goals and objectives of the Comprehensive Plan**. The proposed RMU-1 zoning will provide continuity and compatibility with the existing adjacent Town land uses and zoning to the east, and is appropriate zoning for the size, configuration and location of the subject property.



Zoning and land uses for the adjacent properties include the following:

	Zoning	Current Land Uses
North	Weld County – Agriculture	Agriculture and Self & RV Storage
East	RMU-1	Multi-family and Single Family Residential
South	Weld County – Agriculture	Undeveloped agricultural land
West	Weld County – Agriculture	Undeveloped agricultural land



The Master Plan characteristics are summarized as follows:

- 182 dwelling units (maximum), over a net of 10.35 acres, based on density allowed by the RMU-1 zone district. The actual developed amount will depend on the applicable lot development standards such as maximum lot coverage, parking, and open space required by the RMU-1 zone district.
- A variety of housing types will be allowed, per the RMU-1 zoning designation.
- A minimum of 1.25 acres of commercial located at the corner of 17th Street and WCR 68.5 (Jacoby Road) will be required. This could increase to approximately 3 acres, the maximum allowed by the RMU-1 zone.
- Approximately 1.4 acres of public right-of-way will connect the property to Weld County Road 68.5 (Jacoby Road) and to 17th Street.
- Approximately 1.2 acres are set aside for the extension of the Greeley No. 2 Canal Trail from 17th Street to the west.
- Approximately 1.02 acres of open space, encompassing the 50-foot Sinclair Pipeline Easement which bisects the property. No building is allowed over the easement, and minimal road crossings will be allowed.

Note, these are the development parameters that will be allowed by the Master Plan. There is not a site-specific development proposal for the property currently. Site-specific proposals require further steps in the planning/engineering process, including subdivision, improvement plan, and site plan approvals.

The site is not currently served by Windsor water or sewer services, so future development will require extension of these utilities. Although sewer is near the site, this sewer line may not be in the ideal sewer basin for any future development. Extension of the utilities, regardless of the location, would be the responsibility of the developer with the possibility of Town reimbursement for any oversizing which adds system capacity. Based on the land use designation of single family residential, the project can support a sewer capacity for approximately 52 units. The applicant has provided a study outlining opportunities for a greater capacity. Refer to the Hass Property Utility Report for more information regarding the water and sewer capacity discussion. Additionally, the Town is undergoing a Town Master Sewer Study which may provide opportunities for additional sewer capacities within the existing

system. Specific sewer availability and capacity will be determined at the time of site-specific development.

An **Annexation Impact Statement** has been prepared (attached), outlining the provisions for utilities and services to the property, maintenance of infrastructure, and a statement from the Weld RE-4 School District. This statement, along with supporting information, has been sent to the applicable taxing authorities. At the time of publication of this memo, Staff has not received any concerns regarding the annexation from those entities.

Relationship to the Comprehensive Plan

The application is consistent with the following goals and objectives of the 2016 Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Staff comment: The Master Plan proposes development consistent in character with the community by providing a mix of housing types, opportunities for commercial development, and open space/trail development. The Master Plan is fiscally and environmentally responsible by proposing compact development, known to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain, as well as less water use, on a per unit basis. Similarly, compact development has been shown to be more environmentally responsible, as it takes less resources to construct and maintain, and it can provide more viable accessibility to alternative forms of transportation such as walking, biking, and transit due to the compact layout. Additionally, the Master Plan proposes an area of commercial development, thus providing opportunities for neighborhood conveniences, services, and/or employment, in addition to opportunities for tax revenue.

Objectives:

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development is adjacent to arterial/collector roads, providing connections to the Town street/bike lane network leading to the Town core. The development will also provide an additional segment of the Greeley No. 2 Ditch trail system, providing connectivity to a key piece of the Northern Colorado trails system, providing pedestrian and bicycle connections throughout the Town open space and parks.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Staff comment: Residential Mixed Use-One (RMU-1) zoning and associated Master Plan allow for a diverse style of housing types including multifamily dwellings, which can help meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: Future development of the property will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff comment: Residential Mixed Use One (RMU-1) lends itself to a diversity of housing types and densities to provide transitions between lower densities and higher intensity uses.

Chapter 7 – Community Facilities and Infrastructure

Goal: Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.

Objectives:

Coordinate annexation and development with community service and utility providers to ensure adequate levels of service area are extended to new growth areas and maintained in existing service areas.

Staff comment: Improvements to adjacent streets, extension of water and sewer utilities and extension of the Greeley No. 2 Ditch Trail will be part of the developer's obligations specific to the subject property at the time of development.

Annexation and Review Considerations:

- Annexation is a discretionary act by the Town Board
- Compliance with the C.R.S. Annexation Act of 1965
- Consistency with Comprehensive Plan

Staff has found the submitted applications for the Haas Annexation and Master Plan to be in conformance with the review criteria as outlined in the Municipal Code.

Project Timeline:

On November 28, 2022, the Town Board Accepted the Petition for Annexation to the Town of Windsor, initiating the annexation proceedings (Resolution No. 2022-69). On July 10, 2023, the Town Board adopted Resolution No. 2023-30 that declared certain findings of fact concerning the annexation, determined substantial compliance with the Colorado Municipal Annexation Act (1965) and established the dates for the public hearings before the Planning Commission and the Town Board. The dates set were:

- August 2, 2023 – Planning Commission Public Hearing
- August 14, 2023 – Town Board Public Hearing and Annexation Ordinance First Reading
- August 28, 2023 – Town Board Second Reading

Neighborhood Meeting

A neighborhood meeting was held on June 13, 2023, at the Community Recreation Center. Notifications for this meeting were as follows:

- May 30, 2023 – letters mailed to property owners within 500 ft.
- May 31, 2023 – ad published in the newspaper

Eight (8) households attended at the neighborhood meeting. The discussion included topics related to the land uses allowed in the RMU-1 zone, maximum height allowed, the trail extension along the Greeley No. 2 Canal, and the project timeline. No major concerns were voiced, and attendees were informed that there would be future mailings of upcoming public hearings.

Notifications

The following notifications for the public hearings were completed in accordance with the Municipal Code as follows:

- Legal ad ran for four consecutive weeks in the Greeley Tribune newspaper:
 - July 14, 2023 – first week legal ad
 - July 21, 2023 – second week legal ad
 - July 28, 2023 – third week legal ad
 - August 4, 2023 – fourth week legal ad
- July 12, 2023 – (2) Development Under Review signs posted on property.

- July 14, 2023 – public hearing notice published on the Town's website
- July 14, 2023 – letters mailed to surrounding property owners within 500 ft.
- July 14, 2023 – Staff mailed Certified Packets to relevant taxing districts.

Financial Impact:

There are no fiscal impacts to the Town associated with annexation, establishment of zoning or master plan applications.

Relationship to Strategic Plan:

The application is consistent with the **Strategic Plan**, as it relates to the following:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

This project reinforces the Guiding Principles of **Community Safety** and **Quality of Life**.

Areas of Focus:

- Vital Infrastructure: *Windsor places significant value on building and maintaining a safe multi-modal public transportation network, consistent communication systems, efficient wastewater and stormwater management, reliable water delivery and storage systems, and accessible and equitable public facilities that provide a high quality of life for our community.*
- Vibrant & Healthy Economy: *Windsor is business friendly. We maintain a viable, stable, diverse and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.*

Recommendation:

Annexation Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Haas Annexation and Establishment of Zoning, subject to any outstanding Planning Commission and Staff comments being addressed.

Master Plan Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Haas Master Plan, subject to any outstanding Planning Commission and Staff comments being addressed, and approval of the Haas Annexation and Establishment of Zoning.

CC:

Scott Ballstadt, Director of Planning

Carlin Malone, Chief Planner

JKP Consulting, LLC (Kris Pickett), Owner/Applicant's Representative

Attachments:

1. Haas Annexation Application
2. Haas Annexation Petition
3. Haas Annexation Map
4. Haas Master Plan Application
5. Haas Master Plan
6. Haas Utility Report
7. Haas Annexation Impact Statement

8. Haas Annex and Master Plan - Neighborhood Meeting Notes
9. Haas Annexation - Staff Presentation

Application Packet

Land Use Application



1 The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2 **Application type:**

☒ Annexation	☐ Site Plan - Minor
☒ Master Plan	☐ Site Plan - Major
☐ Rezoning	
☐ Minor Subdivision	
☐ Major Subdivision – Preliminary	
☐ Major Subdivision – Final	

Project Name*: Haas Annexation

Legal Description*: Part NE1/4 of SW1/4,S18,T6N,R66W of 6th PM, Weld County, CO

Address/Location*: 6326 CR 68-1/2, Windsor, CO 80550

Existing Zoning: AG (Weld) **Proposed Zoning:** RMU-1

Acres/Square Feet: 14.14+/- Acres **Number of Dwelling Units:** TBD (est. 85 to 283)

3 **Owner:**

Name(s)*: Harland H. Haas

Company: _____

Address*: 6326 CR 68-1/2, Windsor, CO 80550

Phone #*: _____ Email*: _____

Applicant (Owner or Owner's Representative):

Name*: Kris Pickett

Company: JKP Consulting LLC

Address*: 1211 9th Street, Greeley, CO 80631

Phone #: 970.590.6061 Email*: kris@jkpconsulting.co

Authorized Representative:

Name: _____

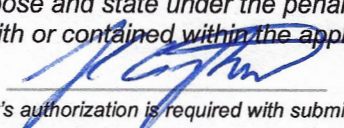
Company: _____

Address: _____

Phone #: _____ Email: _____

4 All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature:  **Date:** 10/21/22

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: Kris A. Pickett

*Required fields

Revised 2/5/2021

Town of Windsor – Planning Department
301 Walnut Street | Windsor, Colorado | 80550 | phone 970-674-2415 | fax 970-674-2456 | www.windsorgov.com



APPLICATION PACKET ANNEXATION

The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 Article II, Procedures, of the [Town of Windsor Municipal Code](#) for complete application and procedural requirements.

APPLICATION SUBMITTAL REQUIREMENTS:

1

Planning Department Checklist	Applicant Checklist	
☐	☒	Completed checklist. Items not checked are explained in the narrative
☐	☒	Completed Land Use Application (attached)
☐	☒	Application fee consistent with the Town of Windsor Fee Schedule \$2859
☐	☒	Annexation petition (example attached) and statement of community need
☐	☒	All required drawings and supportive information per the Municipal Code Windsor Municipal Code Section 14-2-30 . All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
☐	☒	

ANNEXATION MAP REQUIREMENTS:

2

Planning Department Checklist	Applicant Checklist	
☐	☒	Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet
☐	☒	Date of preparation, the scale, a symbol designating true north and zoning
☐	☒	Name of the annexation
☐	☒	Names and contact information of applicant and firm or person preparing map
☐	☒	Vicinity map
☐	☒	Legal description (<i>township, range, section, lot, block, subdivision</i>)
☐	☒	Each ownership within and adjacent to the property
☐	☒	Length and distinction of the boundary that is contiguous to the Town
☐	☒	Applicant revisions block (<i>includes fields for date, initials, description</i>)
☐	☒	Appropriate certification blocks as provided by the Planning Department
☐	☒	Existing and requested zoning and acreage of each requested zone
☐	☒	The location and dimensions of all existing and proposed easements and rights-of-way

Revised 11/8/2021

JKP Consulting LLC

1211 9th Street, Greeley, CO 80631 | 970.590.6061 | kris@jkpconsulting.co

October 21, 2022

Director of Planning
Town of Windsor
301 Walnut Street
Windsor, CO 80550

RE: Annexation/Zoning and Master Plan for Haas A&Z, Windsor, Colorado

Dear Director of Planning:

Provided under this cover are application materials, plans and maps that support the request for annexation of the Haas property, and zoning to the RMU-1 classification.

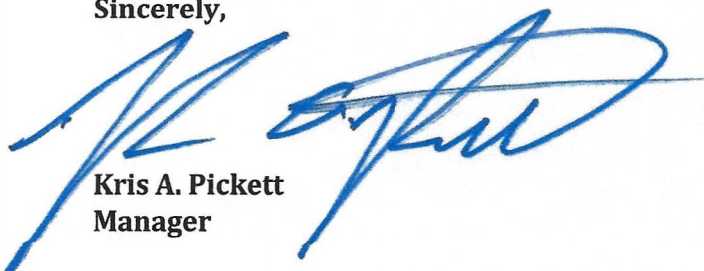
The property to be annexed and zoned by the Town of Windsor consists of approximately 15.83 +/- acres (including adjacent R.O.W) located west of 17th Street and south of CR68½ (Jacoby Rd.). Since the owners will not be developing this property, the Master Plan presented allows for some adaptation by the eventual developer.

The materials provided include:

1. Applications; Land Use, Annexation with Petition, and Master Plan.
2. Haas Annexation & Establishment of Zoning Maps
3. Master Plan maps
4. Conceptual Hydraulic Analysis for potable water and sanitary sewer demands
5. Soils information
6. Supplement to Master Plan & Summary of Public Facilities and Impacts
7. A check for \$2,859 for Annexation with Master Plan. per Code Section 14-2-40.

Please let me know if additional information is required, and when meetings or hearings are scheduled.

Sincerely,



Kris A. Pickett
Manager

ANNEXATION PETITION
C.R.S. 31-12-107(1)

We the landowner(s) of more than 50% of the territory, excluding public streets and alleys, described in Exhibit A containing 15.83 acres more or less, allege the following to be true and correct:

The perimeter of the proposed annexation has a distance of 3,950.92 feet, of which 863.92 feet are contiguous to the existing TOWN limits of the TOWN OF WINDSOR. A minimum of 1/6 of the perimeter of the proposed annexation is contiguous to the TOWN OF WINDSOR.

We further allege:

1. It is desirable and necessary that said territory be annexed to the TOWN OF WINDSOR.
2. A community of interest exists between the said territory and the TOWN OF WINDSOR.
3. Said territory is urban or will be urbanized in the near future.
4. Said territory is integrated or capable of being integrated with the TOWN OF WINDSOR.
5. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
6. No land held in identical ownership comprises 20 acres and together with improvements had an assessed valuation in excess of \$200,000.00 in the year preceding the filing of this Petition.
7. No proceedings for annexation of the territory have been commenced for annexation to another municipality.
8. The signers hereof comprise the landowners of more than 50% of the territory proposed to be annexed exclusive of streets and alleys and are in fact owners of 100% of the hereinafter described property.

Therefore, the undersigned hereby request that the TOWN OF WINDSOR approve the annexation of the area described above and do herewith pay the required fees.

In addition to the annexation, the undersigned request the zoning of RMU-1 for the above-described property.

Date <u>10-22-2022</u>	Owners Signature <u>Arland 24.7dan</u>	Mailing Address <u>6326 WCR 68 1/2 Windsor Co</u> <u>80550</u>
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EXHIBIT A

PROPERTY DESCRIPTION – HAAS ANNEXATION & ZONING

An area of land being a part of the East Half of the Southwest Quarter (E1/2SW1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows;

BEGINNING at the Center Quarter Corner of said Section 18 and assuming the North line of the E1/2SW1/4 of Section 18, as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, as bearing South 88°42'07" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1232.26 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 00°31'43" East along the East line of the E1/2SW1/4 of said Section 18 and the West line of Jacoby Farm Annexation, recorded August 4, 1997 at Reception No. 2561665 within Weld County records; a distance of 833.92 feet;

THENCE South 60°47'30" West a distance of 220.74 feet;

THENCE South 78°09'59" West a distance of 105.38 feet;

THENCE North 69°35'36" West a distance of 90.91 feet;

THENCE North 39°02'45" West a distance of 91.08 feet;

THENCE North 17°45'24" West a distance of 154.00 feet;

THENCE North 35°09'31" West a distance of 225.69 feet;

THENCE North 19°10'37" West a distance of 170.05 feet;

THENCE North 46°34'51" West a distance of 185.46 feet;

THENCE North 67°30'42" West a distance of 90.14 feet;

THENCE North 89°36'27" West a distance of 204.91 feet;

THENCE North 77°06'56" West a distance of 149.39 feet to the West line of the E1/2SW1/4 of said Section 18;

THENCE North 00°01'51" East along said West line a distance of 174.42 feet to the North right-of-way line of County Road 68.5;

THENCE North 88°42'07" East along said North right-of-way line a distance of 1232.66 feet to the West line of Windshire Park Annexation, recorded November 2, 2011 at Reception No. 2897642 within Weld County records;

THENCE South 00°32'02" East along said West line a distance of 30.00 feet to the Center Quarter Corner of said Section 18 and to the POINT OF BEGINNING.

Said area of land contains 15.85 Acres (+/-690,470 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

HAAS ANNEXATION & ESTABLISHMENT OF ZONING

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado

PROPERTY DESCRIPTION (Per Title Commitment File No. 1811951)

A tract of land lying in part of the Southwest Quarter (SW1/4) of Section 18, Township 6 North, Range 67 West of the 6th P.M., in Weld County, Colorado; Considering the East line of the Southwest Quarter (SW1/4) of said Section 18 to bear North 00° 13' 30" West and with all other bearings contained herein relative thereto; Commencing at the South Quarter Corner (S1/4 corner) of said Section 18, Township 6 North, Range 67 West of the 6th P.M.; thence North 00° 13' 30" West along the East line of the Southwest Quarter (SW1/4) of said Section 18 a distance of 1,801.00 feet to a point, said point being on the North Bank of Greeley No. 2 Canal and the True Point of Beginning; thence South 61° 01' 00" West 220.97 feet; thence South 78° 21' 00" West 105.22 feet; thence North 69° 29' 00" West 91.00 feet; thence North 38° 47' 30" West 91.08 feet; thence North 17° 24' 30" West 154.57 feet; thence North 34° 49' 00" West 225.70 feet; thence North 18° 55' 00" West 170.00 feet; thence North 46° 20' 00" West 185.63 feet; thence North 67° 13' 00" West 90.00 feet; thence North 89° 21' 00" West 204.93 feet; thence North 78° 53' 00" 142.85 feet all along the North bank of said Greeley No. 2 Canal; thence North 00° 17' 00" West 164.18 feet to the centerline of the existing County Road; thence North 89° 21' 30" East 1,227.90 feet along the centerline of said existing County Road to a point, said point being on the East line of the Southwest Quarter (SW1/4) of said Section 18; thence South 00° 13' 30" East 844.21 feet along the East line of the Southwest Quarter (SW1/4) of said Section 18 to the True Point of Beginning.

PROPERTY DESCRIPTION – PROPOSED RMU-1 (WINDSOR) ZONING & HAAS ANNEXATION

An area of land being a part of the East Half of the Southwest Quarter (E1/2SW1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows;

BEGINNING at the Center Quarter Corner of said Section 18 and assuming the North line of the E1/2SW1/4 of Section 18, as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, as bearing South 88°42'07" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1232.26 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 00°31'43" East along the East line of the E1/2SW1/4 of said Section 18 and the West line of Jacoby Farm Annexation, recorded August 4, 1997 at Reception No. 2561665 within Weld County records; a distance of 833.92 feet;
THENCE South 60°47'30" West a distance of 220.74 feet;
THENCE South 78°09'59" West a distance of 105.38 feet;
THENCE North 69°35'36" West a distance of 90.91 feet;
THENCE North 39°02'45" West a distance of 91.08 feet;
THENCE North 17°45'24" West a distance of 154.00 feet;
THENCE North 35°09'31" West a distance of 225.69 feet;
THENCE North 19°10'37" West a distance of 170.05 feet;
THENCE North 46°34'51" West a distance of 185.46 feet;
THENCE North 67°30'42" West a distance of 90.14 feet;
THENCE North 89°36'27" West a distance of 204.91 feet;
THENCE North 77°06'56" West a distance of 149.39 feet to the West line of the E1/2SW1/4 of said Section 18;
THENCE North 00°01'51" East along said West line a distance of 174.42 feet to the North right-of-way line of County Road 68.5;
THENCE North 88°42'07" East along said North right-of-way line a distance of 1231.96 feet to the West line of Windshire Park Annexation, recorded November 2, 2011 at Reception No. 2897642 within Weld County records;
THENCE South 00°32'02" East along said West line a distance of 30.00 feet to the Center Quarter Corner of said Section 18 and to the POINT OF BEGINNING.

Said area of land contains 15.85 Acres (+/-690,470 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be annexed and master planned as indicated on this plat under the name of **HAAS ANNEXATION**. In compliance with Town of Windsor regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20_____.

