

# APPLICATION

## TOWN OF UNION

### ROCK COUNTY, WISCONSIN

The undersigned hereby applies for one of the following in accordance with the Town of Union Ordinances:  
 Zoning Change     Conditional Use Permit     Land Division     Variance     Other

(PLEASE PRINT)	PROPERTY INFORMATION
Owner: <u>Gene D. &amp; Carol W. Prudhon Trust</u>	
Owner's Address: <u>645<sup>245</sup> Clifton St., Evansville, WI</u> Zip Code: <u>53536</u>	
Telephone: <u>608-346-2454</u> Current Zoning: <u>A-1</u> Proposed Zoning: <u>A-2</u>	
Property Location: <u>NE &amp; NW 1/4 NE 1/4 Section 31</u> Parcel #: <u>6-20-253</u> Parcel Size (acres): <u>80</u>	
Description of Parcel Location: (including fire # and roads bordering property) <u>South of existing buildings at 6837 W. Pleasant Prairie Rd. Approx. 355 feet</u> <u>N-S by 1455 feet ± E-W</u>	
Current Land Use: <u>Vacant agricultural land</u>	
Have other changes been requested for this property? <u>NO</u> If so, date of meeting and name of requestor: _____	
<input checked="" type="checkbox"/> Attach copy of aerial photo of parcel and land within 1000 feet of its border or Global Information System Satellite image.	
PROPOSED PLAN	
Reason for Request & Statement of Intended Use: (for conditional use permits and variances include ordinance #s) <u>Building a new house for son</u> <u>Request to divide 11.8 acres from 80 Acre parcel at property</u> <u>addressed - 6837 N Pleasant Prairie Rd.</u>	
Have other changes been requested for this property? If so, date of meeting and name of requestor: <u>No</u>	
Projected # of Parcels/Lots/Outlots Created: <u>1</u> (including original)	
Proposed Sizes: #1: <u>11.8</u> acres; #2: <u>68.2</u> acres; #3: _____ acres; #4: _____ acres; #5: _____ acres (attach more pages if more than 5 parcels created)	
Proposed Zoning of parcels: #1: <u>A-2</u> ; #2: <u>A-1</u> ; #3: _____; #4: _____; #5: _____ (attach more pages if more than 5 parcels created)	
Estimated Timetable for Development: _____ _____ _____	

<b>Site Assessment Checklist:</b>	<input checked="" type="checkbox"/> Attach copy of Site Assessment Checklist.	<input type="checkbox"/> Site Assessment Checklist not required at this time. May be required later.
<b>Land Use Scoring Sheet:</b>	<input checked="" type="checkbox"/> Attach copy of Land Use Scoring Sheet.	<input type="checkbox"/> Land Use Scoring Sheet not required at this time. May be required later.
<b>Covenants:</b>	<input type="checkbox"/> Attach copy of covenants.	<input type="checkbox"/> Covenants not required at this time. May be required later.
<b>Property Owner's Association</b> NA	<input type="checkbox"/> Attach draft copy of legal instruments and rules for proposed property owners association.	<input type="checkbox"/> NO Property Owners Association proposed.
<b>Traffic Impact Analysis</b>	<input type="checkbox"/> Attach copy of traffic impact analysis.	<input type="checkbox"/> Traffic impact analysis not required at this time. May be required later.
<b>ESCROW Fee</b> NA	<input type="checkbox"/> ESCROW Fee Deposit Documentation	<input type="checkbox"/> No ESCROW Fees required at this time. May be required later.
<b>Preliminary Subdivision Plat or Preliminary CSM</b>	<input type="checkbox"/> Attach Preliminary Subdivision Plat for Statutory Subdivisions. <input checked="" type="checkbox"/> Attach Preliminary CSM. Plat Title/Name _____	<input type="checkbox"/> preliminary Subdivision Plat not required at this time. May be required later. <input type="checkbox"/> preliminary CSM not required at this time. May be required later.
<b>Sketch Map:</b>	<input type="checkbox"/> <b>Attach 14 copies (8 ½" x 11" or 8 ½ x 14") of proposed map (plot plan) drawn to a scale of 1 inch equals 200 feet or other appropriate scale showing the following items:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> A north arrow, the date, the scale, and a reference to a section corner.</li> <li><input type="checkbox"/> Lengths and angles of existing and proposed property lines.</li> <li><input type="checkbox"/> Location of adjacent properties within 1,000 feet.</li> <li><input type="checkbox"/> Zoning classification and other land use controls of adjacent properties within 1,000 feet</li> <li><input type="checkbox"/> Owner names of adjacent properties within 1,000 feet.</li> <li><input type="checkbox"/> The approximate dimensions and areas of the parcels, lots, outlots, and easements.</li> <li><input type="checkbox"/> The location and type of existing and proposed buildings, fences, and structures and their uses, including any Cluster Development or Conservation Subdivision areas.</li> <li><input type="checkbox"/> The location of all existing drainage ditches, water wells, sewerage systems, water courses, lakes, navigable waters, ponds, dry wells, drain fields, pipes, culverts, tile lines, and parks and other features pertinent to the land division.</li> <li><input type="checkbox"/> The location and name of existing and proposed roads, highways, developments, navigable rivers, trails, and driveways and distances to the nearest adjoining highways, roads, or driveways on all sides of the proposed site.</li> <li><input type="checkbox"/> The location of general land cover types, such as woodlands, wetlands, agricultural, etc.</li> <li><input type="checkbox"/> The location of any slopes of 12% or greater.</li> <li><input type="checkbox"/> The setback of building lines required by any approving agency.</li> <li><input type="checkbox"/> The uses of the land adjacent to the property and any existing roads, easements and restrictions of record, public accesses to navigable water, dedicated areas and utilities on/or adjacent to the land.</li> <li><input type="checkbox"/> Any floodplain limits</li> <li><input type="checkbox"/> The entire area contiguous to the plat owned or controlled by the owner or land divider.</li> </ul> <p>* More than one sheet may be used, but no sheet may be larger than 8 ½ x 14 inches. Label and number each page.</p>	



