

ORDINANCE NO. 2008-03
TOWN OF UNION

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
CERTAIN LANDS PROPOPOSED TO BE SUBDIVIDED
(BAKERS CROSSING ESTATES)

RECITALS

- A. Robert Janes (the "Developer") is the owner of the lands described and shown on Exhibit A as the preliminary plat of Bakers Crossing Estates (the "Property").
- B. The Developer has requested that the zoning classification of the Property be changed from A-1 Agricultural District to RR Rural Residential District.
- C. The Plan Commission conducted a public hearing on the proposed zoning change, preceded by publication of a Class 2 notice.
- D. On March 27, 2008, the Plan Commission recommended approval of the proposed zoning change, on the condition that within six months the Developer enter into a development agreement containing a phasing plan under which eleven lots may be created and developed no earlier than 2008 ("Phase 1"), an additional seven lots may be developed no earlier than 2010 ("Phase 2") and an additional ten lots may be developed no earlier than 2011 ("Phase 3").

NOW, THEREFORE, the Town Board of the Town of Union, Rock County, Wisconsin, does ordain as follows:

ORDINANCE

1. Change in Zoning. Upon the effective date of this Ordinance the Zoning classification of the Property shall be changed from A-1 Agricultural District to RR Rural Residential District.
2. Effective Date. This ordinance shall take effect upon satisfaction of the following conditions:
 - A. The Developer and the Town of Union have executed a development agreement that is satisfactory to the Town, and that provides for the final platting and development of the Property to be phased in accordance with the Plan Commission's recommendation;

- B. The Developer has recorded a final plat creating the lots within Phase 1, and has recorded a deed restriction applicable to any remaining lands in future phases, whether designated as an outlot or as unplatted lands, that is satisfactory to the Town, and that prohibits the construction of any structure on such land within the future phases until a final plat is recorded subdividing that part of the land to be improved and until a development agreement is signed by the Developer and the Town providing for the installation of public improvements needed to serve such land to be improved.
3. Expiration. If all conditions set forth in this ordinance are not satisfied on or before 12:00 noon on October 8, 2008, then this ordinance shall automatically, and without any further action, become null and void and of no force or effect.

The above ordinance was duly adopted by a majority vote of the Town of Union Town Board at a regular meeting held on April 8, 2008.

APPROVED:

By: 
Kendall Schneider, Town Chair

ATTEST:

By: 
Regina Ylvisaker, Town Clerk

APPROVED: 4.8.08

POSTED
PUBLISHED: 4.18.08

PRELIMINARY PLAT OF BAKERS CROSSING ESTATES

PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, T.4N., R.10E. OF THE 4TH P.M., UNION TOWNSHIP, ROCK COUNTY, WISCONSIN.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPOSED SUBDIVISION AND PHYSICAL FEATURES AND THAT IT FULLY COMPLIES WITH THE PROVISIONS OF THIS LAND DIVISION ORDINANCE.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF MARCH, 2008, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
R.L.S. Number 1330
If the surveyor's signature is not red in color, the map is a copy and may contain unapproved changes. The certification contained herein shall not apply to any copies.

OWNER
BOB JAMES
8729 TERRITORIAL RD.
EVANSVILLE, WI 53534
608-882-4894

SURVEYOR
COMBS AND ASSOCIATES INC.
108 W. WILMAUCE ST.
JANESVILLE, WI 53548
608-752-0575

PLAT AREA = 52.7± ACRES
NOTE: EXTERIOR BOUNDARY TAKEN FROM COUNTY PARCEL MAP.
EVANSVILLE SCHOOL DISTRICT
LOT USE = RESIDENTIAL



MAP TWO

	• LAND SURVEYING	DATE	03/27/08
	• LAND PLANNING	BY	EA
	• CIVIL ENGINEERING	PROJECT NO.	107-003h
		CLIENT	JANES

108 W. Wilmauce St.
Janesville, WI 53534
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

Exhibit A - Zoning Ordinance