Owner: Harland H. Haas

NOTARIAL CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

The foregoing instrument was acknowledged before me by Harland H. Haas, this _____ day of _____, 20_____.

My commission expires: _____

Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Deputy Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Director of Planning

MAYOR'S CERTIFICATE

This is to certify that an annexation map of the property described herein was approved by Ordinance No. _____ of the Town of

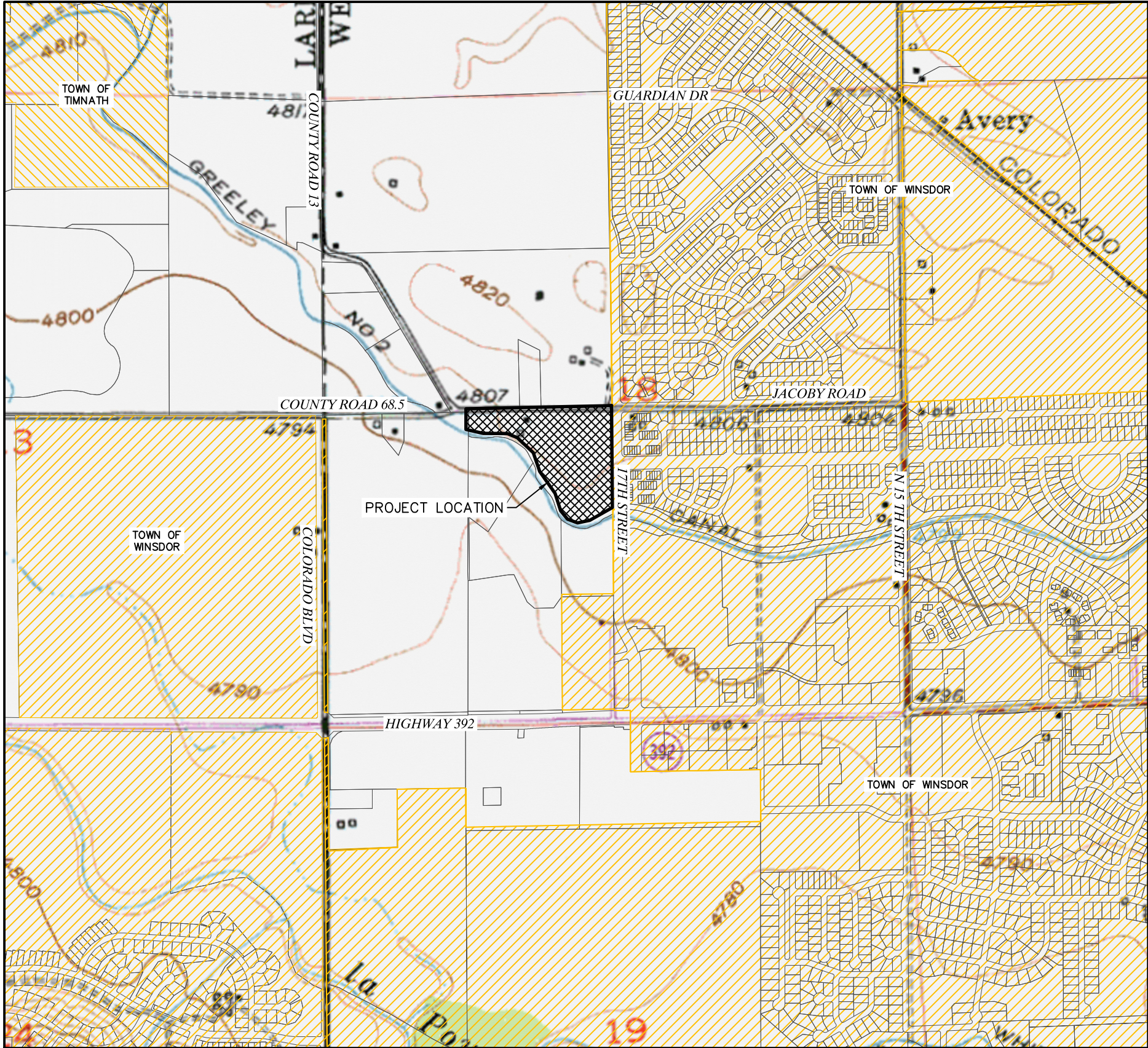
Windsor passed and adopted on the _____ day of _____, 20_____, A.D. and the Mayor of the Town of Windsor, as authorized

by said ordinance, on behalf of the Town of Windsor, hereby acknowledges and adopts the said annexation map upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

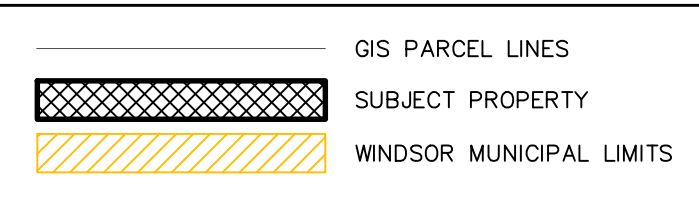
ATTEST:

Town Clerk



VICINITY MAP
SCALE = 1"=1000'

VICINITY LEGEND



TOWN MANAGER'S APPROVAL

Approved this _____ day of _____, 20_____.

Town Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Deputy Director of Public Works

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and records of title, Lat40, Inc. relied upon Title Commitment File No. 1811951, having a commitment date of August 18, 2022 as prepared by Stewart Title Guaranty Company was relied upon to delineate the aforesaid information.

PROJECT CONTACTS

LAND OWNER:
KEN HAAS
6330 COUNTY ROAD 68.5
WINDSOR, COLORADO 80550

APPLICANT/OWNER'S REPRESENTATIVE:
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631
ATN: KRIS PICKETT

SURVEYOR:
LAT40°, PROFESSIONAL LAND SURVEYORS
6250 WEST 10TH STREET, UNIT 2
GREELEY, COLORADO 80634
ATN: JASON ALLEE

SURVEYOR'S NOTES

- According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)
- BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the East Half of the Southwest Quarter of Section 18, T.6., R.67W., as bearing North 88°42'07" East as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1229.35 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

3. This Annexation Map does not represent a Monumented Land Survey by Lat40°, Inc. It is intended to depict the described parcels and their relationship with the existing Town of Windsor town limits

- The area of Annexation is within the following Special Districts:
Windsor Severance Fire Rescue
Weld RE-4 School District
West Greeley Conservation District
Clearview Library District
AIMS Community College District

SURVEYOR'S STATEMENT

I certify this plat accurately represents the results of a survey made by me or under my direct supervision.

Sheet 1 of 2

Jason S. Allee--On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

PRELIMINARY

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (L.F.)	863.92
TOTAL BOUNDARY PERIMETER (L.F.)	3950.92
1/6 OF PERIMETER (L.F.)	658.49
ANNEXATION RATIO (1 to X)	0.219
TOTAL LAND AREA (Acres)	15.83

SHEET SIZE: 24X36



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS		
DESCRIPTION:		DATE:
ADDRESS CITY COMMENTS	SR	2/7/2023

HAAS ANNEXATION / ZONING
HAAS PROPERTY, WINDSOR, COLORADO
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631

DRAWN BY: SR	SCALE: AS NOTED	DATE: 9/23/2022
CHECKED BY: JSA	PROJECT #: 2022239ANNEX	SHEET: 1 OF 3

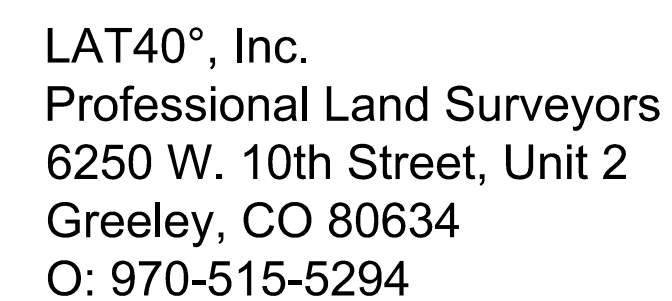
Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado



_____ SECTION LINE
 _____ SECTION LINE FRACTIONAL
 _____ BOUNDARY LINE
 _____ ADJACENT PARCEL
 _____ RIGHT-OF-WAY LINE
 _____ EASEMENT LINE
 _____ CENTER LINE
 _____ CURRENT CORPORATE LIMITS
 \\\ OF THE TOWN OF WINDSOR
 ■ ALIQUOT MONUMENT AS DESCRIBED
 ■ FOUND #4 REBAR UNLESS
 OTHERWISE DESCRIBED
 ● SET 24" OF #4 REBAR WITH A 1.0"
 PINK PLASTIC CAP L/S 38479,
 UNLESS OTHERWISE DESCRIBED
 ○ CALCULATED POSITION
 (D) BEARING AND/OR DISTANCE PER WARRANTY DEED
 AT RECEPTION NO. 1424119 DATED 12/20/1963

Jason S. Allee—On behalf of Lat40*, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

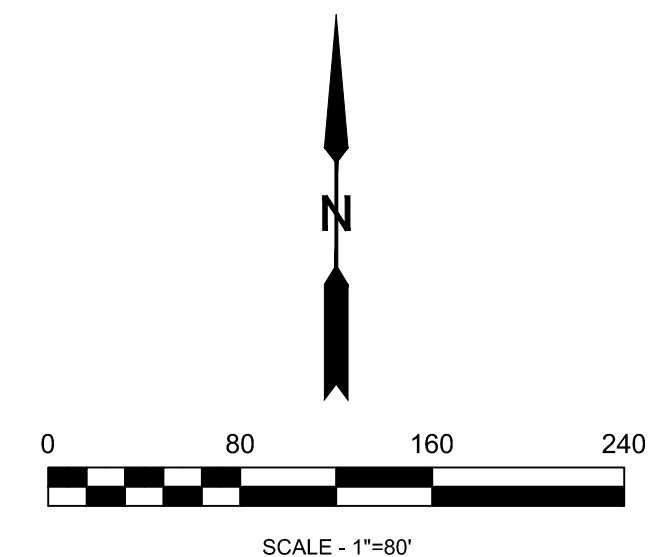
PRELIMINARY



REVISIONS		
DESCRIPTION:		DATE:
ADDRESS CITY COMMENTS	SR	2/7/2023

HAAS ANNEXATION / ZONING
HAAS PROPERTY, WINDSOR, COLORADO
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631

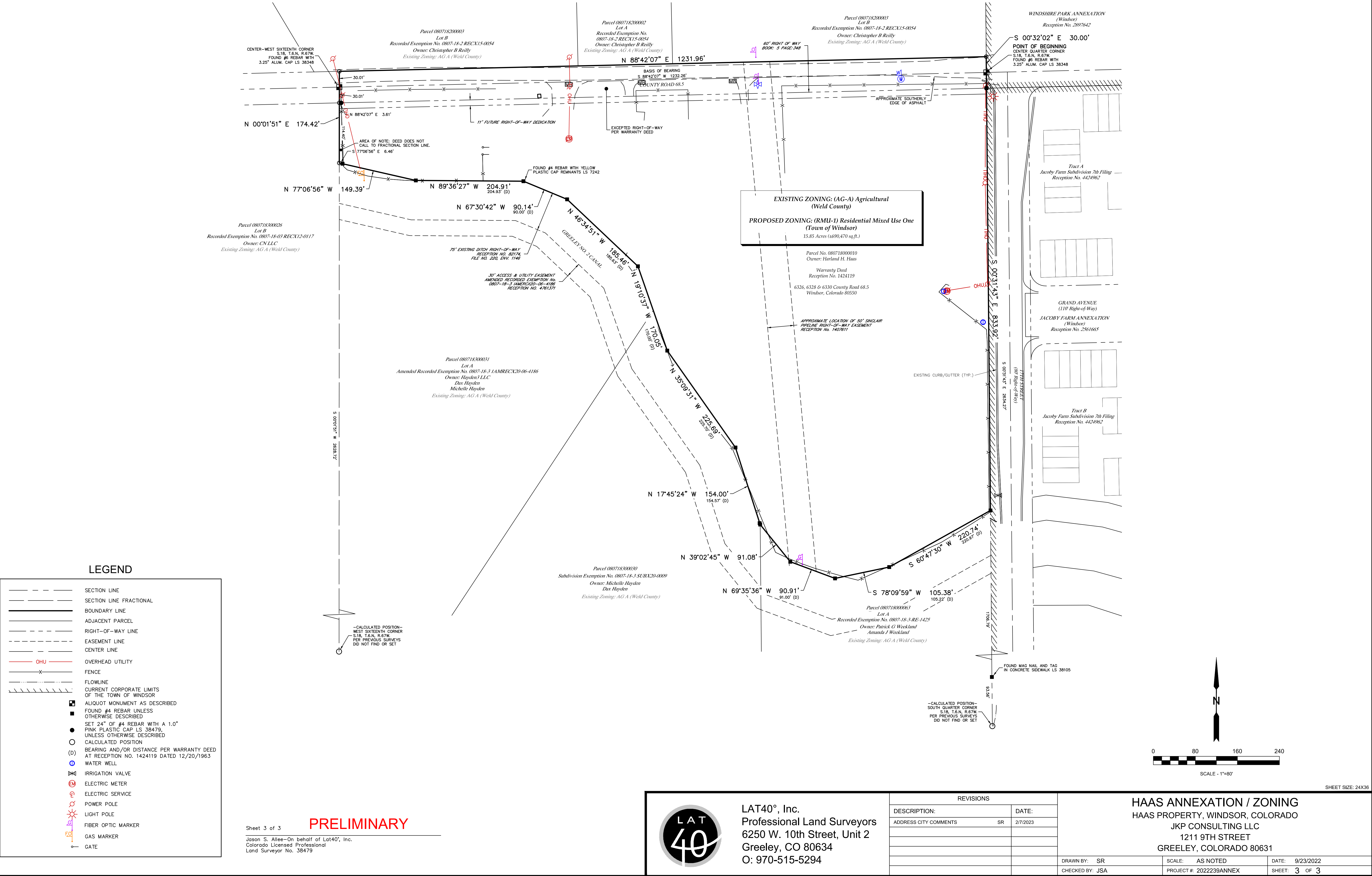
DRAWN BY: SR	SCALE: AS NOTED	DATE: 9/23/2022
CHECKED BY: JSA	PROJECT #: 2022239ANNEX	SHEET: 2 OF 3



SHEET SIZE: 24X36

HAAS ESTABLISHMENT OF ZONING

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado



Application Packet Land Use Application



1

The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

Application type:

☒ Annexation	☐ Site Plan - Minor
☒ Master Plan	☐ Site Plan - Major
☐ Rezoning	
☐ Minor Subdivision	
☐ Major Subdivision – Preliminary	
☐ Major Subdivision – Final	

Project Name*: Haas Annexation

Legal Description*: Part NE1/4 of SW1/4, S18, T6N, R66W of 6th PM, Weld County, CO

Address/Location*: 6326 CR 68-1/2, Windsor, CO 80550

Existing Zoning: AG (Weld)

Proposed Zoning: RMU-1

Acres/Square Feet: 14.14+/- Acres

Number of Dwelling Units: TBD (est. 85 to 283)

3

Owner:

Name(s)*: Harland H. Haas

Company:

Address*: 6326 CR 68-1/2, Windsor, CO 80550

Phone #*: Email*:

Applicant (Owner or Owner's Representative):

Name*: Kris Pickett

Company: JKP Consulting LLC

Address*: 1211 9th Street, Greeley, CO 80631

Phone #: 970.590.6061 Email*: kris@jkpconsulting.co

Authorized Representative:

Name:

Company:

Address:

Phone #: Email:

4

All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature:

Date: 10/21/22

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: Kris A. Pickett

*Required fields

Town of Windsor – Planning Department

Revised 2/5/2021

301 Walnut Street | Windsor, Colorado | 80550 | phone 970-674-2415 | fax 970-674-2456 | www.windsorgov.com

Application Packet

Master Plan



The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 of the Town of Windsor [Municipal Code](#) for complete application requirements.

1

Submittal R

Planning Department Checklist

Applicant Checklist

- | | |
|-------------------------------------|--|
| ☒ | Completed checklist. Items not checked are explained in the narrative |
| ☒ | Completed Land Use Application (attached) |
| ☒ | Application fee consistent with the Town of Windsor Fee Schedule |
| ☒ | A deed or legal instrument identifying the applicant's interest in the property |
| ☒ | All required drawings and supportive information per the Municipal Code |
| ☒ | All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department |

2

Requirements

Planning Department Checklist

Applicant Checklist

- | | |
|-------------------------------------|---|
| ☒ | Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet. |
| ☒ | Date of preparation, the scale, a symbol designating true north and zoning |
| ☒ | Vicinity map |
| ☒ | Name of the master plan on all drawing sheets (<i>contact Planning</i>) |
| ☒ | Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing |
| ☒ | Applicant revisions block (<i>includes fields for date, initials, description</i>) |
| ☒ | Appropriate certification blocks as provided by the Planning Department |
| ☒ | Existing and proposed easements and rights-of-way for collector and arterial streets |
| ☒ | Land use table showing: <ul style="list-style-type: none"> Proposed gross and net residential densities Proposed acreage designated for each specific land use Proposed zoning classifications and total acreage of the parcel |
| ☒ | On each land use-specific section of the plan identify: <ul style="list-style-type: none"> Acreage, minimum lot size and gross and net residential densities Acreage designated for parks, open space and other public uses Acreage for industrial and commercial uses |

Utility Plan Including:

- _____ X
 - The size and location of all existing utility lines and facilities
 - The approximate size and location of all proposed
 - A water table with estimates of peak hour and maximum day water and wastewater demands
- _____ X Drainage plan showing flow patterns, including off-site contributions, detention and retention areas and discharge areas
- _____ X A soils description and limitation
- _____ NA Existing watercourses with adequate easements for flood control
- _____ TBD
- _____ X Designation of all public sites to be reserved and dedicated
- _____ X Existing two-foot contours

JKP Consulting LLC

Supplement to Master Plan & Summary of Public Facilities and Impacts

The subject property lies west of 17th Street and south of CR 68.5 (Jacoby Rd.) and consists of about 14.14 acres. The annexation includes adjacent CR 68.5 road R.O.W. and there therefore consists of about 15.83 acres.

The proposed zoning designation of residential mixed use one (RMU-1) is compatible with surrounding land uses currently within the Town. The Growth Framework, Chapter 5b, of the Comprehensive Plan 2016 supports residential uses within the Secondary Growth Area. This property is identified as supporting single-family attached units in Residential Areas Framework Plan, Chapter 5c. Development on this property will also support Chapter 6, Transportation & Mobility in at least two ways. It will utilize the adjoining roadway network and continue the trail system along the north side of the Greeley No.2 Canal.

The Master Plan sets the general idea for development of the property. The developer of the property will have flexibility to meet codes and development standards, and address specific opportunities yet to be defined.

Adequate public facilities are adjacent to the property. Should the adjacent roads or utility system require additions or upgrades, the developer will be responsible for design and construction within the Town's criteria. It's expected any development will include the extension of the trail along the north side of the Greeley No.2 Canal, pocket parks and open space per development standards.

There are adjudicated water well(s) on the property. It is expected these will be used to irrigate the completed project. Thereby, taking advantage of this non-potable source and reducing the raw water requirements for the potable supply.

The NRCS soils information provided, indicate generally, that the site is suitable for the development contemplated. It is expected that a geotechnical investigation will be completed as part of the development plan.

Land & Real Estate Development Consulting

1211 9th Street, Greeley, CO 80631 | 970.590.6061 | kris@jkpconsulting.co

Haas Annexation Master Plan

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M.
County of Weld, State of Colorado
14.14 Acres / ±615,965 Square Feet

Project Contacts

Civil Engineer
Mark Harris
Bulldog Engineering, LLC
1051 Cherrybrook Drive
Windsor, CO 80550
970.502.6444

Owner's Representative
Kris Pickett
JKP Consulting LLC
1211 9th Street
Greeley, CO 80631
970.590.6061

Surveyor
Jason Allie
Lat40 Inc. Professional Land Surveyors
6250 W 10th St #2
Greeley, CO 80634
970.515.5294

Survey Notes:

- Property Address (Per Title Commitment File No. 1811951) 6330 County Road 68 1/2 , Windsor, CO 80550.
- Property may be subject to blanket type surface use agreement, easements, leases, easements and right-of-way that are not specifically defined.
- Basis of Bearings and Lineal Unit Definition:**
Assuming the North line of the East half of the Southwest quarter of Section 18, Township 6 North, West to the 6th P.M. as bearing North 88° 42' 07" East as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1229.35 feet with all other bearings contained herein relative thereto.