**SURROUNDING PROPERTY INFORMATION**

(Complete for all properties lying within 1,000 feet of area affected by this application  
 -- Provide electronic spreadsheet file \*.qpw or \*.xls if more than 8 properties--)

Name: <u>Alvin G. Francis Irrevocable Trust</u> Address: <u>17226 W. County Rd. C</u> City: <u>Evansville</u> ST <u>WI</u> Zip: <u>53536</u>	Name: <u>Raymond &amp; Mary Weigard Joint Trust</u> Address: <u>9238 Tupper Rd.</u> City: <u>Evansville</u> ST <u>WI</u> Zip: <u>53536</u>
Name: <u>Leederland Inc</u> Address: <u>17443 W. Croft Rd.</u> City: <u>Evansville</u> ST <u>WI</u> Zip: <u>53536</u>	Name: <u>DAVID M PESTOR</u> Address: <u>18326 W MILBRANDT RD</u> City: <u>EVANSVILLE</u> ST <u>WI</u> Zip: <u>53536</u>
Name: <u>Steven &amp; Mary Leeder Revocable Trust</u> Address: <u>17443 W. Croft Rd.</u> City: <u>Evansville</u> ST <u>WI</u> Zip: <u>53536</u>	Name: <u>BRIAN &amp; LINDSAY SHOTLIFF</u> Address: <u>7113 N PLEASANT PRAIRIE RD</u> City: <u>EVANSVILLE</u> ST <u>WI</u> Zip: <u>53536</u>
Name: <u>Michael Disch</u> Address: <u>18 E. Blueberry Court</u> City: <u>Gwinn</u> ST <u>MI</u> Zip: <u>49841</u>	Name: <u>RONALD &amp; KELLY NOBS</u> Address: <u>17445 W PORTER RD</u> City: <u>EVANSVILLE</u> ST <u>WI</u> Zip: <u>53536</u>

**CONTACTS**

<b>Agent</b>	Name and Company: _____
Agent Address: _____	
Telephone: _____	Fax #: _____ E:mail: _____
<b>Surveyor</b>	Name and Company: <u>Combs &amp; Associates, Inc.</u>
Surveyor Address: <u>109 W. Milwaukee Street, Janesville, WI 53548</u>	
Telephone: <u>(608) 752-0575</u> Fax #: <u>(608) 752-0534</u> E:mail: <u>rjcombs@combssurvey.com</u>	
<b>Engineer</b>	Name and Company: _____
Engineer Address: _____	
Telephone: _____	Fax #: _____ E:mail: _____

**ACKNOWLEDGEMENT OF APPLICANT**

*Gene*  
 I, Carol Prudhon Trust, the owner of this property, fully understand that this application will be acted upon following the procedures and regulations documented by Town of Union Ordinances. I also understand that failure to accurately complete this application will result in the need to resubmit a corrected application and/or the need to conduct a new public hearing at my expense. I am also aware that I may be responsible for attorney, engineering, and other expenses as identified by Town of Union Ordinance incurred by the township for the evaluation and consideration of this request.

