

**TOWN OF UNION TOWN BOARD
RESOLUTION NO. 2008-02**

**RESOLUTION BY THE TOWN BOARD OF THE TOWN OF UNION
CONDITIONALLY APPROVING
THE PRELIMINARY PLAT OF BAKERS CROSSING ESTATES**

WHEREAS, a preliminary plat entitled "Preliminary Plat of Bakers Crossing Estates (the "Plat") was submitted by Robert Janes (the "Developer") to the Town of Union for review and action; and

WHEREAS, the Plat was referred to the Plan Commission for review and recommendation to the Town Board; and

WHEREAS, the Plan Commission has reviewed the Plat and met with Town Staff, legal counsel and with the Developer with respect to the proposed development; and

WHEREAS, the Plan Commission has determined that the Plat will be consistent with the Town of Union Ordinances, the Town Comprehensive Plan, and Wis. Stat. Ch. 236, only if all the conditions set forth below are met;

WHEREAS, the Town Board concurs with the Plan Commission's determinations and recommendations;

NOW, THEREFORE, the Town Board Commission hereby approves the Preliminary Plat subject to the following conditions:

1. The Town Engineer shall review and approve plans and specifications for all public improvements needed to serve the Plat.
2. All conditions in the Town Engineer's review letters dated January 25, 2008, and March 25, 2008, shall be satisfied.
3. A Development Agreement between the Town and the Developer, in a form acceptable to the Town Attorney and the Town Plan Commission, shall be ~~executed~~ pursuant to section 16.18(2) of the Town of Union Code of Ordinances, requiring the Developer to install and pay for required public improvements, including streets, street lighting, stormwater management facilities, and erosion controls, and dedicate parklands and provide funding for park improvements, all without cost to the Town, and to pay Town

Engineer and Town attorney review fees. Fees for any and all reviews are to be paid to the Town prior to the Town's plat approval signature.

4. A letter of credit for required public improvements shall be submitted in amounts approved by the Town Engineer and in a form approved by the Town Attorney.
5. Final plats shall not be approved except in accordance with the following phasing plan:
 - a. Phase 1 – Eleven Lots in 2008 or later;
 - b. Phase 2 – Seven Lots in 2010 or later;
 - c. Phase 3 – Ten Lots in 2011 or later.
6. ~~Outlot 2 shall be dedicated to the Town for future improvement of the intersection of Territorial Road and CTH M in the Final Plat for Phase 1.~~
OR Outlot 2 shall be reserved for future improvement of the intersection of Territorial Road and CTH M, and such reservation shall be noted and described on the Final Plat for Phase 1.
7. The Developer shall comply with all applicable Town, county, state and federal regulations, and obtain all required Town, county, state and federal permits with respect to the wells, erosion control, stormwater management, stormwater discharge, and construction of erosion and drainage control measures.
8. The Developer shall provide an erosion control and stormwater management plan specifying erosion control and stormwater management measures to be made in accordance with the Town's Erosion Control and Stormwater Management Ordinance and approved by the Town Engineer, and the Plat shall be modified as the Town Engineer determines necessary for consistency with the stormwater management plan.
9. All wetland areas shall be delineated on the Plat.
10. All easements for utilities shall be shown on the Plat.
11. The requirements of section 16.11(1)(H) of the Town of Union Code of Ordinances, relating to ownership and management of common open space and common facilities, shall be satisfied.

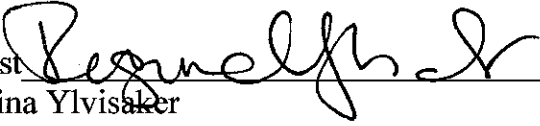
The above Resolution was duly adopted by the Town Board of the Town of Union, Rock County, Wisconsin at a meeting held on May 1, 2008.

APPROVED:

By


Kendall Schneider
Town of Union Chairman

Attest


Regina Ylvisaker
Town of Union Clerk