Property Description:

A Tract of Land lying in part of the Southwest Quarter (SW ¼) of Section 18, Township 8 North, Range 67 West of the 6th P.M. in Weld County, Colorado: Considering the East line of the Southwest Quarter (SW ¼) of said Section 18 to Bear North 00° 13' 30" West with all other bearings contained herein relative thereto: Commencing at the South Quarter Corner (SW ¼ corner) of said Section 18 , Township 6 North, Range 67th West of the 6th P.M.; Thence North 00° 13' 30" West along the East line of the Southwest Quarter (SW ¼) of said Section 18 a distance of 1,801 feet to a point said point being on the North Bank of Greeley No. 2 Canal and the True Point of Beginning: Thence South 61° 01' 00" West 220.97 feet; thence South 78° 21' 00" West 105.22 feet; Thence North 69° 29' 00" West 91.00 feet; Thence North 38° 47' 30" West 91.08 feet; Thence North 17° 24' 30" West 154.57 feet; Thence North 34° 49' 00" West 225.70 feet; Thence North 18° 55' 00" West 170.00 feet, thence North 46° 20' 00" West 185.63 feet; Thence North 67° 13' 00" West 90.00 feet; Thence North 89° 21' 00" West 204.91 feet. Thence North 76° 53' 00" 142.85 feet all along the North bank of Said Greeley No. 2 Canal; thence North 00° 17' 00" West 164.18 feet to the centerline of the existing County Road; Thence North 89° 21' 30" East 1227.90 feet along the centerline of said existing County Road to a point. Said Point being on the East line of the Southwest Quarter (SW ¼) of said Section 18; Thence South 00° 13' 30 East 844.21 feet along the East line of the Southwest Quarter (SW ¼) of said Section 18 to the Point of Beginning.

Notice of Other Documents

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development master, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development master.

Open Space Protection

All areas depicted hereon as "Open Space" shall remain undeveloped, regardless of ownership and regardless of official zoning designation. No permanent structures of any kind may be erected upon areas depicted hereon as "Open Space" without the prior written consent of the Town Manager for the Town of Windsor.



Vicinity Map
Scale: 1" = 1000'

Sheet List Table		Revisions			
Sheet Number	Sheet Title	A	B	C	D
C1	Cover Sheet		✓	✓	✓
C2	Planning Area Breakdown	✓	✓	✓	✓

Acknowledgment of Ownership Interest

THE UNDERSIGNED, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be annexed and master planned as indicated on this master plan. The within master plan is submitted in accordance with the Windsor Municipal Code. It is hereby acknowledged that all construction, use and development of this property will be in strict accordance with this master plan. It is further acknowledged that deviation from this master plan without the express written consent of the Town of Windsor may result in revocation of the Town's approval of the master plan, denial of building permits, refusal to issue certificates of occupancy, injunctive relief prohibiting use of the property and other remedies available to the Town under the Windsor Municipal Code and other applicable laws of the State of Colorado. The undersigned have caused said land to be laid out and master planned under the name of Haas Annexation Master Plan.

In witness whereof, we have hereunto set our hands and seals this the _____ day of _____, 20__.

By: _____

NOTARIAL CERTIFICATE

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS _____ DAY OF, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Engineering Department Approval

Approved this _____ day of _____, 20__.

Deputy Director of Engineering

Planning Department Approval

Approved this _____ day of _____, 20__.

Director of Planning

Mayor's Certificate

This is to certify that a master plan of the property described herein was approved by Resolution No. _____ of the Town of Windsor passed and adopted on the _____ day of _____, 20__, A.D. and that the Mayor of the Town Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said master plan upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____ Attest : _____
Town Clerk

Town Manger's Approval

Approved this _____ day of _____, 20__.

Town Manger

Public Works Department Approval

Approved this _____ day of _____, 20__.

Deputy Director of Public Works

Preparer's Statement

I certify that, this master plan was prepared by me or under my supervision.

Signature
Preparer of Master Plan

Print Name
Preparer of Master Plan

BULLDOG
ENGINEERING



mark@bulldogeng.com

970-502-6444

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER

22-017

DATE

6-30-2023

BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISION DESCRIPTION

REV. NUMBER

A

B

C

D

E

F

G

H

I

J

K

L

M

N

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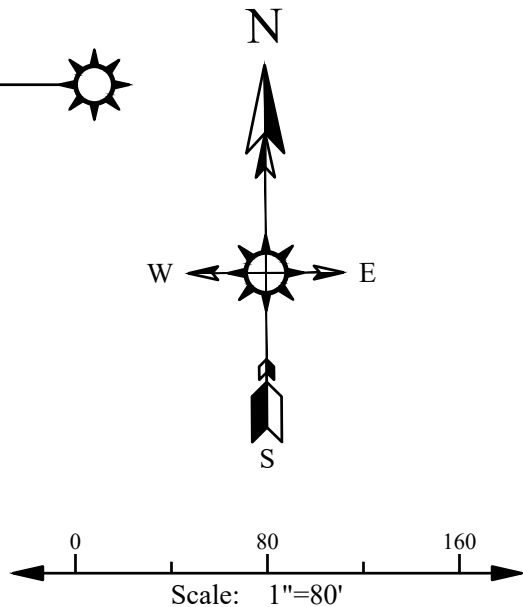
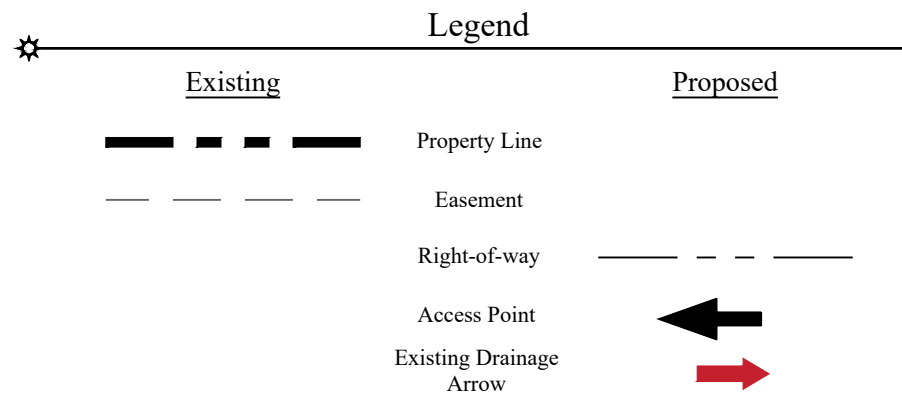
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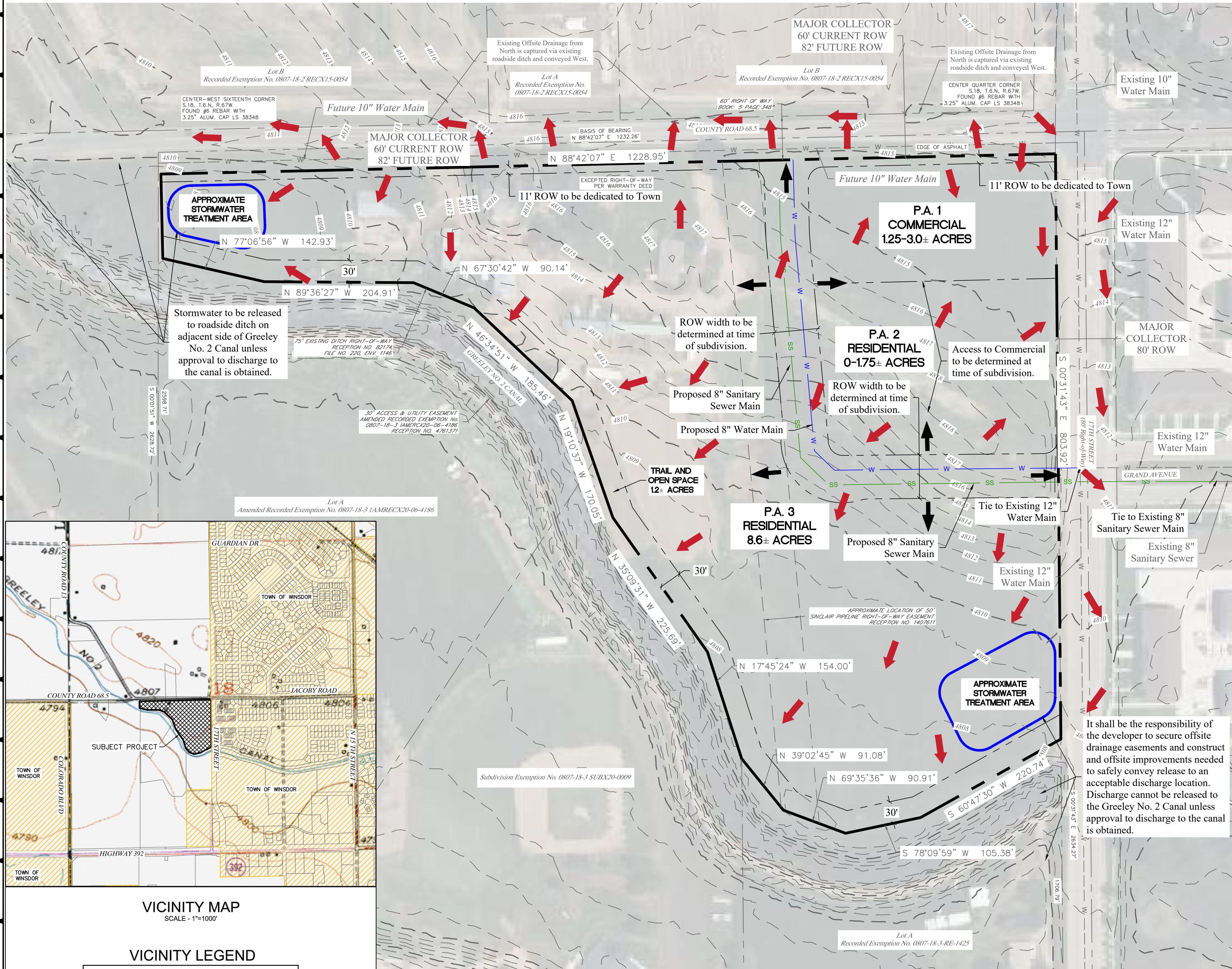
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Haas Annexation Master Plan

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M.
County of Weld, State of Colorado
14.14 Acres / ±15,965 Square Feet



- Survey Notes:
- Property Address (Per Title Commitment File No. 1811951) 6330 County Road 68 1/2, Windsor, CO 80550.
 - Property may be subject to blanket type surface use agreement, easements, leases, easements and right-of-way that are not specifically defined.
 - Basis of Bearings and Lineal Unit Definition:
Assuming the North line of the East half of the Southwest quarter of Section 18, Township 6 North, West to the 6th P.M. as bearing North 88° 42' 07" East as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1229.35 feet with all other bearings contained herein relative thereto.
- Master Plan Notes:
- Open Space & Park to be determined in future.
 - 50 square feet of pocket park per dwelling unit.
 - Trail to be built to Town of Windsor Standards for a 10' wide public recreation trail.
 - Trail to be open to the public.
 - Park and Trail development fees will apply at time of building permit for each residential unit.
 - All outdoor irrigation shall be provided by a non-potable irrigation system provided by proposed development.
 - Density will be limited to available allocated sewer service at time of development. As of the date of this master plan, sewer service of the Haas Annexation area is accounted for in the Southwest Sewer Master Plan at a gross density of 4 units per acre. The Town is also working on a central sewer master plan that will further evaluate feasibility to incorporate the Haas annexation into the central service area as shown on the Haas Master Plan. Densities may need to be reduced at time of development due to allocated and available sewer density at time of development.
 - Land uses such as light-industrial uses, gas stations, and storage/self storage are prohibited and all uses must comply with Town of Windsor zoning district RMU-1.



Land Use Summary						
Planning Area's	Area (Acres)	Land Uses	Zoning	Owner & Maintained By	Maximum Number of Units	Maximum Gross Density
P.A. 1	1.25-3.0± acres	Commercial	RMU-1	Landowner	NA	20,000 Square Feet/ Acre
P.A. 2	0-1.75± acres	Residential	RMU-1	Landowner	54	30 Dwelling Units/ Acre
P.A. 3	8.6± acres	Residential	RMU-1	Landowner	130	15 Dwelling Units/ Acre
Right-of-way	1.4± acres	Road ROW	RMU-1	Town of Windsor	NA	NA
Trail	1.2± acres	Trail/ Open Space	RMU-1	HOA	NA	NA

Town of Windsor Residential Potable Water Demands		
Units per Acre	Max Day Demand/Acre (gpm)	Peak Hour Demand (gpm)
15	11.0 gpm/acre	32.0 gpm/acre
18	11.0 gpm/acre	32.0 gpm/acre

Town of Windsor Commercial Potable Water Demands			
Use	Average Day Demand (gpm)	Max Day Demand (gpm)	Peak Hour Demand (gpm)
Mixed Use (Assumed Restaurant)	0.35 gpm/ 1,000 Square Feet of Building Area	0.53 gpm/ 1,000 Square Feet of Building Area	1.50 gpm/ 1,000 Square Feet of Building Area

Potable Water Demands				
Planning Area	Maximum Area (Acres)	Maximum Number of Units/ Commercial Building Area	Max Day Demand (gpm)	Peak Hour Demand (gpm)
P.A. 1	3.0± Acres	35,000 Square Feet of Commercial Area (Assumed Restaurant)	18.6 gpm	52.5 gpm
P.A. 2	1.75± acres	54 Units	33.0 gpm	96.0 gpm
P.A. 3	8.6± acres	130 Units	94.6 gpm	275.2 gpm
TOTAL*	11.6± acres	184 Residential Units*	127.6 gpm*	371.2 gpm*

*Considering that P.A.1 & P.A.2 are for the same area, the ratio is unknown and residential demands are greater than commercial demands, the total is a sum of max demands for P.A.2 & P.A.3 and will not include any contribution from from P.A.1.

Town of Windsor Residential Wastewater Demands				
Units per Acre	Average Daily Flow per Capita	Occupancy (People/Unit)	Average Day Wastewater Flow	Peaking Factor
15	90	2.76	4,200 gpd/acre	4.0
18	90	2.76	4,200 gpd/acre	4.0

Town of Windsor Commercial Wastewater Demands		
Use	Average Day Demand (gpd/acre)	Peaking Factor
Mixed Use (Assumed Restaurant)	1,500 gpd/acre	2.0

Wastewater Demands					
Planning Area's	Maximum Area (Acres)	Units	People	Average Daily Flow (gpd/gpm)	Peak Flow (gpd/gpm)
P.A. 1	3.0± acres	NA	NA	4,500gpd/ 3.13gpm	9,000gpd/ 6.26gpm
P.A. 2	1.75± acres	54	149	12,600gpd/ 8.75gpm	50,400gpd/ 35.00gpm
P.A. 3	8.6± acres	130	359	36,120gpd/ 25.08gpm	144,480 gpd/ 100.32gpm
TOTAL*	11.6± acres	184*	508*	48,720gpd/ 33.83gpm*	194,880gpd/ 135.32gpm*

*Considering that P.A.1 & P.A.2 are for the same area, the ratio is unknown, and residential demands are greater than commercial demands, the total is a sum of max demands for P.A.2 & P.A.3 and will not include any contribution from from P.A.1.



PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER 22-017
DATE 6-30-2023

BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISION DESCRIPTION		DATE	REV. NUMBER
SUBMITTAL FOR REVIEW	1	10-25-2022	A
	2	11-14-2022	B
	3	12-14-2022	C
	4	12-14-2022	D

Haas Annexation Master Plan
Planning Area Breakdown
Greeley, CO

SHEET NUMBER
C2

Potable Water & Wastewater Hydraulic Analysis for Haas Annexation Master Plan

Project:

Haas Annexation Master Plan
Windsor, Colorado

Prepared For:

Kris Pickett
JKP Consulting LLC
1211 9th Street
Windsor, CO 80631

Prepared By:

Bulldog Engineering, LLC
Windsor, Colorado 80550



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I. GENERAL LOCATION AND DESCRIPTION

A. Location

The subject site is located in the southwest quarter of Section 18, Township 6 North, Range 67 West, of the 6th Principal Meridian, Town of Windsor, County of Weld, State of Colorado. Furthermore, the project is located at the southwest corner of the 17th Street and County Road 68.5 intersection.

B. Description of Property

The subject site is roughly 14.14 acres, and any existing infrastructure will be removed for the proposed development.

The proposed development will consist of up to 184 dwelling units and/or 35,000 square feet of leasable commercial space, associated parking, sidewalks, accesses, landscaping, and stormwater treatment area.

The site to the bounded to the Southwest by the Greely No. 2 canal. The site to the north is already developed and consist of vehicle/self-storage while the property to the East is a multi-family development.

II. POTABLE WATER SYSTEM

A. Existing Potable Water System

There are two proposed connections for this project. The connections are at the following locations:

- Connect to the existing 10" PVC watermain located near the intersection of Grand Avenue & 17th Street (South connection).
- Connect to the future 10" PVC watermain located in County Road 68.5, approximately 400 feet West of the 17th Street & County Road 68.5 intersection (North connection).

Reference Exhibit B – Haas Annexation Master Plan.

B. Potable Water Hydraulic Performance Criteria

From the Town of Windsor GIS and the available information for the existing fire hydrants surrounding the property, the following assumptions have been made for the peak hour demand pressures in the existing pipe network:

- The static pressure is 65 pounds per square inch (psi) with a residual pressure of 45 pounds per square inch (psi) at 1,130 gpm for both connections (Info provided from town of Windsor).

The design of the potable water system will meet the minimum performance criteria in Table 1 below.

Table 1: Potable Water Hydraulic Performance Criteria

Criteria Description	Pressure (PSI)
Maximum Static Pressure	100
Minimum Fire Flow Pressure (Peak Hour Demand + Fire Flow)	20
Minimum Pressure at Max Day Demand	55
Minimum Pressure at Peak Hour Demand	50

C. Potable Water Demands

Per Town of Windsor Criteria, the proposed development with up to 35,000 square feet of commercial building area and/or 184 residential units can produce a total peak hour demand up to 371.2 gpm. The peak hour demand plus fire flow was analyzed for the proposed development to model the worst-case scenario using the highest combination of demands possible.

Table 2: Haas Potable Water Demands

Scenario	Demand (gpd)	Demand (gpm)
Residential Max Day Demand	15,840 gpd/acre	11.0 gpm/acre
Residential Peak Hour Demand	46,080 gpd/acre	32.0 gpm/acre
Commercial Max Day Demand (Assuming Restaurant Use)	763.2 gpd/1,000 square feet of building area	0.53 gpm/1,000 square feet of building area
Commercial Peak Hour Demand (Assuming Restaurant Use)	2,160 gpd/1,000 square feet of building area	1.50 gpm/1,000 square feet of building area
Total Peak Hour Demand	534,528 gpd	371.2 gpm
Total Peak Hour Demand Plus Fire Flow	2,694,453 gpd	1,871.2 gpm

Fire flow demands were calculated assuming the requirements in the Town of Windsor Design Criteria and Construction Specifications for potable water distribution. The minimum fire flow required is 1,500 gallons per minute.

Based on the minimum fire flow required, the site will be served by a proposed 8-inch potable water main with two connections to the existing system.

D. Results

An analysis has been provided using existing hydrant data to demonstrate that the proposed potable water system meets the minimum requirements. While conveying the peak hour demand, the system will have a minimum residual pressure of 61 psi. Additionally, under the worst-case scenario of peak hour demand plus fire flow the minimum residual pressure in the proposed system is approximately 27 psi. See *Exhibit C for results from Fire Hydrant Flow Curve*.

E. Conclusion

Based on the existing pressure in the system, the calculated demands, and a looped potable water system, the proposed system will meet the criteria set forth by the Town of Windsor Water System Design Specifications and Details for the development of the Haas Master Plan Development.

III. SANITARY SEWER

A. Existing Sanitary Sewer System

The existing sanitary sewer system consists of an 8-inch proposed connection that runs east through the adjacent development (Jacoby Farms Townhomes). The entire subject development will flow to this existing system. *Reference Exhibit B – Haas Master Plan.*

To analyze the capacity of the existing sanitary sewer system, multiple flow recording devices (meters) were placed in existing manholes at critical locations and measurements were recorded from August 15th, 2022 through October 13th, 2022. *Reference Exhibit D – Flow Meter Locations.*

The results from these meters were collected and analyzed to determine the existing sanitary sewer capacity and to ensure the existing system has capacity for not only the Haas Master Plan but also future development to the North. *Reference Exhibit E – Flow Recording Meter Results & Exhibit F – Sanitary Sewer Maximum Capacities at Minimum Slope.*

B. Wastewater Hydraulic Performance Criteria

The design of the wastewater system shall meet the minimum hydraulic performance criteria in Table 3.