*Gene*  
Carol Prudhon Trust 03 APR 2021  
 Property Owner Signature Date

APPLICATION CHECKLIST <i>(Town Use Only)</i>	Date	Town Official Signature
Application Provided	3/28/21	Bob July
Building Inspector Application approval	4/2/21	Bob July
Application Fee Payment to Treasurer \$ <u>750.00</u>	4.5.21	Reg Reed
ESCROW Payment to Treasurer	<del>4.5.21</del>	
Application to Clerk	4.5.21	Reg Reed
Plan Commission Public Hearing Date Set	___/___/___	
Notification of neighboring properties		
Plan Commission Recommendation Date(s)* <input type="checkbox"/> Approve conditionally <input type="checkbox"/> Approve <input type="checkbox"/> Reject		
Notification of Applicant		
- Covenant approval		
- Traffic Impact Analysis approval		
- Property Owners Association Document approval		
- EMS & Fire District review & comment		
- Soil Boring Review		
- Engineering approval		
- Subdivider's Agreement approval		
- Agreement to extend approval decision		
- Preliminary CSM/Subdivision Plat approval		
Plan Commission Recommendation Date * <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial		
Town Board Meeting Date Set	___/___/___	
Town Board Decision <input type="checkbox"/> Conditional Approval - more info required or changes required <input type="checkbox"/> Preliminary Approval until final CSM./Subdivision Plat <input type="checkbox"/> Denied		
Applicant Notified		
Town Board Resolution stating public benefit restrictions or conditions on plat.		
Town Board Resolution accepting all lands in plat dedicated to the town including parkland.		
Town Engineer and/or Town Board or Plan Commission Review of compliance with Subdivider's Agreement, conditions and final map.		
Town Board Final CSM/Subdivision Plat Approval at Town Board Meeting		
Recording of CSM/Subdivision Plat at Register of Deeds CSM/Subdivision Plat # _____		
Copy of Final CSM/Subdivision Plat, & list of parcel #s filed with Town Clerk (within 5 days of recording)		

\* Multiple Plan Commission and Town Board Meetings may be required.

Project Name: Prudhon Trust  
Application - FINAL - October 5, 2006

Date 04/01/2021  
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# Land Use Scoring Sheet (4 Lots or Less-Minor Land Division)

**Town of Union  
Rock County, Wisconsin**

Point Value (Circle one per item)	<b>SCORING CRITERIA</b>
	<b>I. AGRICULTURAL</b> It is the intent of the smart growth planning process to preserve agricultural lands and the rural character of life in the township.
	A. Soils (See Map #12: Soils Capability in the Comprehensive Plan) <i>- In an effort to preserve our prime and productive farmland the best soils are being reserved for agricultural uses</i>
0	1. 50% or more Type I, and/or Type II soils
(5)	2. 50% or more Type II and/or Type III soils
10	3. 50% or more Type III and/or Type IV soils
15	4. 50% or more Type IV and/or V soils
	B. Proximity to active farm operations (if property is bordered by a road, operations on the opposite side of the road will be considered as part of the perimeter. (Farm includes crops and/or animal farming)
(0)	1. 80 to 100% of perimeter surrounded by farmland
5	2. 60 to 79% of perimeter surrounded by farmland
10	3. 40 to 59% of perimeter surrounded by farmland
15	4. 20 to 39% of perimeter surrounded by farmland
20	5. Less than 20% of perimeter surrounded by farmland
	C. Proximity to farm buildings. "Farm buildings" means barns, sheds, and silos that have not been legally converted to any other use through zoning variances or permits. Buildings that may currently stand empty, may one day be reconstituted for agricultural use. Distances are measured from the nearest farm building to the nearest lot line of the proposed land division.
0	1. Within 250 ft of existing farm buildings.
5	2. From 250- 500 ft from existing farm buildings.
10	3. From 500-1000 ft. from existing farm buildings
(15)	4. Greater than 1000' from existing farm buildings.
	D. Number of acres of agricultural land that will be taken out of production. In the continuing effort to preserve farmland we encourage the placement of housing near roads and fencelines to minimize the impact on agricultural lands.
0	1. greater than 8 acres (348,480 square feet)
5	2. less than 8 acres
10	3. less than 6 acres
(15)	4. less than 4 acres
20	5. less than 2 acres
35	AGRICULTURAL SUBTOTAL