Table 3: Wastewater Hydraulic Performance Criteria

Parameter	Value	Unit
8-Inch Pipe Maximum Flow Depth	0.6	d/D
15-Inch & 18-Inch Trunk Main Maximum Flow Depth	0.8	d/D
Minimum Velocity @ d/D=0.5	2.0	ft/s

C. Wastewater Demands

The average day wastewater flow for the multi-family residential development was assumed to be 90 gpd (0.1725 gpm) per capita per the Town's design criteria. A peaking factor for the residential demand was calculated to be 4.0 for the development using the equation: $PF =$

$$\frac{18 + \sqrt{\frac{P}{1000}}}{4 + \sqrt{\frac{P}{1000}}} \text{ where } P \text{ is the population.}$$

Also, the average wastewater demand for any commercial development has been assumed to be 1,500 gpd/acre. The peaking factor for the commercial development has been assumed to be 2.0. Assuming the development has up to 35,000 square feet of commercial building area and/or 184 residential units, with 2.76 people per dwelling unit, the wastewater demands are shown in Table 4 below.

Table 4: Haas Annexation Master Plan Wastewater Demands

Scenario	Units	People	Flow (gpd)	Flow (gpm)
Average Day Flow (ADF)	184	508	48,720 gpd	33.83 gpm
Peak Design Flow (PDF)	184	508	194,880 gpd	135.32 gpm

For the proposed design the wastewater will be conveyed to the existing 8-inch sanitary sewer main from the adjacent multi-family development to the East.

D. Results

To ensure the proposed contributing area does not overwhelm the existing system, an analysis was conducted for three different sized Sanitary Sewer mains using the recorded data as seen in Exhibit E and summarized in Table 5 below.

Table 5: Haas Annexation Master Plan Wastewater Demands

Meter Number	Pipe Diameter (in)	Average Day Flow (gpm)	Calculated Peaking Factor	Peak Flow (gpm)
Meter #1	10-Inch	11.2	4.46	50
Meter #2	18-Inch	144	5.25	756
Meter #3	15-Inch	262	1.96	514

An analysis of the maximum flow through an 8-inch pipe at the minimum slope of 0.40% without exceeding $d/D=0.6$ or 60% full was calculated to be 230.45 gpm. The peak design flow from the proposed development of the 135.32 gpm and the peak flow in the existing 10-inch main (8-inch main discharge point) is 50 gpm. The combined flow of 185.32 gpm is significantly below the 230.45 gpm threshold and demonstrates the available capacity for an additional 45.13 gpm. Furthermore, the 10-inch pipe at a minimum slope of 0.28% without exceeding $d/D=0.6$ or 60% full was calculated to be 349.58 gpm. The combined flow of 185.32 gpm is significantly below the 349.58 gpm threshold and demonstrates the available capacity for an additional 164.26 gpm.

Further downstream an analysis of the maximum flow through an 18-inch trunk main at the minimum slope of 0.11% without exceeding $d/D=0.8$ or 80% full was calculated to be 1,528 gpm. The peak design flow from the proposed development of the 135.32 gpm and the peak recorded flow in the existing 18-inch main is 756 gpm. The combined flow of 891.32 gpm is

significantly below the 1,528 gpm threshold and demonstrates the available capacity of 635.68 gpm.

Flow ultimately also passes through a 15-inch trunk main. Accordingly, an analysis of the maximum flow through a 15-inch trunk main at the minimum slope of 0.15% without exceeding $d/D=0.8$ or 80% full was calculated to be 1,098 gpm. While there is no way to ensure the as-built minimum slope, the slope of 0.15% slope has been assumed since it is the minimum allowable design slope for a 15-inch trunk main. The peak design flow from the proposed development of the 135.32 gpm and the peak recorded flow in the existing 15-inch main is 514 gpm. The combined flow of 649.32 gpm is significantly below the 1,098 gpm threshold and demonstrates the available capacity of 448.68 gpm. Lift Station No. 5 is rated for 600 gpm. The current base flow is 85.7 gpm with an estimated peak flow of 308 gpm. Therefore, with added development, the peak flow is expected to be 443.32 gpm, leaving 156.68 gpm available capacity.

Based on this analysis, the 8-inch sanitary sewer that will be tied into is the limiting stretch of sewer main or the development of the Haas Annexation Master Plan and any future contributions.

E. Conclusion

Based on the calculated flows, it is anticipated that the proposed system will meet the criteria set forth by the Town of Windsor Water System and Sanitary Sewer System Design Specifications and Details for the development of the Haas Master Plan. In addition, the existing sanitary sewer system has additional capacity for further development when considering only the current contributions.

Per coordination with the Town of Windsor, there are other areas that will soon be contributing to the sewer in WCR 15 which runs through the study area. The new flow will include the middle school site on WCR 15, Trevenna on the east side of WCR 15 between the rail and New Windsor, police station, and Staley Farm. These developments will be given priority over the Haas annexation. Town staff completed an estimate of the contributed flow from these areas. With this other contributing area accounted for the total added flow is 796.2 gpm so there is a deficit of 212.2 gpm in the current system ($1098 \text{ gpm} - 584 \text{ gpm} - 796.2 \text{ gpm} = -212.2 \text{ gpm}$). As such, sewer capacity is anticipated to be exceeded even without the Haas annexation in the 15" pipe.

The 2023 Town budget includes funding for an updated sewer master plan for the basin served by the subject sewer system. The Town has contracted with a consultant to study the north central sewer master plan. Adding Haas may be possible if the Town is able to come up with improvements to the system so that known needs can be serviced.

Other developments have priority for sewer service, and as such density will be limited to available allocated sewer service at time of development. As of the date of this master plan, sewer service of the Haas Annexation area is accounted for in the Southwest Sewer Master Plan

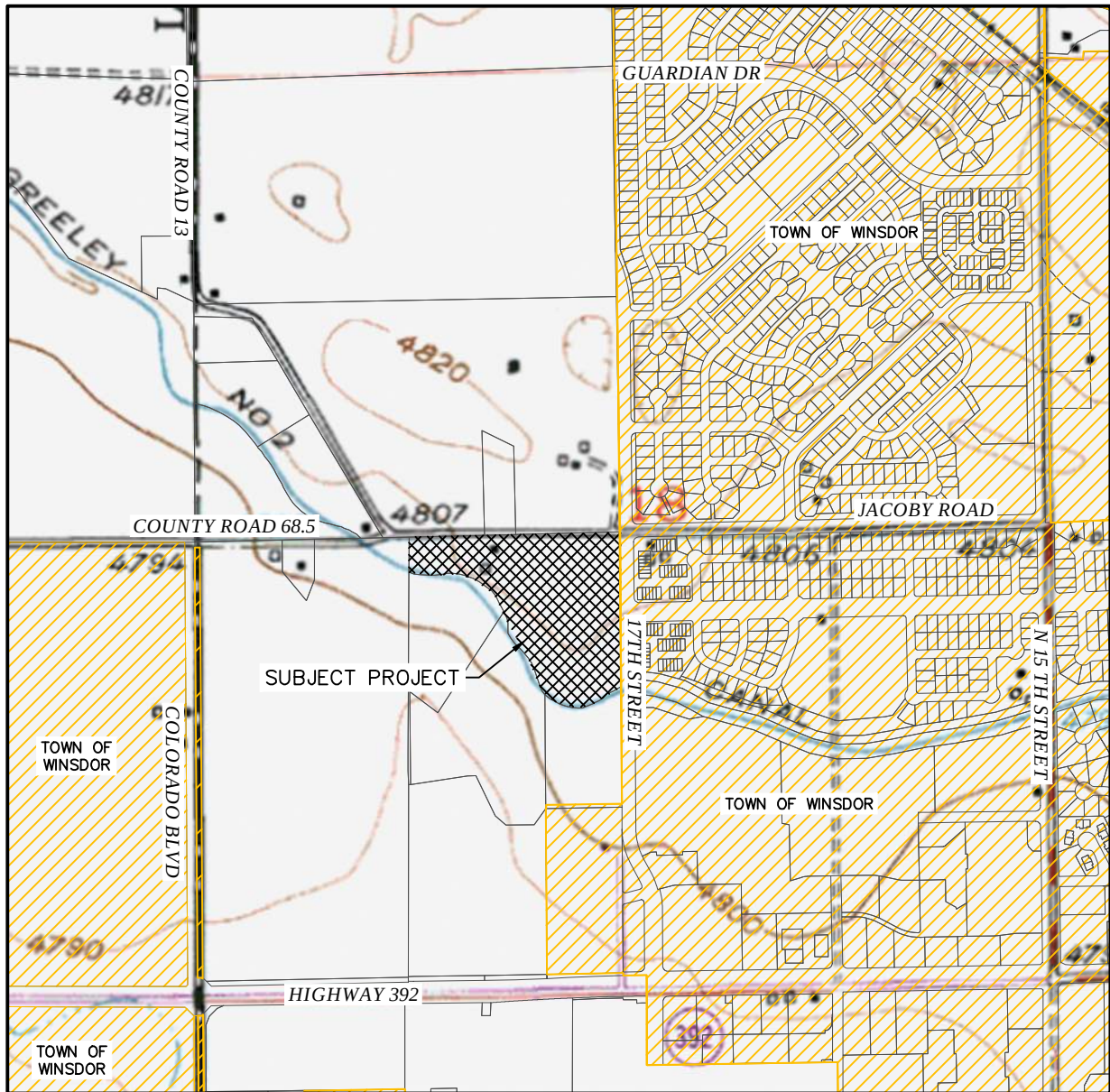
at a gross density of 4 units per acre. The Town is also working on a central sewer master plan that will further evaluate feasibility to incorporate the Haas annexation into the central service area as shown on the Haas Master Plan. Densities may need to be reduced at time of development due to allocated and available sewer density at time of development.

IV. REFERENCES

- Town of Windsor Design Criteria and Construction Specifications Division II Water & Sewer Systems, February 2010.

V. EXHIBITS

- Exhibit A. Vicinity Map
- Exhibit B. Haas Annexation Master Plan
- Exhibit C. Town of Windsor Fire Hydrant Fire Flow Curve Analysis
- Exhibit D. Flow Recording Meter Locations
- Exhibit E. Flow Recording Meter Results
- Exhibit F. Sanitary Sewer Maximum Capacity at Minimum Slope



VICINITY MAP

SCALE - 1"=1000'

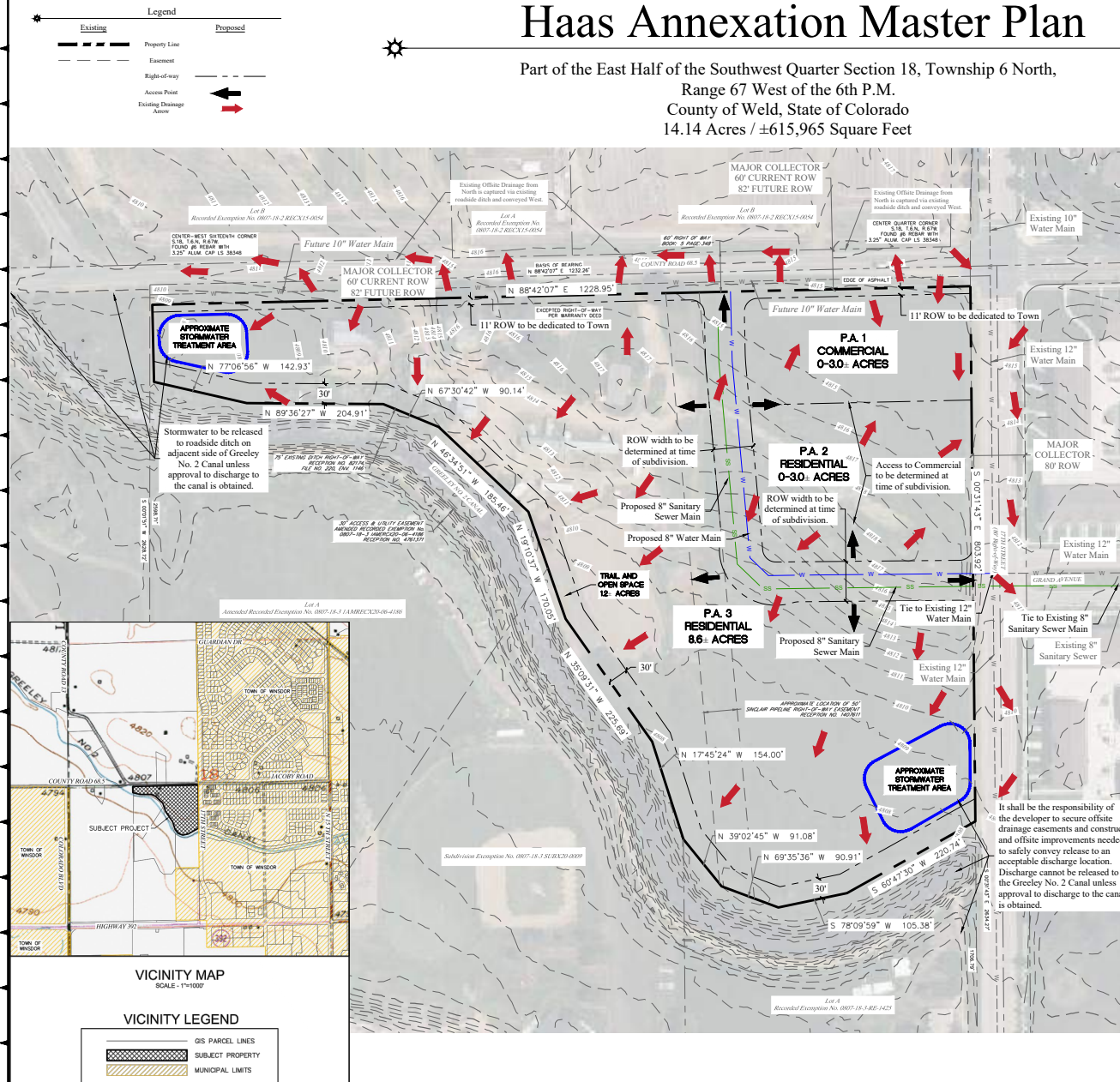
VICINITY LEGEND

	GIS PARCEL LINES
	SUBJECT PROPERTY
	MUNICIPAL LIMITS



Haas Annexation Master Plan

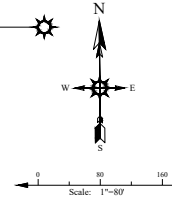
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County of Weld, State of Colorado
14.14 Acres / ±615,965 Square Feet



Survey Notes:

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- Based on Bearings and Limited Unit Definition.
- Assuming the North line of the East half of the Southwest quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M. as bearing North 89° 42' 07" East as monumented by a 30 other with a 1.25" aluminum cap stamped L3 38348 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (NAD 83), a distance of 1229.35 feet with all other bearings contained herein relative thereto.
- Open Space & Park to be determined in future.
- 50 square feet of pocket park per dwelling unit.
- Trail to be built as Town of Windsor Standard for a 10' wide public recreation trail.
- Trail to be open to the public.
- Park and Trail development fees will apply at time of building permit for each residential unit.
- All outdoor irrigation shall be provided by a non-potable irrigation system provided by proposed development.
- Density will be limited to available allocated sewer service at time of development. As of the date of this master plan, sewer service of the Haas Association area is accounted for in the Southwest Sewer Master Plan at a gross density of 4 units per acre. The Town is also working on a central sewer master plan that will further evaluate feasibility to incorporate the Haas Association into the central sewer system as shown on the Haas Master Plan. Densities may need to be reduced at time of development due to allocated and available sewer density at time of development.
- Land uses such as light-industrial uses, gas stations, and storage/self-storage are prohibited and all uses must comply with Town of Windsor zoning district RMU-1.

Master Plan Notes:



Land Use Summary					
Planning Area's	Area (Acres)	Land Uses	Zoning	Owner & Maintained By	Maximum Number of Units Maximum Gross Density
P.A. 1	0-3.0± acres	Commercial	RMU-1	Landowner	NA 20,000 Square Feet/ Acre
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P.A. 3	8.6± acres	Residential	RMU-1	Landowner	130 15 Dwelling Units/ Acre
Right-of-way	1.4± acres	Road ROW	RMU-1	Town of Windsor	NA NA
Trail	1.2± acres	Trail/ Open Space	RMU-1	HOA	NA NA

Town of Windsor Residential Potable Water Demands

Units per Acre	Max Day Demand/Acre (gpm)	Peak Hour Demand (gpm)
15	11.0 gpm/acre	32.0 gpm/acre
18	11.0 gpm/acre	32.0 gpm/acre

Town of Windsor Commercial Potable Water Demands

Use	Average Day Demand (gpm)	Max Day Demand (gpm)	Peak Hour Demand (gpm)
Mixed Use (Assumed Restaurant)	0.35 gpm/ 1,000 Square Feet of Building Area	0.53 gpm/ 1,000 Square Feet of Building Area	1.50 gpm/ 1,000 Square Feet of Building Area

Potable Water Demands

Planning Area	Maximum Area (Acres)	Maximum Number of Units/ Commercial Building Area	Max Day Demand (gpm)	Peak Hour Demand (gpm)
P.A. 1	3.0± Acres	35,000 Square Feet of Commercial Area (Assumed Restaurant)	18.6 gpm	52.5 gpm
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TOTAL*	11.6± acres	184 Residential Units*	127.6 gpm*	371.2 gpm*

*Considering that P.A.1 & P.A.2 are for the same area, the ratio is unknown and residential demands are greater than commercial demands, the total is a sum of max demands for P.A.2 & P.A.3 and will not include any contribution from P.A.1

Town of Windsor Residential Wastewater Demands

Units per Acre	Average Daily Flow per Capita	Occupancy (People/Unit)	Average Day Wastewater Flow	Peaking Factor
15	90	2.76	4,200 gpd/acre	4.0
18	90	2.76	4,200 gpd/acre	4.0

Town of Windsor Commercial Wastewater Demands

Use	Average Day Demand (gpd/acre)	Peaking Factor
Mixed Use (Assumed Restaurant)	1,500 gpd/acre	2.0

Wastewater Demands

Planning Area's	Maximum Area (Acres)	Units	People	Average Daily Flow (gpd/gpm)	Peak Flow (gpd/gpm)
P.A. 1	3.0± acres	NA	NA	4,500gpd/ 3.13gpm	9,000gpd/ 6.26gpm
P.A. 2	3.0± acres	54	149	12,600gpd/ 8.75gpm	50,400gpd/ 35.00gpm
P.A. 3	8.6± acres	130	359	36,120gpd/ 25.08gpm	144,480 gpd/ 100.32gpm
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JOB NUMBER: 22-017

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REVISION DESCRIPTION	DATE	BY	APP'D
1. Initial Design	5-8-2023	Mark	
2. Final Design	5-8-2023	Mark	

REVISION DESCRIPTION	DATE	BY	APP'D
1. Initial Design	5-8-2023	Mark	
2. Final Design	5-8-2023	Mark	

Haas Annexation Master Plan

Planning Area Breakdown

SHEET NUMBER

C2



BULLDOG ENGINEERING

HYDRANT # & LOCATION: 17th Street and County Road 68.5

TEST BY: Town of Windsor Date: NA TIME OF DAY: NA MIN. OF FLOW: NA

WATER SUPPLIED BY: Town of Windsor

PURPOSE OF TEST: Fire Flow Curve

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u> </u>	<u> </u>
COEFFICIENT:	<u>0.9</u>	<u> </u>	<u> </u>
PITOT READING:	<u>53</u>	<u> </u>	<u> </u>
GPM:	<u>1216</u>	<u> </u>	<u>0</u>

TOTAL FLOW DURING TEST: 1130 GPM

STATIC READING: 65 PSI

RESIDUAL: 45 PSI

RESULTS: AT 20 PSI RESIDUAL 1993 GPM

AT 0 PSI 2579 GPM

REMARKS:

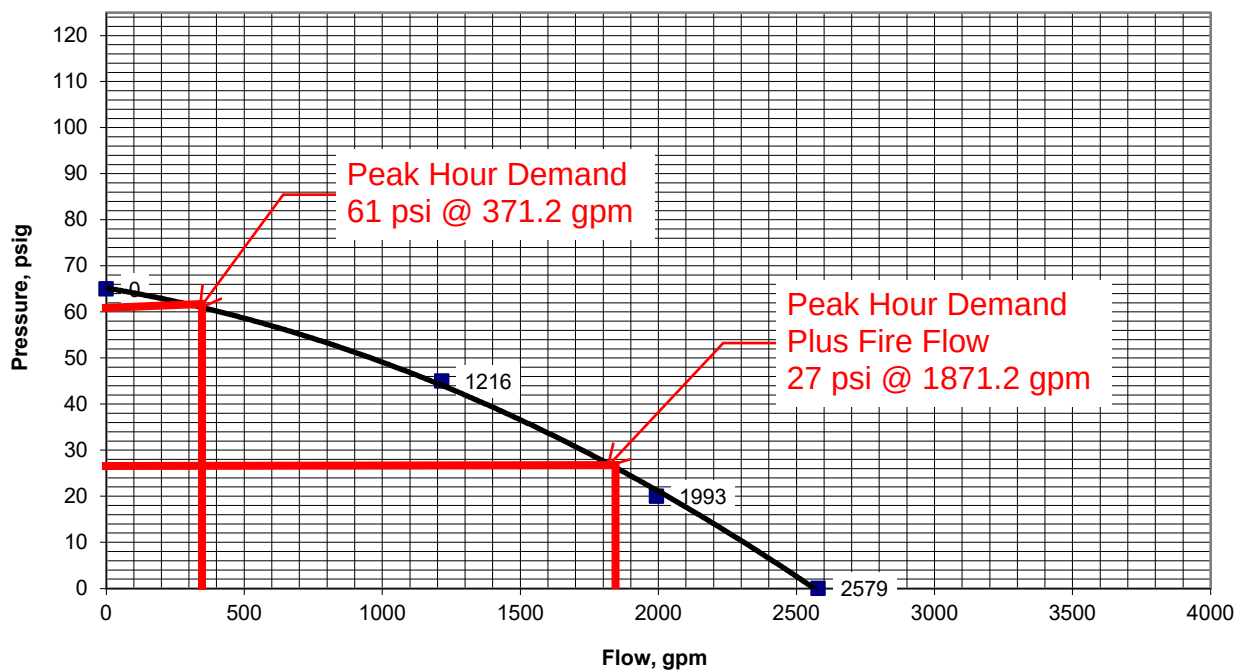


Exhibit C

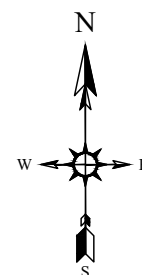


Exhibit F (Sheet 1 of 4)

Worksheet for 8" Sanitary Sewer Main Capacity @ 0.40%

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.40 %
Normal Depth	4.8 in
Diameter	8.0 in
Results	
Discharge	230.45 gpm
Flow Area	0.2 ft ²
Wetted Perimeter	1.2 ft
Hydraulic Radius	2.2 in
Top Width	0.65 ft
Critical Depth	4.0 in
Percent Full	60.0 %
Critical Slope	0.70 %
Velocity	2.35 ft/s
Velocity Head	0.09 ft
Specific Energy	0.49 ft
Froude Number	0.715
Maximum Discharge	368.98 gpm
Discharge Full	343.01 gpm
Slope Full	0.18 %
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.8 in
Critical Depth	4.0 in
Channel Slope	0.40 %
Critical Slope	0.70 %

Exhibit F (Sheet 2 of 4)

Worksheet for 10" Sanitary Sewer Main Capacity @ 0.28%

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.28 %
Normal Depth	6.0 in
Diameter	10.0 in
Results	
Discharge	349.58 gpm
Flow Area	0.3 ft ²
Wetted Perimeter	1.5 ft
Hydraulic Radius	2.8 in
Top Width	0.82 ft
Critical Depth	4.7 in
Percent Full	60.0 %
Critical Slope	0.63 %
Velocity	2.28 ft/s
Velocity Head	0.08 ft
Specific Energy	0.58 ft
Froude Number	0.621
Maximum Discharge	559.72 gpm
Discharge Full	520.33 gpm
Slope Full	0.13 %
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	6.0 in
Critical Depth	4.7 in
Channel Slope	0.28 %
Critical Slope	0.63 %

Exhibit F (Sheet 3 of 4)

Worksheet for 15" Sanitary Sewer Main Capacity @ 0.15%

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.15 %
Normal Depth	12.0 in
Diameter	15.0 in
Results	
Discharge	1,097.55 gpm
Flow Area	1.1 ft ²
Wetted Perimeter	2.8 ft
Hydraulic Radius	4.6 in
Top Width	1.00 ft
Critical Depth	7.5 in
Percent Full	80.0 %
Critical Slope	0.57 %
Velocity	2.32 ft/s
Velocity Head	0.08 ft
Specific Energy	1.08 ft
Froude Number	0.399
Maximum Discharge	1,207.86 gpm
Discharge Full	1,122.85 gpm
Slope Full	0.14 %
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	12.0 in
Critical Depth	7.5 in
Channel Slope	0.15 %
Critical Slope	0.57 %

Exhibit F (Sheet 4 of 4)

Worksheet for 18" Sanitary Sewer Main Capacity @ 0.11%

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.11 %
Normal Depth	14.4 in
Diameter	18.0 in
Results	
Discharge	1,528.36 gpm
Flow Area	1.5 ft ²
Wetted Perimeter	3.3 ft
Hydraulic Radius	5.5 in
Top Width	1.20 ft
Critical Depth	8.4 in
Percent Full	80.0 %
Critical Slope	0.52 %
Velocity	2.25 ft/s
Velocity Head	0.08 ft
Specific Energy	1.28 ft
Froude Number	0.352
Maximum Discharge	1,681.97 gpm
Discharge Full	1,563.60 gpm
Slope Full	0.11 %
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	14.4 in
Critical Depth	8.4 in
Channel Slope	0.11 %
Critical Slope	0.52 %

ANNEXATION IMPACT REPORT HAAS ANNEXATION

Please see the enclosed Annexation Plat for a full legal description on the subject property.

- 1)
 - (a) Please see the enclosed Annexation Plat and Vicinity Map for current and proposed municipal boundaries.
 - (b) Please see item #3 below for information regarding provision of utility services.
 - (c) Please see the enclosed annexation map and master plan for the current and proposed land use patterns of the proposed annexation and the enclosed Town of Windsor Land Use Plan map for the proposed land use patterns for the subject property to be annexed and for surrounding properties..
- 2) The application materials did not include a draft or final pre-annexation agreement as the Town of Windsor does not typically require a pre-annexation agreement unless such an agreement is determined to be necessary during the initial review. An Annexation Agreement will be drafted in conjunction with approval of the annexation of the property.
- 3) Municipal services will be provided as follows:
 - Water – The proposed development will be served by the Town of Windsor.
 - Sewage Disposal – The proposed development will be served by the Town of Windsor.
 - Drainage Facilities – Drainage infrastructure per the Town's requirements is to be constructed by the developer solely at the developer's expense.
 - Fire Protection – Windsor-Severance Fire and Rescue (WSFR) District.
 - Police Protection – Town of Windsor Police Department.
 - School – Weld County RE-4 School District (Windsor)
- 4) Installation and financing of any municipal infrastructure extensions shall be the sole responsibility of the developer.
- 5) Please find the enclosed list identifying all existing districts within the area to be annexed.
- 6) The Weld County School District RE-4 provided comments regarding the application materials (see attached).

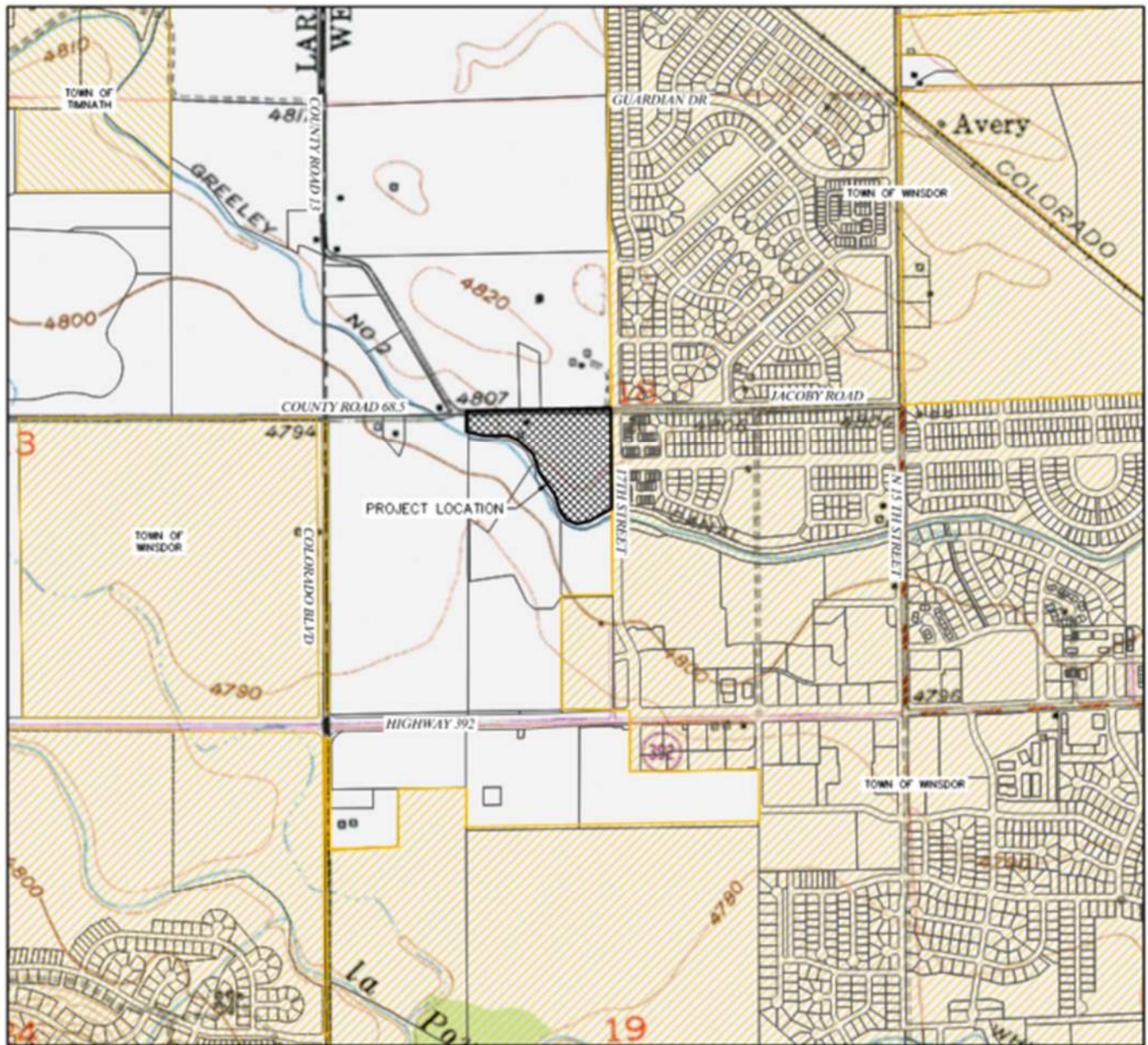
All development proposals are required to comply with the Town of Windsor Comprehensive Plan, Zoning and Subdivision Ordinances and applicable Corridor Plans.



Kimberly Lambrecht, Senior Planner

July 14, 2023

Date:



VICINITY MAP

SCALE = 1"=1000'

VICINITY LEGEND

	GIS PARCEL LINES
	SUBJECT PROPERTY
	WINDSOR MUNICIPAL LIMITS

ANNEXATION PETITION

C.R.S. 31-12-107(1)

We the landowner(s) of more than 50% of the territory, excluding public streets and alleys, described in Exhibit A containing 15.83 acres more or less, allege the following to be true and correct:

The perimeter of the proposed annexation has a distance of 3,950.92 feet, of which 863.92 feet are contiguous to the existing TOWN limits of the TOWN OF WINDSOR. A minimum of 1/6 of the perimeter of the proposed annexation is contiguous to the TOWN OF WINDSOR.

We further allege:

1. It is desirable and necessary that said territory be annexed to the TOWN OF WINDSOR.
2. A community of interest exists between the said territory and the TOWN OF WINDSOR.
3. Said territory is urban or will be urbanized in the near future.
4. Said territory is integrated or capable of being integrated with the TOWN OF WINDSOR.
5. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
6. No land held in identical ownership comprises 20 acres and together with improvements had an assessed valuation in excess of \$200,000.00 in the year preceding the filing of this Petition.
7. No proceedings for annexation of the territory have been commenced for annexation to another municipality.
8. The signers hereof comprise the landowners of more than 50% of the territory proposed to be annexed exclusive of streets and alleys and are in fact owners of 100% of the hereinafter described property.

Therefore, the undersigned hereby request that the TOWN OF WINDSOR approve the annexation of the area described above and do herewith pay the required fees.

In addition to the annexation, the undersigned request the zoning of RMU-1 for the above-described property.

Date	Owners Signature	Mailing Address
<u>10-22-2022</u>	<u>Arland 24.70 ac</u>	<u>6326 WCR 68 1/2 Windsor Co</u>
		<u>80550</u>

EXHIBIT A

PROPERTY DESCRIPTION – HAAS ANNEXATION & ZONING

An area of land being a part of the East Half of the Southwest Quarter (E1/2SW1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows;

BEGINNING at the Center Quarter Corner of said Section 18 and assuming the North line of the E1/2SW1/4 of Section 18, as monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 38348 at both ends, as bearing South 88°42'07" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1232.26 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 00°31'43" East along the East line of the E1/2SW1/4 of said Section 18 and the West line of Jacoby Farm Annexation, recorded August 4, 1997 at Reception No. 2561665 within Weld County records; a distance of 833.92 feet;

THENCE South 60°47'30" West a distance of 220.74 feet;

THENCE South 78°09'59" West a distance of 105.38 feet;

THENCE North 69°35'36" West a distance of 90.91 feet;

THENCE North 39°02'45" West a distance of 91.08 feet;

THENCE North 17°45'24" West a distance of 154.00 feet;

THENCE North 35°09'31" West a distance of 225.69 feet;

THENCE North 19°10'37" West a distance of 170.05 feet;

THENCE North 46°34'51" West a distance of 185.46 feet;

THENCE North 67°30'42" West a distance of 90.14 feet;

THENCE North 89°36'27" West a distance of 204.91 feet;

THENCE North 77°06'56" West a distance of 149.39 feet to the West line of the E1/2SW1/4 of said Section 18;

THENCE North 00°01'51" East along said West line a distance of 174.42 feet to the North right-of-way line of County Road 68.5;

THENCE North 88°42'07" East along said North right-of-way line a distance of 1232.66 feet to the West line of Windshire Park Annexation, recorded November 2, 2011 at Reception No. 2897642 within Weld County records;

THENCE South 00°32'02" East along said West line a distance of 30.00 feet to the Center Quarter Corner of said Section 18 and to the POINT OF BEGINNING.

Said area of land contains 15.85 Acres (+/-690,470 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

HAAS ANNEXATION & ESTABLISHMENT OF ZONING

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado

PROPERTY DESCRIPTION (Per Title Commitment File No. 1811951)

A tract of land lying in part of the Southwest Quarter (SW1/4) of Section 18, Township 6 North, Range 67 West of the 6th P.M., in Weld County, Colorado. Considering the East line of the Southwest Quarter (SW1/4) of said Section 18 to bear North 00° 13' 30" West and with all other bearings contained herein relative thereto; Commencing at the South Quarter Corner (SQ1/4 corner) of said Section 18, Township 6 North, Range 67 West of the 6th P.M.; thence North 00° 13' 30" West along the East line of the Southwest Quarter (SW1/4) of said Section 18 a distance of 1,800.00 feet to a point, said point being on the North Bank of Greeley No. 2 Canal and the True Point of Beginning; thence South 61° 01' 00" West 220.97 feet; thence South 78° 21' 00" West 105.22 feet; thence North 65° 29' 00" West 91.00 feet; thence North 38° 47' 30" West 91.28 feet; thence North 17° 24' 30" West 154.57 feet; thence North 34° 49' 00" West 225.70 feet; thence North 18° 50' 00" West 170.00 feet; thence North 46° 20' 00" West 185.63 feet; thence North 67° 13' 00" West 90.00 feet; thence North 89° 21' 00" West 204.83 feet; thence North 76° 53' 00" West 142.85 feet along the North Bank of said Greeley No. 2 Canal; thence North 00° 13' 00" West 164.18 feet to the centerline of the existing County Road; thence North 89° 21' 00" East 1,227.80 feet along the centerline of said existing County Road to a point, said point being on the East line of the Southwest Quarter (SW1/4) of said Section 18, thence South 00° 13' 30" East 844.21 feet along the East line of the Southwest Quarter (SW1/4) of said Section 18 to the True Point of Beginning.

PROPERTY DESCRIPTION - PROPOSED RMU-1 (WINDSOR) ZONING & HAAS ANNEXATION

An area of land being a part of the East Half of the Southwest Quarter (E1/2SW1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.67W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Center Quarter Corner of said Section 18 and assuming the North line of the E1/2SW1/4 of Section 18, as monumented by a #8 rebar with a 3.25" aluminum cap stamped L3 38348 at both ends, as bearing South 88°42'07" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1232.26 feet with all other bearings contained herein relative thereto.

The lined dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 00°13'43" East along the East line of the E1/2SW1/4 of said Section 18 and the West line of Jacoby Farm Annexation, recorded August 4, 1987 at Reception No. 2581663 within Weld County records, a distance of 63.52 feet;

THENCE South 60°47'30" West a distance of 220.74 feet;
THENCE South 78°09'59" West a distance of 105.38 feet;
THENCE North 69°30'26" West a distance of 90.91 feet;
THENCE North 32°02'45" West a distance of 91.08 feet;
THENCE North 17°45'24" West a distance of 154.00 feet;
THENCE North 30°00'31" West a distance of 225.69 feet;
THENCE North 19°07'32" West a distance of 170.05 feet;
THENCE North 46°24'51" West a distance of 185.46 feet;
THENCE North 67°30'42" West a distance of 90.14 feet;
THENCE North 89°21'00" West a distance of 204.91 feet;
THENCE North 77°06'56" West a distance of 149.39 feet to the West line of the E1/2SW1/4 of said Section 18;
THENCE North 00°01'51" East along said West line a distance of 174.42 feet to the North right-of-way line of County Road 68.5;
THENCE North 88°42'07" East along said North right-of-way line a distance of 1231.86 feet to the West line of Moultrie Park Annexation, recorded November 2, 2011 at Reception No. 2897642 within Weld County records;
THENCE South 00°13'02" East along said West line a distance of 30.00 feet to the Center Quarter Corner of said Section 18 and to the POINT OF BEGINNING.

Said area of land contains 15.85 Acres (+/-690,470 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described herein, have agreed said land to be annexed and master planned as indicated on this plat under the name of HAAS ANNEXATION. In compliance with Town of Windsor regulations and by contract agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20_____.

Owner: Harland H. Haas

By: Harland H. Haas

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me by Harland H. Haas, this _____ day of _____, 20_____.

My commission expires: _____

Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Deputy Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Director of Planning

MAYOR'S CERTIFICATE

This is to certify that an annexation map of the property described herein was approved by Ordinance No. _____ of the Town of _____.

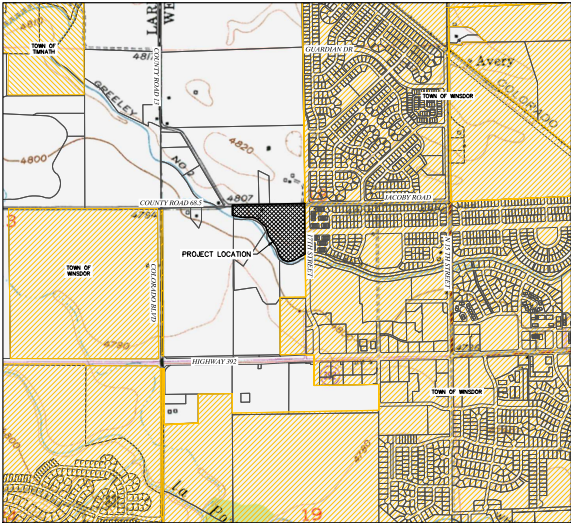
Windsor passed and adopted on the _____ day of _____, 20_____, A.D. and the Mayor of the Town of Windsor, as authorized

by said ordinance, on behalf of the Town of Windsor, hereby acknowledges and adopts the said annexation map upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

ATTEST:

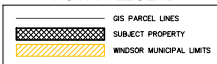
Town Clerk



VICINITY MAP

SCALE: 1"=100'

VICINITY LEGEND



TOWN MANAGER'S APPROVAL

Approved this _____ day of _____, 20_____.