Point Value  
(Circle one  
per item)

## SCORING CRITERIA

	<b>II. LOCATION</b>
	Residential housing development is most efficiently provided by a city or village with municipal sewer and water. Proposed residential development in close proximity to a city or village is best developed by that city or village rather than by the township.
	A. Property as defined by most current Future Land Use Map.
0	1. In an area that has been designated as an Agricultural Preservation Area, Environmentally-significant area, Conservation Area or mapped for annexation by a city or village?
20	2. In an area that has not been development restricted nor encouraged
40	3. Shown on the comprehensive map as a "smart growth" area?
	B. Current Zoning
0	1. An A-1 Zoning designation without ever having had a house or farm buildings on the site?
10	2. An A-2 Zoning designation?
20	3. An A-3 Zoning designation?
30	4. An RR-1 Zoning designation or A-1, A-2, or A-3 with a history of residential dwellings?
<b>20</b>	<b>LOCATION SUBTOTAL</b>
	<b>III. HISTORIC, SCENIC AND ENVIRONMENTAL QUALITIES:</b>
	A. Significant natural features
0	1. Registered with or recognized by a public agency, conservation organization, or other qualified organization.
10	2. On a wooded site more than 50%
20	3. On a partially wooded site (less than 50%)
30	4. No significant features
	B. Significant Historical Considerations
0	1. Registered with a federal, state or local historical agency or organization.
5	2. Eligible for registry with a federal, state or local historical agency or organization
10	3. Other significant historical features, other than archaeological
20	4. No significant historical features
	C. Scenic value
0	1. Recognized by a public agency for its scenic value
10	2. Property visible from a main highway, county road or major lake or stream
15	3. Scenic value not an issue
<b>75</b>	<b>HISTORIC, SCENIC &amp; ENVIRONMENTAL QUALITIES SUBTOTAL</b>
	<b>IV. LAND USE</b>
	A. Lot size
0	1. Lot is more than 3 acres
5	2. Lot is 2-3 acres
10	3. Lot is 1-2 acres
	B. Shape of lot
0	1. Depth/width ratio over 3:1
5	2. Depth/width ratio up to 3:1
10	3. Depth/width ratio up to 2:1

Point Value  
(Circle one  
per item)

## SCORING CRITERIA

	C. Length of driveway (measured from the edge of the road along the centerline of the driveway to the front of the garage)
0	1. Over 300 feet
5	2. 150-300 feet
10	3. 150 feet or less
0	<b>LAND USE SUBTOTAL</b>

## LAND USE SCORING POINT TOTAL

Subtotal Agricultural	35
Subtotal Location	20
Subtotal Historical, Scenic & Environmental	75
Subtotal Land Use	0
<b>GRAND TOTAL (Possible 245 points)</b>	<b>130</b>

Ryan Combs

Scorer Name (please print)

B. M. Cad

Signature

4-1-21

Date



# Site Assessment Checklist

## Town of Union

### Rock County, Wisconsin

The completed Site Assessment Checklist and the attached information and scoring system will be used by the Town of Union as a basis for determining the suitability of the land for subdivision, land division or zoning change, and for evaluating whether the project meets other requirements of the Town's ordinances and Comprehensive Plan. Adjustments of the proposed land division to minimize or mitigate the impact of "yes" answers may be required.

"Yes" answers must be explained in detail by attaching maps and supportive documentation on the type, location, and extent of the identified feature, and the impact that the subdivision, land division, or zoning change is expected to have on that feature.

Item of information	Yes	No
<b>I. Land resources. Does the proposed development include or is it adjacent to:</b>		
A. Slopes of 12% or greater		✓
B. Slopes of 20% or greater		✓
C. A floodplain as Designated by FEMA?		✓
D. Ground water within 5 ft. of surface (see county soil survey or complete on-site borings)		✓
E. Soils having severe or very severe limitations for private on site waste treatment (septic) systems?		✓
F. Mineral rights owned by someone aside from the lot owner?		✓
G. A mineral extraction operation or asphalt batch plant, whether approved, in operation or both?		✓
H. Type I or type II agricultural soils? (see comprehensive plan map #12 or County soil survey)	✓	
I. Development adjacent to an existing farm operation? (If "yes" setbacks, buffer-yards and/or covenants may be required over the new dwelling)		✓
J. Is development within 1-1/2 mile of any city, or village?	✓	
***If touching, has the city or village been approached to annex the property?		✓
K. Wetlands? (see WisDNR Wisconsin Wetland Inventory or based on on-site survey)		✓
L. Exposed hill or ridge-tops		✓
M. Open space/ environmental corridors or "Conservancy district" (see map#16, of the comprehensive plan)		
N. A grassland / prairie management area or a prairie or oak savanna remnant?		✓
O. Existing or planned paths (see comprehensive plan map #3, Rock County Park and open space plan)		✓
P. Existing trails for motorized vehicles, such as snowmobile routes? (see County park plan, club or commercial trail maps)		✓
<b>II. Water Resources. Does the proposed development site include or is it adjacent to:</b>		
A. An area traversed by a navigable creek or stream, intermittent stream or dry run?		✓
B. Within 300 Feet of a river or stream or within 1000 ft. of lake pond or flowage?		✓
C. The Marsh Creek Watershed? (see DNR data base at <a href="http://www.dnr.wi.gov">www.dnr.wi.gov</a> or Comprehensive plan map # 15)		✓
D. The Allen Creek Watershed?	✓	
E. The Yahara River Watershed?		✓



Item of information	Yes	No
F. An existing storm water storage or transmittal system, either natural or human made?		✓
G. An area with "extreme" or "high" susceptibility of shallow aquifers to groundwater contamination? (see Wisconsin geological and natural history survey or rock county)		✓
H. An area with high groundwater recharge rates (rating of 9 or higher ) in the report " Hydrology of Rock county, 1999, Wisconsin geological and natural history survey)		✓
I. Use of a private group waste treatment system, holding tanks, or other non traditional means of sanitary waste treatment and disposal		✓
J. A High capacity well? (withdrawal capability of more than 100,000 gallons per day)		✓
K. Within a wellhead protection area for municipal well?		✓
L. Within 1200 ft. of any open or closed landfill site? (see comprehensive map # and WisDNR landfill database)		✓
<b>III. Biological Resources. Does the development site include or is it adjacent to:</b>		
A. A section of land that the Wis DNR Wisconsin Natural Heritage Inventory identifies as containing endangered or rare plant or animal species?		✓
B. Trees with a diameter of 12 or more inches at 5 ft. from ground		✓
C. Areas with a continuous woodland canopy of 5 acres or greater?		✓
<b>IV. Human and scientific Interest. Does the project site include or is it adjacent to:</b>		
A. An archeological site, such as a Native American Site? (see State Historical Society Archeological site inventory database, or through a site inventory if performed)		✓
B. A historic site or building, including those listed or eligible for listing on the state or national register of historic places? (see State Historical Society American Heritage Inventory or Map #17 of comprehensive plan		✓
C. An area or structures that reflects the agricultural heritage of the Township, such as stone rows fence lines tree lines or agricultural buildings such as farmsteads, barns, and silos?		✓
<b>V. Energy, Transportation and Communications. Is the building site:</b>		
A. Abutting or traversed by an existing or planned roadway corridor, as shown on the town, county, or adjacent city comprehensive plan: an official map: or a state, county, adjacent city, or town highway plan?		✓
B. Within a highway noise impacted area (within 500 ft. of a state or federal highway)		✓
C. Traversed by or abutting any existing or planned utility corridor or structure, including but not limited to gas, electrical, water, sewer, storm, and telecommunications? (Comp. Map #9)		✓
D. Will the current transportation corridors handle the amount of traffic the development will generate at 9.5 trips per day per house. Please submit a preliminary traffic study.		✓

**CERTIFICATION:**

I hereby certify that I have researched the listed reference sources and that the information supplied on and included with this Site Assessment Checklist is correct to the best of my knowledge.

Ryan M Combs  
Signature or developer, engineer, or surveyor

4-1-21  
Date

Ryan Combs 5-2677  
Printed name and registration/license number

**This Section for Plan Commission and Town Board Use Only**

<b>VI. Comprehensive Plan Goals: Does the proposed change...</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
A. Match the Future Land Use map?		✓	
B. Preserve the rural character of the township while providing for orderly, balanced residential and commercial development?	✓		
C. Maintain a safe, balanced and economically sound transportation system that meets the needs of Town residents, farmers and businesses?	✓		
D. Facilitate and forecast planning needs for appropriate utilities and community facilities (including schools) to support the overall Comprehensive Plan?	✓		
E. Protect the Town's open space and agricultural areas to maintain a rural character?	✓		
F. Preserve and protect the Town's natural, scenic and historic resources for the enjoyment of current and future residents and visitors?	✓		
G. Protect and preserve the Town's historical, archeological and cultural resources?	✓		
H. Strengthen and diversify the economy of the area?		✓	
I. Nurture and expand collaborative relationships with surrounding townships and municipalities and other applicable government entities?		✓	

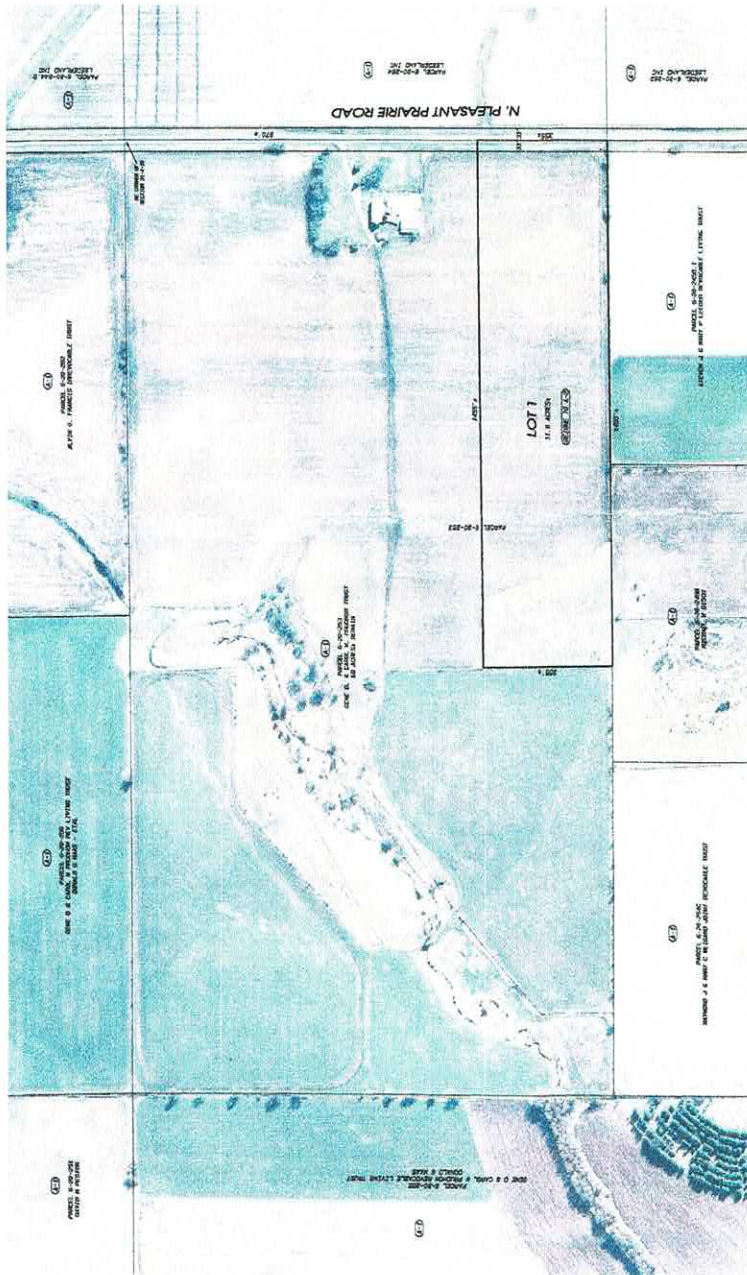
**Other Comments and Questions:**

This is a land division for the owners to create a lot for their son to build on. They will continue to farm the majority of the land division.



# PRELIMINARY CERTIFIED SURVEY MAP / REZONE MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 31, T48N, R16E, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



**Combs ASSOCIATES**  
 201 S. Lincoln St.  
 Rock County, WI 53081  
 TEL: 608.235.8014  
 WWW.COMBSASSOCIATES.COM

DATE	03/30/24
LAND SURVEYING	BY
LAND PLANNING	BY
CAD	BY
PROJECT NO.	24-131
DATE	03/30/24
BY	PHILIPSON

NOTE:  
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, THE FACTS OF WHICH ARE TO ACCORD.