Town Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this _____ day of _____, 20_____.

Deputy Director of Public Works

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and records of title, Lat40, Inc. relied upon Title Commitment File No. 1811951, having a commitment date of August 18, 2022 as prepared by Stewart Title Surety Company was relied upon to delineate the aforesaid information.

PROJECT CONTACTS

LAND OWNER:
KEN HAAS
6330 COUNTY ROAD 68.5
WINDSOR, COLORADO 80550

APPLICANT/OWNER'S REPRESENTATIVE:
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631
ATN: KRIS PICKETT

SURVEYOR:
LAT40, PROFESSIONAL LAND SURVEYORS
6220 WEST 10TH STREET, UNIT 2
GREELEY, COLORADO 80634
ATN: JASON ALLEE

SURVEYOR'S NOTES

1. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (C.S.-§§ 105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the East Half of the Southwest Quarter of Section 18, T.6., R.67W., as bearing North 88°42'07" East as monumented by a #8 rebar with a 3.25" aluminum cap stamped L3 38348 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 1229.35 feet with all other bearings contained herein relative thereto.

The lined dimensions as contained herein are based upon the "U.S. Survey Foot."

3. This Annexation Map does not represent a Monumented Land Survey by Lat40, Inc. It is intended to depict the described parcels and their relationship with the existing Town of Windsor town limits.

4. The area of Annexation is within the following Special Districts:
Windsor Sewerage Fire Rescue
Weld RE-4 School District
West Greeley Conservation District
Cheesview Library District
AMS Community College District

SURVEYOR'S STATEMENT

I certify this plat accurately represents the results of a survey made by me or under my direct supervision.

Sheet 1 of 2

Jason S. Allee-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

PRELIMINARY

ANNEXATION TABLE	
CONTIGUOUS BOUNDARY (S.F.)	863.92
TOTAL BOUNDARY PERIMETER (S.F.)	3950.92
1/8 OF PERIMETER (S.F.)	658.49
ANNEXATION RATIO (S.F./S.F.)	0.219
TOTAL LAND AREA (ACRES)	15.83

SHEET 022: 04/30



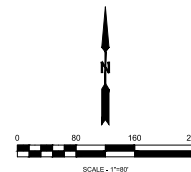
LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADDRESS CITY COMMENTS	SR 2/7/2023

HAAS ANNEXATION / ZONING
HAAS PROPERTY, WINDSOR, COLORADO
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631

DRAWN BY: SR	SCALE: AS NOTED	DATE: 8/23/2022
CHECKED BY: JSA	PROJECT #: 2022239ANNEX	SHEET: 1 of 3

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado



SHEET SIZE: 24X36

Sheet 2 of 2

Jason S. Allee—On behalf of Lat40*, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479



LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

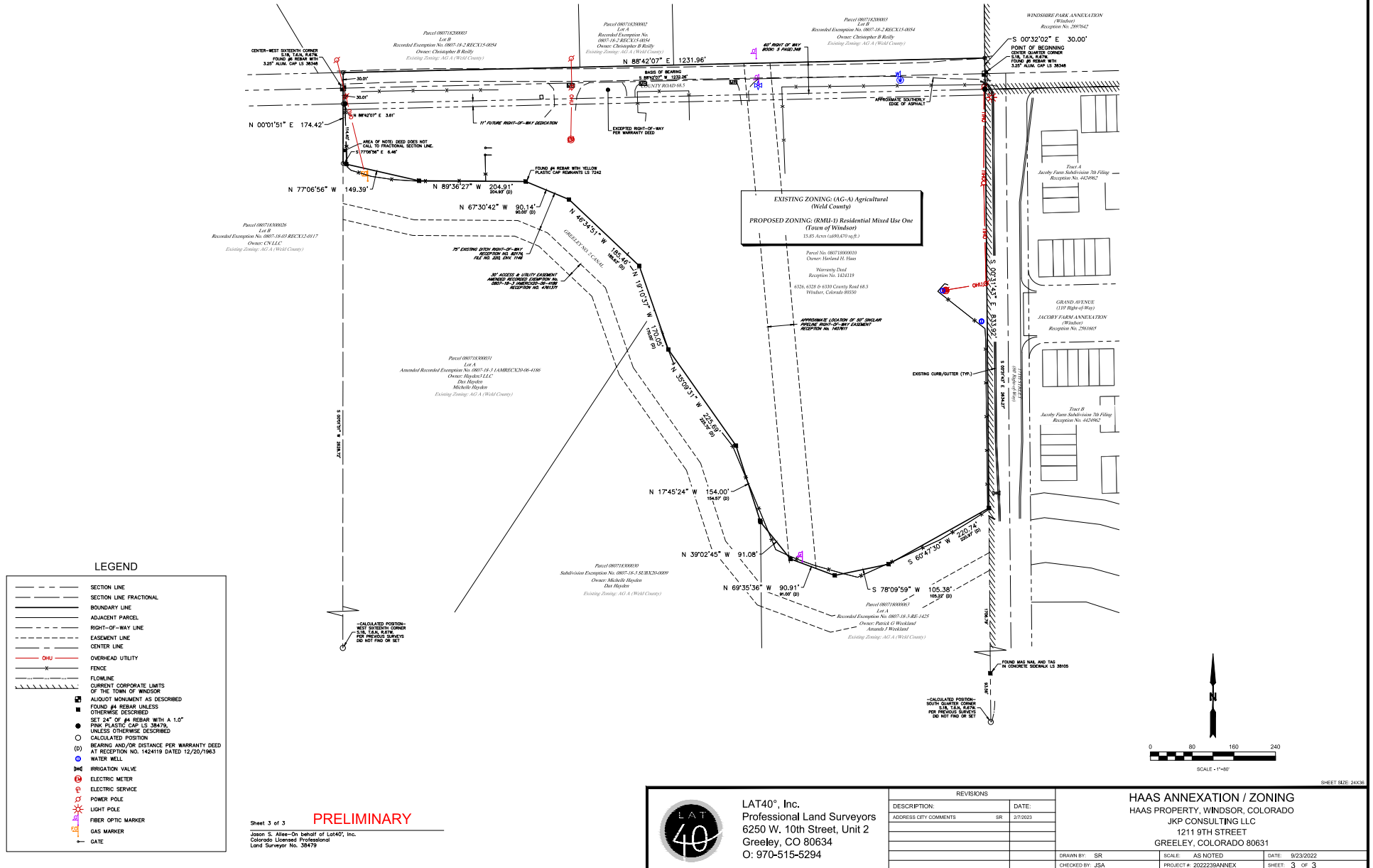
DRAWN BY: SR	SCALE: AS NOTED	DATE: 9/23/2022
CHECKED BY: ISA	PROJECT #: 2022230ANNEX	SHEET: 2 OF 3

HAAS ANNEXATION / ZONING
HAAS PROPERTY, WINDSOR, COLORADO
JKP CONSULTING LLC
1211 9TH STREET
GREELEY, COLORADO 80631

SCALE: AS NOTED	DATE: 9/23/2022
PROJECT #: 2022239ANNEX	SHEET: 2 OF 3

HAAS ESTABLISHMENT OF ZONING

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado



Haas Annexation Master Plan

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M.
County of Weld, State of Colorado
14.14 Acres / ±615,965 Square Feet



Vicinity Map
Scale: 1" = 1000'



Project Contacts

Client Engineer
Mark Hines
Building Engineering, LLC
1075 Cherrywood Drive
Windsor, CO 80550
970.502.4444

Owner's Representative
Ken Pickett
BEP Consulting, LLC
1211 9th Street
Greeley, CO 80631
970.390.6061

Surveyor
Brian Allen
Laford Inc. Professional Land Surveyors
6250 W. 10th St. #2
Greeley, CO 80634
970.515.5284

Survey Notes:

- Property Address (Per Title Commitment File No. 1811951) 6330 County Road 68 1/2, Windsor, CO 80550.
- Property may be subject to blanket type surface use agreement, easements, leases, encumbrances and right-of-way that are not specifically defined.
- Boundaries and Land Use Definitions**
Assuming the North line of the East half of the Southwest quarter of Section 18, Township 6 North, West 1/4 to the 6th P.M. as bearing North 34° 42' 07" East as recommended by a 40' other with a 2.25" aluminum cap stamped L.S. 35.543 at both ends, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum, 1983 (2011), a distance of 1229.55 feet with all other bearings contained herein relative thereto.

Property Description

A Tract of Land lying in part of the Southwest Quarter (SW 1/4) of Section 18, Township 6 North, Range 67 West of the 6th P.M. in Weld County, Colorado, Considering the East line of the Southwest Quarter (SW 1/4) of said Section 18 to be Bear North 00° 13' 30" West with all other bearings contained herein relative thereto. Commencing at the South Quarter Corner (SW 1/4 corner) of said Section 18, Township 6 North, Range 67 West of the 6th P.M. Thence North 00° 13' 30" West along the East line of the Southwest Quarter (SW 1/4) of said Section 18 a distance of 1,401 feet to a point and pipe being on the North Bank of Greeley No. 2 Canal and the True Point of Beginning. Thence South 61° 01' 00" West 220.97 feet, thence South 70° 21' 00" West 182.22 feet, Thence North 00° 20' 00" West 91.00 feet, Thence North 00° 47' 30" West 108.00 feet, Thence North 17° 24' 30" West 14.57 feet, Thence North 34° 40' 00" West 225.70 feet, Thence North 10° 53' 00" West 170.00 feet, thence North 40° 20' 00" West 105.43 feet, Thence North 67° 13' 00" West 80.00 feet, Thence North 00° 21' 00" West 204.81 feet, Thence North 70° 57' 00" West 142.81 feet all along the North bank of said Greeley No. 2 Canal, thence North 00° 17' 00" West 164.18 feet to the continue of the existing County Road. Thence North 00° 21' 30" East 127.00 feet along the continue of said existing County Road to a point. Said Point being on the East line of the Southwest Quarter (SW 1/4) of said Section 18. Thence South 00° 13' 30' East 844.21 feet along the East line of the Southwest Quarter (SW 1/4) of said Section 18 to the Point of Beginning.

Notice of Other Documents

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development master, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development master.

Open Space Protection

All areas depicted herein as "Open Space" shall remain undeveloped, regardless of ownership and regardless of official zoning designation. No permanent structures of any kind may be erected upon areas depicted herein as "Open Space" without the prior written consent of the Town Manager for the Town of Windsor.

Sheet List Table		Revisions			
Sheet Number	Sheet Title	A	B	C	D
C1	Cover Sheet		✓	✓	✓
C2	Planning Area Breakdown	✓	✓	✓	✓

Acknowledgment of Ownership Interest

THE UNDERSIGNED, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described herein, have caused such land to be surveyed and master planned as indicated on this master plan. The within master plan is submitted in accordance with the Windsor Municipal Code. It is hereby acknowledged that all construction, use and development of this property will be in strict accordance with this master plan. It is further acknowledged that deviation from this master plan without the express written consent of the Town of Windsor may result in revocation of the Town's approval of the master plan, denial of building permits, refusal to issue certificates of occupancy, injunctive relief prohibiting use of the property and other remedies available to the Town under the Windsor Municipal Code and other applicable laws of the State of Colorado. The undersigned have caused such land to be laid out and master planned under the name of Haas Annexation Master Plan.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20__.

By: _____

NOTARIAL CERTIFICATE

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Engineering Department Approval

Approved this _____ day of _____, 20__.

Deputy Director of Engineering

Planning Department Approval

Approved this _____ day of _____, 20__.

Director of Planning

Mayor's Certificate

This is to certify that a master plan of the property described herein was approved by Resolution No. _____ of the Town of Windsor passed and adopted on the _____ day of _____, 20__ A.D. and that the Mayor of the Town of Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said master plan upon which this certificate is endorsed for all purposes indicated therein.

Mayor _____ Attest: _____
Town Clerk

Town Manager's Approval

Approved this _____ day of _____, 20__.

Town Manager

Public Works Department Approval

Approved this _____ day of _____, 20__.

Deputy Director of Public Works

Preparer's Statement

I certify that this master plan was prepared by me or under my supervision.

Signature
Preparer of Master Plan

Print Name
Preparer of Master Plan



PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER

DATE

6-30-2023

BULLDOG ENGINEERING, LLC
ACCEPTS NO RESPONSIBILITY FOR
EXISTING UTILITY LOCATIONS
OR FOR ANY VERTICAL OR
EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS
THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY THE
LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT OF
ANY CONSTRUCTION ACTIVITIES.



REVISION DESCRIPTION	
1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design
6	Final Design
7	Final Design
8	Final Design
9	Final Design
10	Final Design

DATE	BY	NO.
6-30-2023	A	1
6-30-2023	B	2
6-30-2023	C	3
6-30-2023	D	4

Haas Annexation Master Plan
Cover Sheet

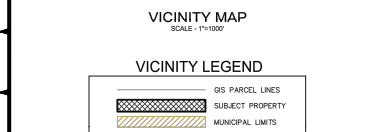
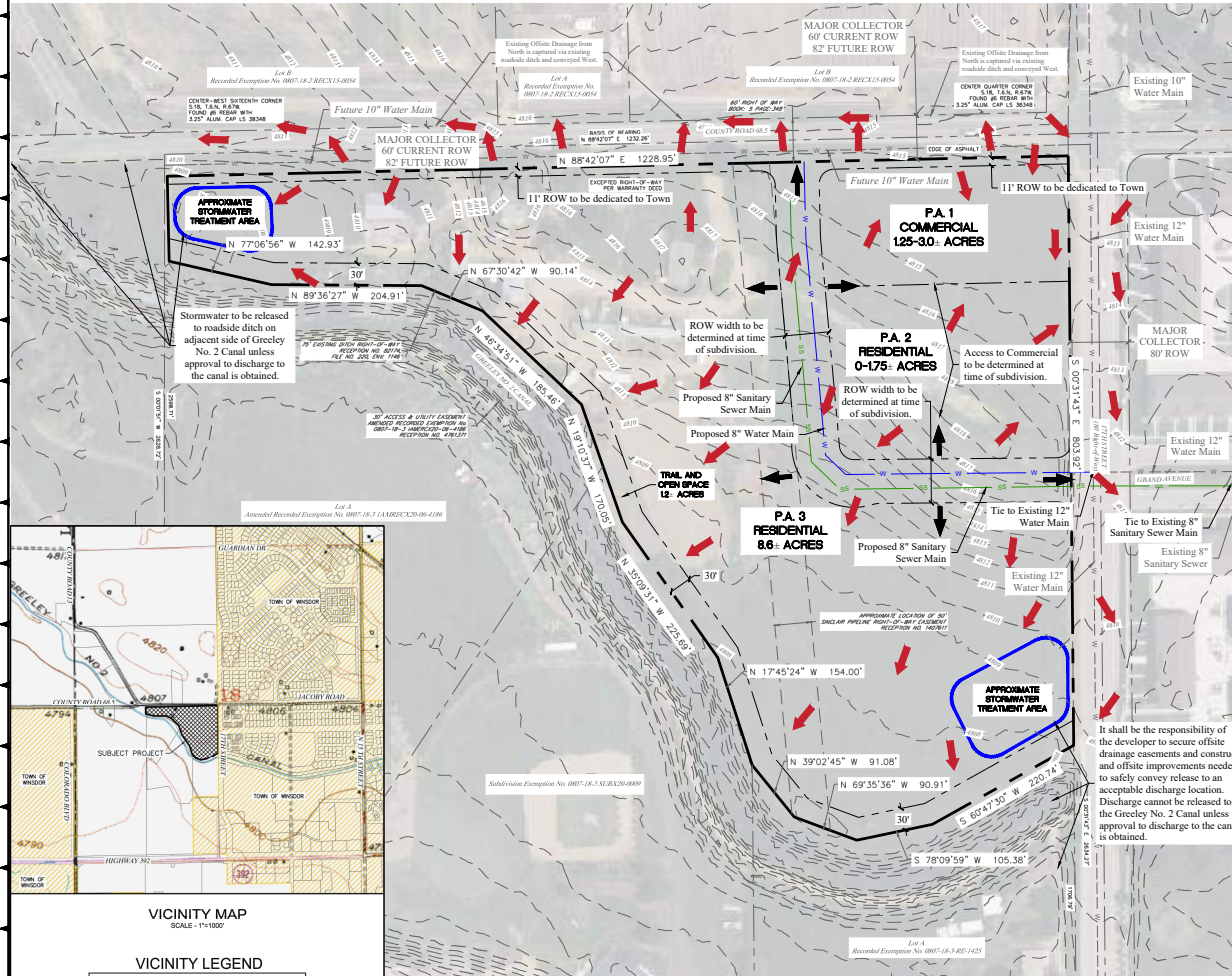
Greeley, CO

SHEET NUMBER

C1

Haas Annexation Master Plan

Part of the East Half of the Southwest Quarter Section 18, Township 6 North,
Range 67 West of the 6th P.M.
County of Weld, State of Colorado
14.14 Acres / ±615,965 Square Feet



Survey Notes:

- Property Address (Per Title Commitment File No. 1811951) 6330 County Road 68 1/2, Windsor, CO 80550.
- Property may be subject to blanket type surface use agreement, easements, leases, encumbrances and right-of-way that are not specifically defined.
- Based on Bearings and Distances from the East Half of the Southwest Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M. as being South 88° 42' 00\"/>

Master Plan Notes:

- Open Space & Park to be determined in future.
- 50 square feet of pocket park per dwelling unit.
- Trail to be built to Town of Windsor Standards for a 10' wide public recreation trail.
- Trail to be open to the public.
- Park and Trail development fees will apply at time of building permit for each residential lot.
- All outdoor irrigation shall be provided by a non-potable irrigation system provided by proposed development.
- Density will be limited to available allocated sewer service at time of development. As of the date of this master plan, sewer service of the Haas Annexation area is accounted for in the Southwest Sewer Master Plan at a gross density of 4 units per acre. The Town is also working on a central sewer master plan that will further evaluate feasibility to incorporate the Haas Annexation into the central sewer area as shown on the Haas Master Plan. Densities may need to be reduced at time of development due to allocated and available sewer density at time of development.
- Land uses such as light-industrial uses, gas stations, and interstitial storage are prohibited and all uses must comply with Town of Windsor zoning district RMD-1.

Land Use Summary						
Planning Area's	Area (Acres)	Land Uses	Zoning	Owner & Maintained By	Maximum Number of Units	Maximum Gross Density
P.A. 1	125-30± acres	Commercial	RMU-1	Landowner	NA	20,000 Square Feet/ Acre
P.A. 2	0-1.75± acres	Residential	RMU-1	Landowner	54	30 Dwelling Units/ Acre
P.A. 3	8.6± acres	Residential	RMU-1	Landowner	130	15 Dwelling Units/ Acre
Right-of-way	1.4± acres	Road ROW	RMU-1	Town of Windsor	NA	NA
Trail	1.2± acres	Trail/ Open Space	RMU-1	HOA	NA	NA

Town of Windsor Residential Potable Water Demands		
Units per Acre	Max Day Demand/Acre (gpm)	Peak Hour Demand (gpm)
15	11.0 gpm/acre	32.0 gpm/acre
18	11.0 gpm/acre	32.0 gpm/acre

Town of Windsor Commercial Potable Water Demands			
Use	Average Day Demand (gpm)	Max Day Demand (gpm)	Peak Hour Demand (gpm)
Mixed Use (Assumed Restaurant)	0.35 gpm/ 1,000 Square Feet of Building Area	0.53 gpm/ 1,000 Square Feet of Building Area	1.50 gpm/ 1,000 Square Feet of Building Area

Potable Water Demands				
Planning Area	Maximum Area (Acres)	Maximum Number of Units/ Commercial Building Area	Max Day Demand (gpm)	Peak Hour Demand (gpm)
P.A. 1	3.0± Acres	35,000 Square Feet of Commercial Area (Assumed Restaurant)	18.6 gpm	52.5 gpm
P.A. 2	1.75± acres	54 Units	33.0 gpm	96.0 gpm
P.A. 3	8.6± acres	130 Units	94.6 gpm	275.2 gpm
TOTAL*	11.6± acres	184 Residential Units*	127.6 gpm*	371.2 gpm*

*Considering that P.A.1 & P.A.2 are for the same area, the ratio is unknown and residential demands are greater than commercial demands, the total is a sum of max demands for P.A.2 & P.A.3 and will not include any contribution from P.A.1.

Town of Windsor Residential Wastewater Demands				
Units per Acre	Average Daily Flow per Capita	Occupancy (People/Unit)	Average Day Wastewater Flow	Peaking Factor
15	90	2.76	4,200 gpd/acre	4.0
18	90	2.76	4,200 gpd/acre	4.0

Town of Windsor Commercial Wastewater Demands		
Use	Average Day Demand (gpd/acre)	Peaking Factor
Mixed Use (Assumed Restaurant)	1,500 gpd/acre	2.0

Wastewater Demands					
Planning Area's	Maximum Area (Acres)	Units	People	Average Daily Flow (gpd/gpm)	Peak Flow (gpd/gpm)
P.A. 1	3.0± acres	NA	NA	4,500gpd/ 3.13gpm	9,000gpd/ 6.26gpm
P.A. 2	1.75± acres	54	149	12,600gpd/ 8.75gpm	50,400gpd/ 35.00gpm
P.A. 3	8.6± acres	130	359	36,120gpd/ 25.08gpm	144,480 gpd/ 100.32gpm
TOTAL*	11.6± acres	184*	508*	48,720gpd/ 33.83gpm*	194,880gpd/ 135.32gpm*

*Considering that P.A.1 & P.A.2 are for the same area, the ratio is unknown, and residential demands are greater than commercial demands, the total is a sum of max demands for P.A.2 & P.A.3 and will not include any contribution from P.A.1.



PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER: 22-017
DATE: 6-30-2023

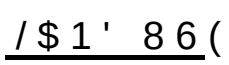
BULLDOG ENGINEERING, LLC
ARCHITECTS AND ENGINEERS
EXISTING UTILITY LOCATIONS
INDICATED ON MAPS. THE
EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS
THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY THE
LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT OF
ANY CONSTRUCTION ACTIVITIES.



REV	DATE	DESCRIPTION
1	6-30-2023	Initial Release

Haas Annexation Master Plan
Planning Area Breakdown
Greely, CO

SHEET NUMBER
C2



TOWN OF WINDSOR

RESOLUTION NO. 2022-69

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS FOR THE HAAS ANNEXATION TO THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town Clerk has received an Annexation Petition dated October 22, 2022 ("Petition"), and an Annexation Map ("Map") both attached hereto and incorporated herein by reference, seeking annexation of certain real property described therein and proposed as the "Haas Annexation to the Town of Windsor"; and

WHEREAS, the Town Board desires to accept the Petition and initiate annexation proceedings in accordance with the requirements of the *Windsor Municipal Code* and the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

The filing of the aforementioned Petition is hereby accepted, and annexation proceedings for the Haas Annexation to the Town of Windsor are hereby initiated.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 28th day of November, 2022.

TOWN OF WINDSOR, COLORADO

Paul Rememeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk



TOWN OF WINDSOR

RESOLUTION NO. 2023-30

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT CONCERNING THE HAAS ANNEXATION TO THE TOWN OF WINDSOR, COLORADO; DETERMINING SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-101, *ET SEQ.*, C.R.S., "THE MUNICIPAL ANNEXATION ACT OF 1965"; AND ESTABLISHING DATES FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, WITH REGARD TO THE HAAS ANNEXATION

WHEREAS, the Town Board accepted an Annexation Petition dated November 28, 2022 by Resolution No. 2022-69 on November 28, 2022, attached hereto and incorporated by reference herein, authorizing the initiation of annexation proceedings for the "Haas Annexation"; and

WHEREAS, pursuant to The Municipal Annexation Act of 1965 ("Act"), the Town Board is required to determine whether or not the Petition is in substantial compliance with the requirements of the Act; and

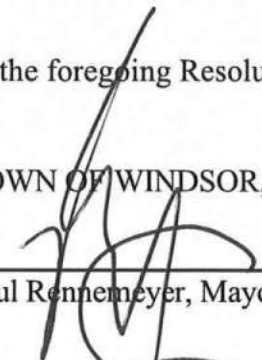
WHEREAS, upon such determination, the Town Board is required to set public hearing dates in accordance with the requirements of the Act; and

NOW, THEREFORE, IT IS FOUND AND RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. Pursuant to Section 31-12-107, C.R.S., the Petition has been filed with the Town Clerk for the annexation of certain real property known as the "Haas Annexation", more fully and particularly described within the Petition.
2. The Town Board finds that the Petition is in substantial compliance with Section 31-12-107(1), C.R.S.
3. In accordance with the Town Board's determination, public hearings shall be held before the Planning Commission and the Town Board to determine if the proposed annexation complies with Sections 31-12-104 and 105, C.R.S.
4. A public hearing shall be held before the Planning Commission at 7:00 p.m. on Wednesday, August 2, 2023, at Windsor Town Hall, 301 Walnut Street, Windsor, Colorado.
5. A public hearing shall be held before the Town Board at 7:00 p.m. on Monday, August 14, 2023, at Windsor Town Hall, 301 Walnut Street, Windsor, Colorado.
6. The Town Clerk, or her designee, shall give notice of the aforesaid hearings in compliance with the Act.

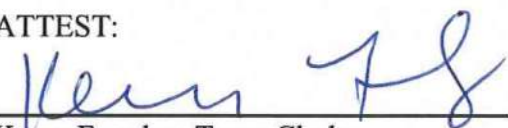
Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 10th day of July, 2023.

TOWN OF WINDSOR, COLORADO



Paul Rennemeyer, Mayor

ATTEST:



Karen Frawley, Town Clerk



NOTICE OF PUBLIC HEARINGS

The Windsor Planning Commission will hold a **PUBLIC HEARING** on Wednesday, August 2, 2023, at 7:00 p.m., and the Windsor Town Board will hold a **PUBLIC HEARING** on Monday, August 14, 2023, at 7:00 p.m.

The purpose of these public hearings is to receive public comment on the Haas Annexation, totaling approximately 15.85 acres, to the Town of Windsor, and zoning to the Residential Mixed Use One (RMU-1) zoning district. The subject property is located southwest of the intersection of Weld County Road 68.5 (Jacoby Road) and 17th Street, and is an area of land being a part of the East Half of the Southwest Quarter (E1/2SW1/4) and the east Half of the Northwest Quarter (E1/2NW1/4) of Section Eighteen (18), Township Six North (T.6N), Range Sixty-seven West (R.67W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado.

These public hearings are held in the Town Board Chambers on the third floor of Town Hall at 301 Walnut Street, Windsor, Colorado. (Please enter on the south side of the building.)

If you wish to receive further information regarding this proposal, please send an email to the Planning Department: planning@windsorgov.com. To view the public hearing item material, please visit: <https://www.windsorgov.com/83/Boards-Commissions>. The Public Hearing materials will be posted on the Friday before each of the above meeting dates. Interested citizens are invited to participate in the public hearings and provide comments on the proposal.

To view the meeting only, LIVE stream through the Town of Windsor's Meetings On Demand website: www.windsorgov.com/MeetingsOnDemand.

Karen Frawley
Town Clerk

Published in the Greeley Tribune:
Friday, July 14, 2023
Friday, July 21, 2023
Friday, July 28, 2023
Friday, August 4, 2023

NOTE TO GREELEY TRIBUNE:

LEGAL NOTICE CONTACT:

Kimberly Lambrecht
Senior Planner
Town of Windsor
(970) 674-2415

E-mail to Greeley Tribune Monday, July10,2023



Weld RE-4 School District

1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org

January 02, 2023

Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

RE: Hass Annexation

Dear Planning Department Staff:

The above referenced annexation application is proposed for a range of 64 to 214 residential units. Weld RE4 requests to be included on any additional information or development applications once the Town of Windsor has made a determination towards the request of this application.

Weld RE-4 School District Cash In Lieu fees are:

- Single Family (detached) - \$2,916
- Single Family (attached) - \$1,213
- Multi-Family - \$1,304
- Mobile Homes - \$2,457

Student School (Grades)	Core Capacity	Enrollment (10/22)
Grandview ES (Pre-K-5)	600	776
Windsor Middle School (6-8)	700	819
Windsor High School (9-12)	1,290	1120

Capacities of the schools that would serve this proposed development are rapidly approaching their design limit.

Recommendations

The School District requests to be notified of any proposed land use changes. Cooperation of all parties is necessary in offsetting the adverse fiscal impacts of rapid residential growth upon the School District's statutorily limited resources.

Your continuing cooperation is sincerely appreciated, as is the opportunity to comment upon issues of interest to the County, the School District and our mutual constituents. Should you have questions or desire further information, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael McCullar'.

Michael McCullar
Chief Operating Officer


Account: R1429086
June 23, 2023

Account Information

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R1429086	080718000010		Residential	2023	4	768,558	51,990

Legal

 23493B PT E2SW4 18 6 67 LYING N & E OF NORTH BANK OF GREELEY #2
 CANAL AS DESC #1424119 12/20/63 (15.39A) (.91R) (5.4SHORT)

Subdivision	Block	Lot	Land Economic Area
			WINDSOR RURAL

Property Address	Property City	Zip	Section	Township	Range
6326 COUNTY ROAD 68 1/2	WELD		18	06	67

Owner(s)

Account	Owner Name	Address
R1429086	HAAS HARLAND H	6326 COUNTY ROAD 68 1/2 WINDSOR, CO 805503015

Tax Authorities

Tax Area	District ID	District Name	Current Mill Levy
0430	0700	AIMS JUNIOR COLLEGE	6.307
0430	1051	CLEARVIEW LIBRARY	3.553
0430	0304	NORTH WELD COUNTY WATER (NWC)	0.000
0430	0301	NORTHERN COLORADO WATER (NCW)	1.000
0430	0204	SCHOOL DIST RE4-WINDSOR	50.879
0430	0100	WELD COUNTY	15.038
0430	1200	WEST GREELEY CONSERVATION	0.414
0430	0521	WINDSOR-SEVERANCE FIRE	8.250
0430	0533	WINDSOR-SEVERANCE FIRE (BOND 2023)	0.000
Total	-	-	85.441

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JKP Consulting LLC

1211 9th Street, Greeley, CO 80631 | 970.590.6061 | kris@jkpconsulting.co

July 11, 2023

Kimberly Lambrecht
Town of Windsor
301 Walnut Street
Windsor, CO 80550

RE: Statement of Community Need – Haas Annexation

Dear Planning Commission/Town Board

With a land area of about 15.8 acres, the Haas Property is located within the Town of Windsor's Growth Management Area and adjacent to Town boundaries with a property address of 6330 WCR 68½.

Providing a variety of housing opportunities fosters a successful community. Zoning this property to Residential Mixed Use One District (RMU-1) will provide compatibility in the neighborhood and will provide more housing opportunities, which in turn supports commercial & retail sector growth. The applicant believes this is the best fit for the neighborhood and community.

We look forward to discussing this plan with you.

Sincerely,



Kris A. Pickett

JKP Consulting LLC

Kimberly Lambrecht

From: Kimberly Lambrecht
Sent: Wednesday, June 14, 2023 11:55 AM
To: Kris Pickett
Subject: Haas Annexation Neighborhood Meeting Attendance
Attachments: NHM - Attendance List_6-13-2023.pdf

Kris,
Attached find the attendance list for last night's meeting – for your records.

I have very simple notes that simply state that discussion items included what land uses would be allowed in the proposed RMU-1 zone, maximum height allowed, trail extension along the Greeley No. 2 Canal and the project timeline. No major concerns were voiced, and people were encouraged to be on the lookout for future notices for Planning Commission and Town Board public hearings.

Let me know if you have anything to add.

Thanks,

Kim

Kimberly Lambrecht, Assoc. AIA

Senior Planner

Town of Windsor, Colorado
Community Development | Planning

301 Walnut St., Windsor, CO 80550

Office: 970-674-2415

Cell: 970-388-5152

windsorgov.com





Haas Annexation, Establishment of Zoning & Master Plan To the Town of Windsor

Kimberly Lambrecht, Senior Planner

Planning Commission – August 2, 2023



Annexation

Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the annexation process, including:

Sec. 14-2-30. Annexation.

The purpose of this Article is to establish a procedure to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended...



Master Plan

Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the annexation process, including:

Sec. 14-2-40. Master Plans.

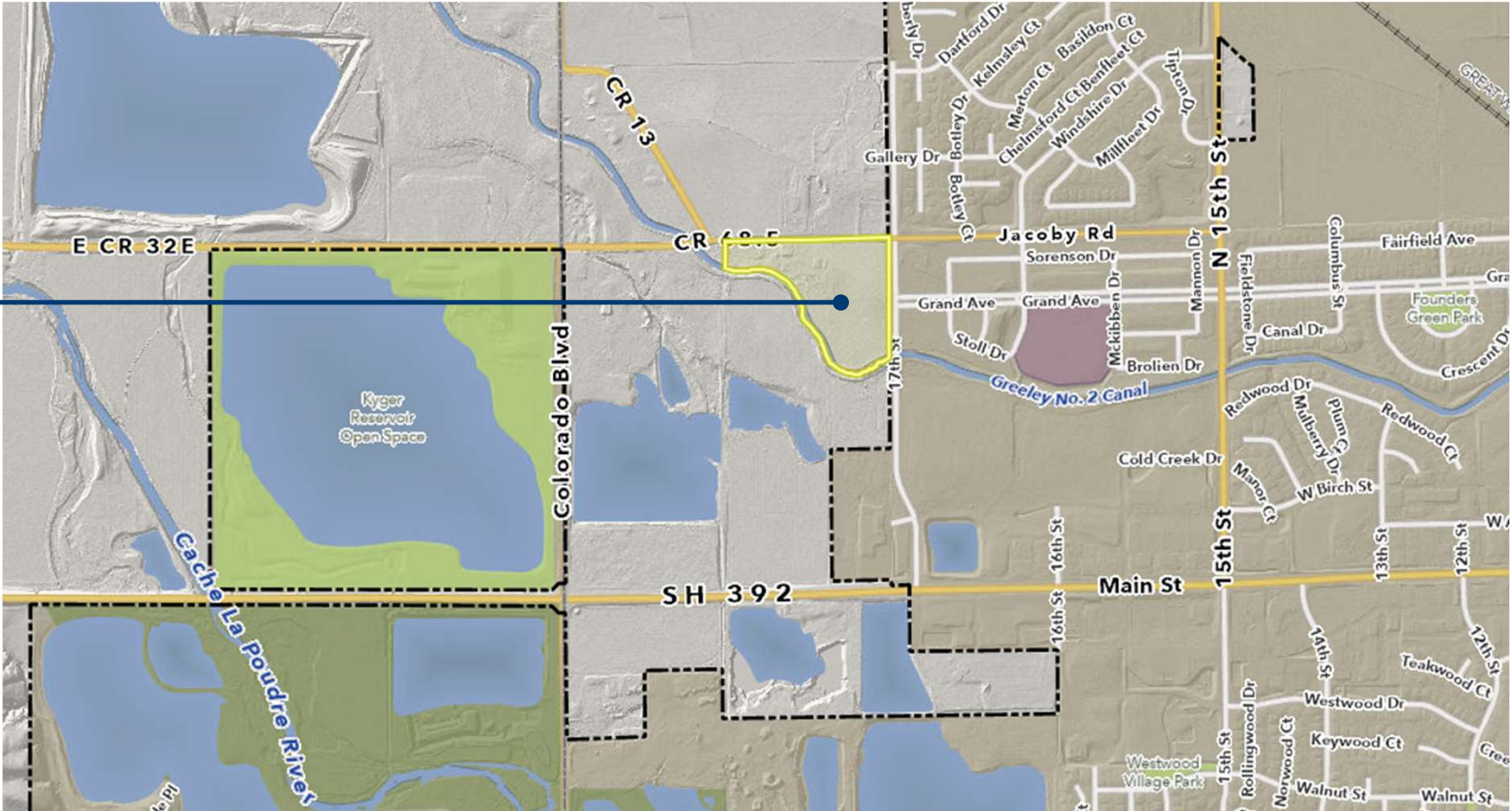
A Master Plan shall be required in the following situations:

- (1) Concurrently with an Annexation Application if the Town determines the Master Plan is necessary to evaluate potential impacts of a proposed Annexation.*



Vicinity Map

PROJECT
SITE



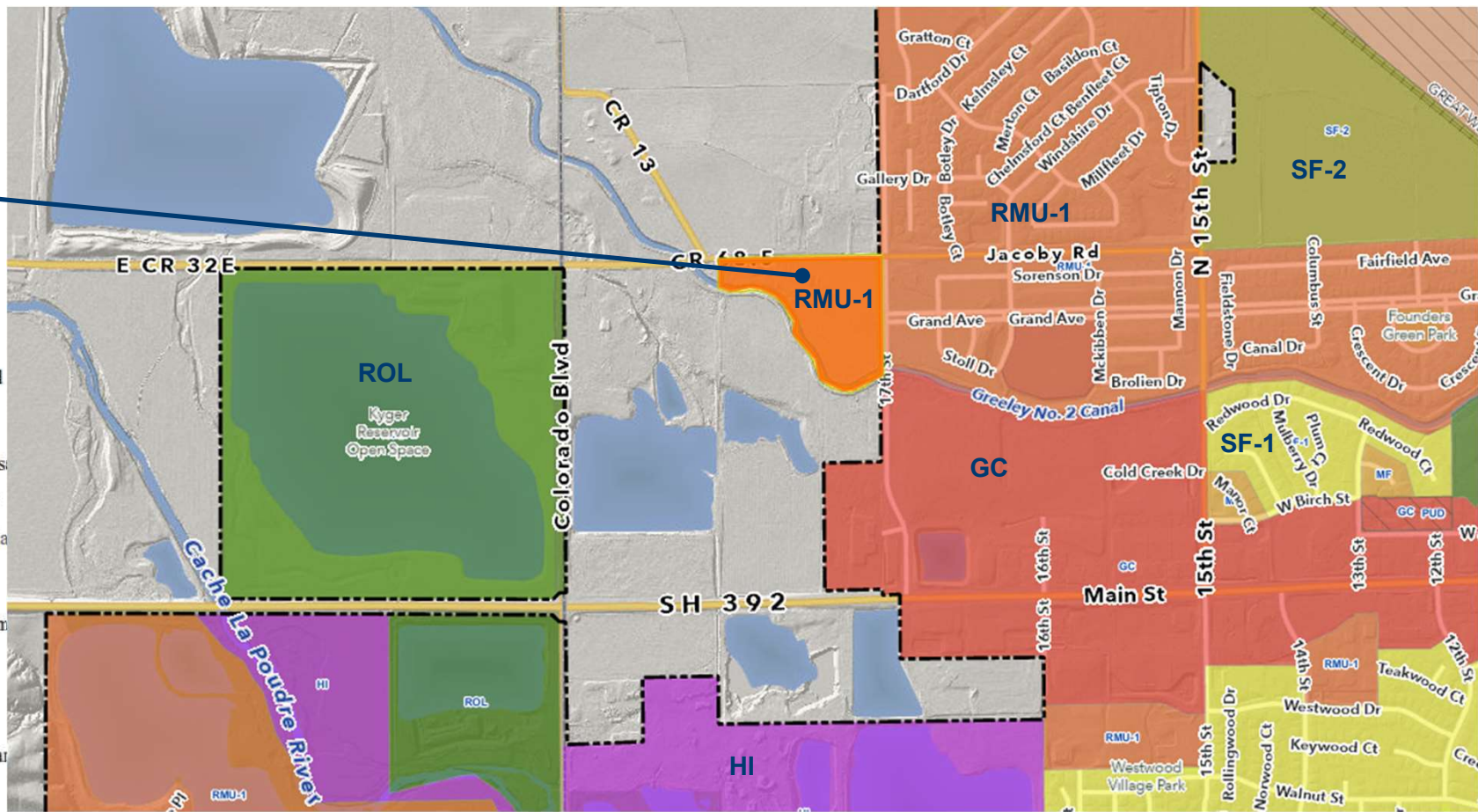




Zoning Map

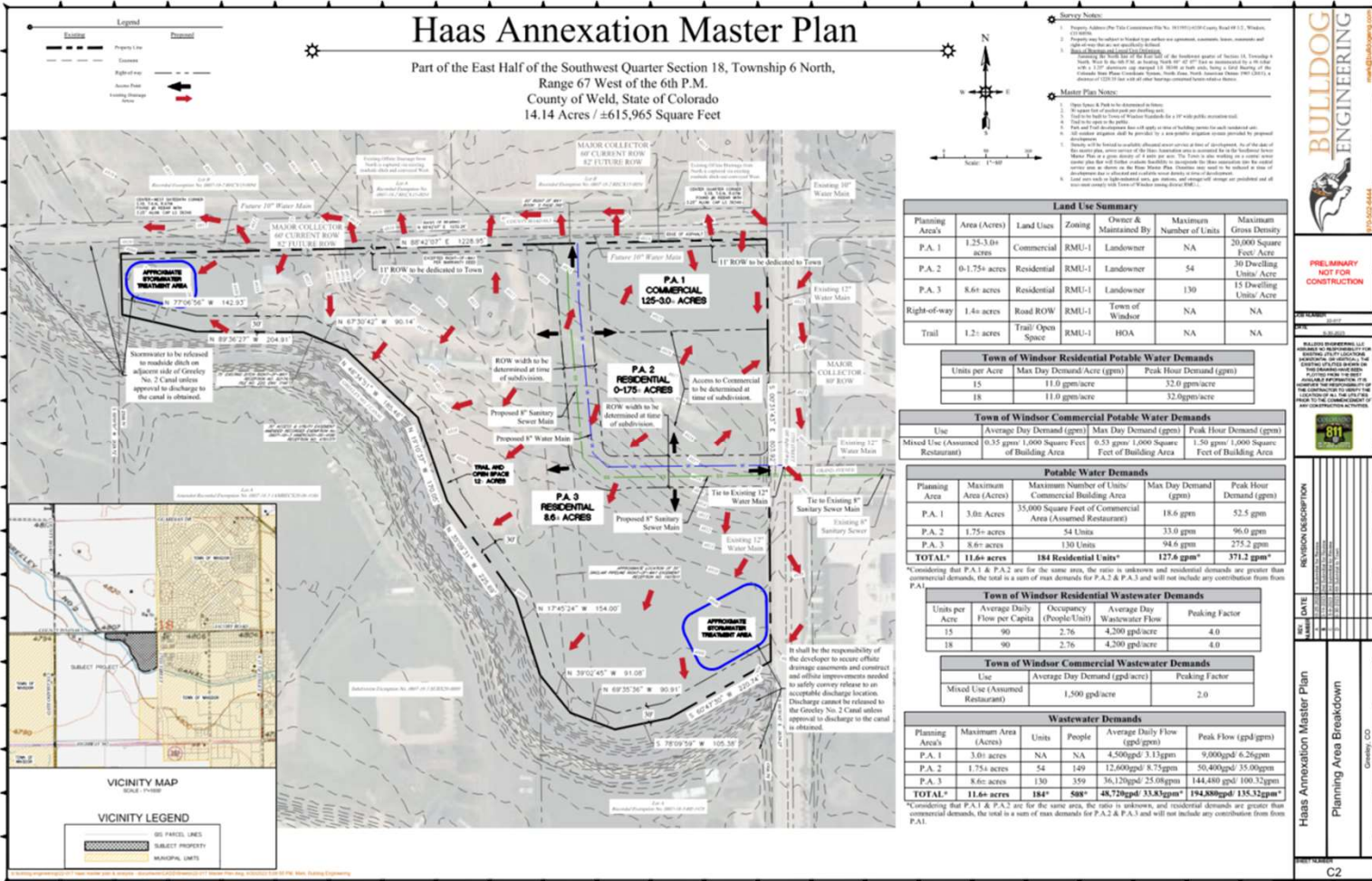
PROJECT
SITE

- ER Estate Residential
- SF-1 Single Family Residential
- MF Multi-Family Residential
- RMU-1 Residential Mixed Use
- CB Central Business District
- NC Neighborhood Commercial
- GC General Commercial
- PUD Planned Unit Development
- LI Limited Industrial
- HI Heavy Industrial
- ROL Recreation & Open Land





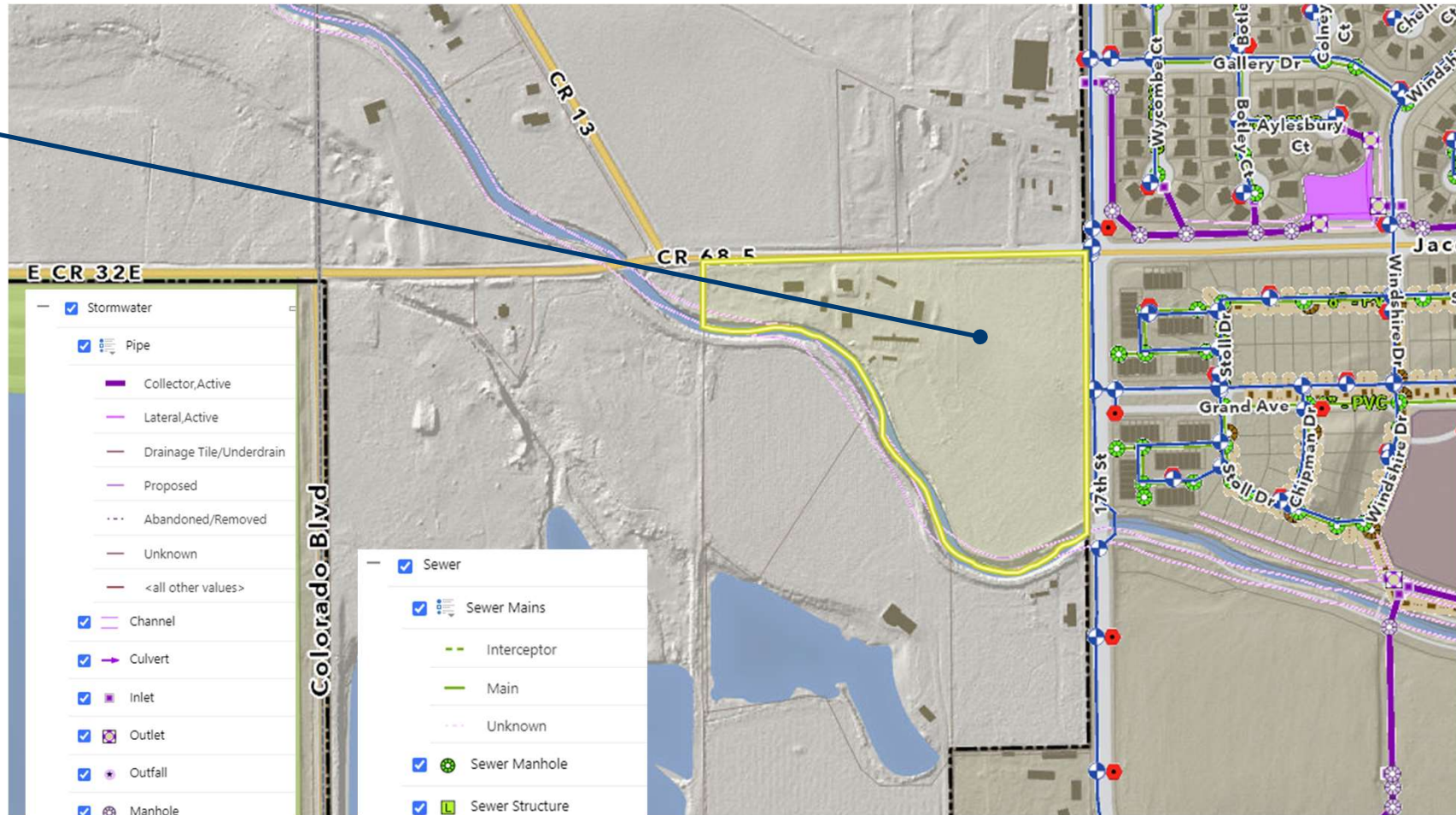
Master Plan





Utilities

PROJECT
SITE





Relationship to 2022 Strategic Plan

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

This project reinforces the **Guiding Principles** of *Community Safety and Quality of Life*

Areas of Focus:

Vital Infrastructure: Windsor places significant value on building and maintaining a safe multi-modal public transportation network, consistent communication systems, efficient wastewater and stormwater management, reliable water delivery and storage systems, and accessible and equitable public facilities that provide a high quality of life for our community.

Vibrant & Healthy Economy: Windsor is business friendly. We maintain a viable, stable, diverse and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

- provides a mix of housing types, opportunities for commercial development, and open space/trail development.
- proposes compact development, known to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain, as well as less water use, on a per unit basis.
- compact development takes less resources to construct and maintain, and it can provide more viable accessibility to alternative forms of transportation such as walking, biking, and transit
- provides an area of commercial development, thus providing opportunities for neighborhood conveniences, services, and/or employment, in addition to opportunities for tax revenue.



Comprehensive Plan Conformance

Chapter 5b – Growth Framework (con't.)

Objectives:

3. Develop new neighborhoods adjacent to the Town core.
 - *adjacent to existing arterial/collector roads, providing connections to the Town core*
 - *additional segment of the Greeley No. 2 Ditch trail system*
 - *connectivity to a key piece of the Northern Colorado trails system*
 - *provides pedestrian and bicycle connections throughout the Town open space and parks.*



Comprehensive Plan Conformance

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.
 - Future development of the property will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
 - Residential Mixed Use One (RMU-1) lends itself to a diversity of housing types and densities to provide transitions between lower densities and higher intensity uses.



Comprehensive Plan Conformance

Chapter 7 – Community Facilities and Infrastructure

Goal: Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.

Objectives:

Coordinate annexation and development with community service and utility providers to ensure adequate levels of service area extended to new growth areas and maintained in existing service areas.

- Improvements to adjacent streets, extension of water and sewer utilities and extension of the Greeley No. 2 Ditch Trail will be a part of this development.



Findings

At their November 28, 2022 meeting, the Town Board adopted Resolution 2022-69 that accepted the Annexation Petition, thus initiating annexation proceedings.

At their July 10, 2023 meeting, the Town Board adopted Resolution 2023-30 that declared these certain ***findings of fact*** and set public hearing dates for the annexation:

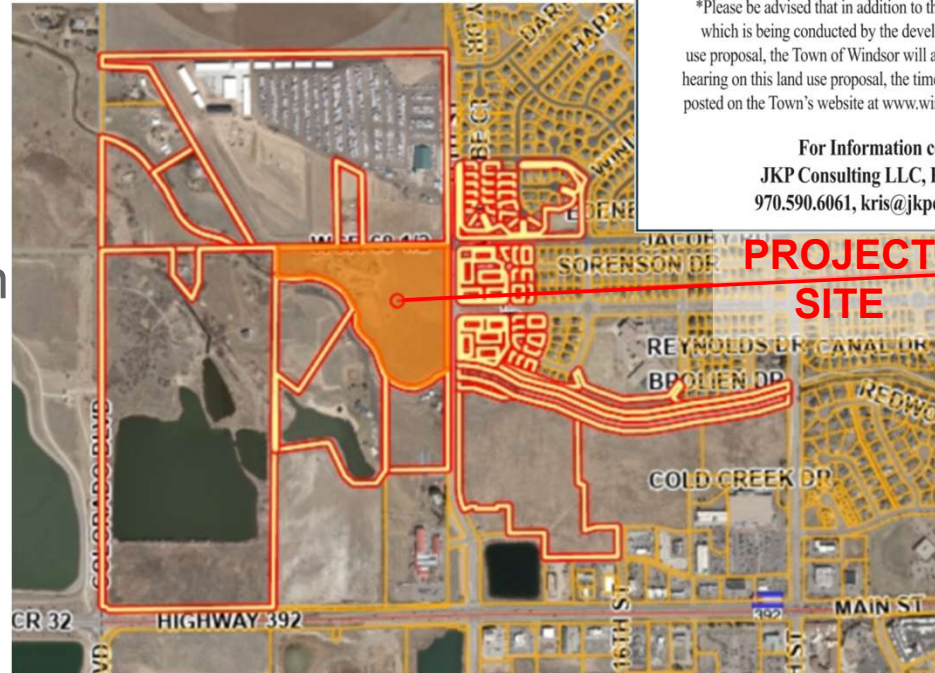
1. August 2, 2023 – Planning Commission
2. August 14, 2023 – Town Board (1st Reading)



Neighborhood Meeting

A Neighborhood Meeting was held on June 13, 2023 at the Community Recreation Center:

- May 30, 2023 – Letters sent to surrounding property owners
- May 31, 2023 – Ad published in the newspaper



Neighborhood Meeting*

Presentation of:

The Haas Annexation & Master Plan
Located southwest of the intersection of 17th Street and
WCR 68.5 (Jacoby Rd.)

The meeting will be held at the
Windsor Community Recreation Center
Cedar/Spruce Rooms
250 North 11th, Street Windsor, CO 80550

Tuesday, June 13, 2023,
6:30 P.M.

The public is invited to attend and provide comments.

*Please be advised that in addition to this neighborhood meeting which is being conducted by the developer of this specific land use proposal, the Town of Windsor will also hold at least one public hearing on this land use proposal, the time and date of which shall be posted on the Town's website at www.windsorgov.com in the future.

For Information contact:

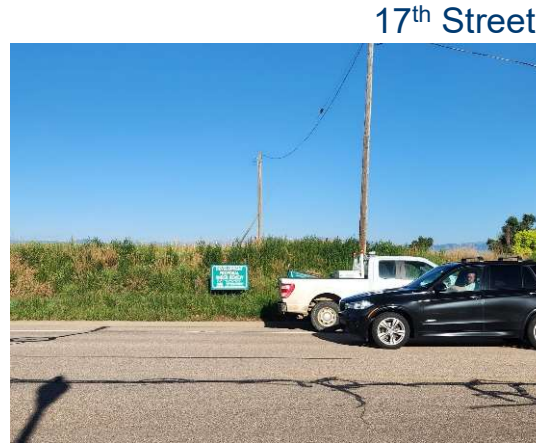
JKP Consulting LLC, Kris Pickett,
970.590.6061, kris@jkpconsulting.co



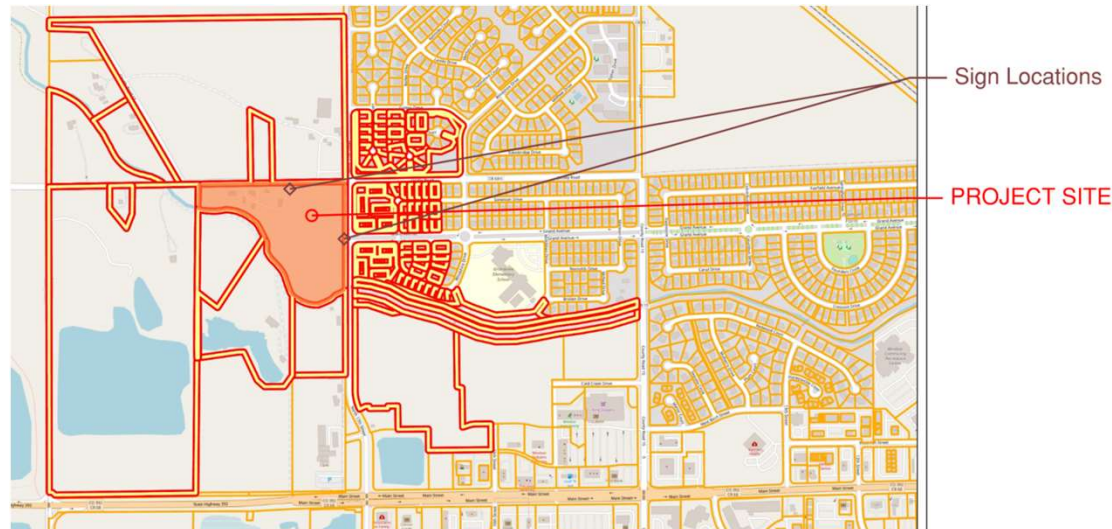
Notification Area

Planning Commission and Town Board public hearing notifications:

- Legal ad ran for four consecutive weeks in newspaper:
 - July 14, 2023 – first week legal ad
 - July 21, 2023 – second week legal ad
 - July 28, 2023 – third week legal ad
 - August 4, 2023 – fourth week legal ad
- July 12, 2023– (2) Development Under Review signs posted on property
- July 14, 2023 – public hearing notice published to Town website
- July 14, 2023 – applicant mailed letters to surrounding property owners
- July 14, 2023 – staff mailed Certified Packets to relevant taxing districts



WCR 68.5 (Jacoby Rd)





Recommendation: Annexation

Staff recommends that the Planning Commission forward a recommendation of ***approval*** to the Town Board for the Haas Annexation and Zoning, subject to any outstanding Planning Commission and Staff comments being addressed.



Recommendation: Master Plan

Staff recommends that the Planning Commission forward a recommendation of ***approval*** to the Town Board for the Haas Master Plan, subject to any outstanding Planning Commission and Staff comments being addressed, and approval of the Annexation and Establishment of Zoning.



Record

Staff requests that the following be entered into the record:

- Staff memorandum
- Applications and supplemental materials
- Annexation Petition
- Annexation Impact Statement
- Testimony received at the Public Hearing
- Recommendations



Annexation & Master Plan Review Considerations

- Annexation is a discretionary act by Town Board
- Compliance with Annexation Act of 1965
- Consistency with Comprehensive Plan



Annexation Review Criteria

- (1) The annexation complies with the Municipal Annexation Act of 1965, as amended (C.R.S. § 31-12-101 et seq.).
- (2) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.
- (3) The proposed zoning complies with the Rezoning Review Criteria in Section 14-2-70(b).
- (4) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- (5) The applicant shall demonstrate that the proposed annexation of land is in compliance with all pertinent intergovernmental agreements to which the Town is a party.
- (6) All existing and proposed streets in newly annexed territory shall be constructed in compliance with all current Town standards unless the Town determines that the existing streets will provide appropriate access during all seasons of the year to all lots fronting on each street; and that the curbs, gutters, sidewalks, bike lanes, culverts, drains, and other structures necessary to the use of such streets or highways are satisfactory or not necessary to promote public safety.



Annexation Review Criteria

- (7) The annexation shall comply with the water rights requirements of the Town.
- (8) The property is within the Growth Management Area. No property outside of the Growth Management Area shall be considered for annexation unless the Town Board finds that, consistent with the comprehensive plan, the best interests of the Town would be served by annexation of such property, and a land use plan for the area proposed to be annexed is submitted together with the annexation application.
- (9) The annexation will not limit the ability to integrate surrounding land into the Town or cause variances or exceptions to be granted if the adjacent land is annexed or developed.
- (10) Unless otherwise agreed to by the Town, the landowner has waived in writing any preexisting vested property rights as a condition of such annexation.
- (11) Town-initiated annexations shall conform to C.R.S. § 31-12-106 and the annexation ordinance shall include an annexation map meeting the requirements of C.R.S. § 31-12-107(1)(d).



Master Plan Review Criteria

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.
- (2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- (3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- (4) Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
- (5) Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
- (6) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.



Haas Annexation, Establishment of Zoning & Master Plan

To the Town of Windsor

Thank you!



MEMORANDUM

Date: August 2, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board – Haas Annexation to the Town of Windsor and Establishment of Zoning – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
Item #: C.2.

Background / Discussion:

Please refer to information provided in the previous agenda item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Haas Annexation and Establishment of Zoning, subject to any outstanding Planning Commission and Staff comments being addressed.

CC:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
JKP Consulting, LLC (Kris Pickett), Owner/Applicant's Representative

Attachments:



MEMORANDUM

Date: August 2, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing – Haas Master Plan – Harland Haas, Owner/Applicant; JKP Consulting, LLC
(Kris Pickett), Applicant's Representative
Item #: C.3.

Background / Discussion:

Please refer to information provided in the previous agenda item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Haas Master Plan, subject to any outstanding Planning Commission and Staff comments being addressed, and the approval of the Haas Annexation and Establishment of Zoning.

CC:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
JKP Consulting, LLC (Kris Pickett), Owner/Applicant's Representative

Attachments:



MEMORANDUM

Date: August 2, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board – Haas Master Plan – Harland Haas, Owner/Applicant; JKP Consulting, LLC (Kris Pickett), Applicant's Representative
Item #: C.4.

Background / Discussion:

Please refer to information provided in the previous agenda item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Haas Master Plan, subject to any outstanding Planning Commission and Staff comments being addressed, and approval of the Haas Annexation and Establishment of Zoning.

CC:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
JKP Consulting, LLC (Kris Pickett), Owner/Applicant's Representative

Attachments: