

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible. The meeting will also be held virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, March 1, 2022, 6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the February 1, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Public Hearing and Review of Rezoning Application RZ-2022-0018 to rezone parcel 6-27-559.5071 to R-2 Residential District Two and Land Division Application LD-2021-08 to create two lots on parcel 6-27-965 located at 602 Badger Drive and 353 South Sixth Street.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
 - B. Public Hearing and Review of Rezoning Application RZ-2022-0016 to rezone parcel 6-27-559.5067 to R-2 Residential District Two and Land Division Application LD-2022-0008 to create two lots on parcel 6-27-559.5067 located at 601 Porter Road and 305 South Sixth Street.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
 - C. Public Hearing and Review of Rezoning Application RZ-2022-0017 to rezone parcel 6-27-316.368 to R-2 Residential District Two and Land Division Application LD-2022-0009 to create two lots on parcel 6-27-316.368 located at 621 and 623 Windsor Lane.

-Mayor Bill Hurtley, Plan Commission Chair

- i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
 - D. Public Hearing and Review of Land Division Application LD-2022-0025 to create a 1.95 acre residential lot on parcel 6-27-316.368 located at 8235 N. Cemetery Road, Town of Union and within the City of Evansville Extraterritorial Jurisdiction.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
8. Discussion Items
9. Community Development Report
 - A. Director's Report
 - B. Continuing Education: Lake Tides Newsletter, Winter/Spring 2022
10. Next Meeting Date:
 - A. **Monday**, April 4, 2022 at 6:00pm
11. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
February 1, 2022, 6:00 p.m.**

MINUTES

1. Call to Order at 6:01pm.

2. Roll Call:

| Members | Present/Absent | Others Present |
|---------------------------|-----------------------|---|
| Mayor Bill Hurlley | P | City Administrator Jason Sergeant |
| Aldersperson Rick Cole | A | Community Development Director Colette Spranger |
| Aldersperson Susan Becker | P | Bill Lathrop, Evansville Today |
| Bill Hammann | P | |
| John Gishnock | P | |
| Mike Scarmon | P | |
| Eric Klar | P | |

3. Motion to approve the agenda, by Hammann, seconded by Klar. Approved unanimously

4. Motion to waive the reading of the minutes from the January 4, 2022 meeting and approve them as printed, by Hammann, seconded by Becker. Approved unanimously.

5. Civility Reminder. Hurlley noted the City's commitment to conducting meetings with cordiality.

6. Citizen appearances other than agenda items listed. None

7. Action Items

- A. Discussion and Motion to Recommend to Common Council Approval of the Final Land Divider's Agreement-Settler's Grove.** Hammann asked for clarification on the eastern boundary of the plat, the number of total outlots, the booster station, and an estimated time of build out. Spranger shared comments from Aldersperson Jim Brooks regarding the agreement. No changes were suggested or made to the document as presented. **Motion to Recommend to Common Council Approval of Final Land Divider's Agreement-Settler's Grove. Motion by Hammann, second by Becker. Approved unanimously.**

8. Discussion Items

A. Comprehensive Plan Update

i. Community Survey Questions and Overview

- B.** Spranger received guidance and suggestions from the Commission on the survey format and questions. **Motion to Recommend to Common Council Approval of the 2022 Community Survey. Motion by Hammann, second by Scarmon. Approved unanimously.**

These minutes are not official until approved by the City of Evansville Plan Commission.

ii. Discussion, Guidance, and Goal Prioritization for Agricultural, Cultural, and Natural Resource Chapter

The Commission discussed edits and priorities on the draft chapter of the Natural, Cultural, and Agricultural Resources Chapter for the Comprehensive Plan update.

9. Community Development Report

Spranger gave the Community Development Report.

A. Upcoming Learning Opportunity, February 28: Fundamentals of Zoning and Land Use Decision Making.

Spranger informed and encouraged the Commission members to make use of the learning opportunity.

10. Discussion on Closed Session Meetings. Mayor Hurtley spoke of a recent closed session of the Plan Commission where it became clear afterward that one of the commission members revealed what was said to members of the public. This particular closed session was to provide the Commission an opportunity to help City staff and elected officials negotiate a financial concern, and the breach of information resulted in additional cost to the City and taxpayers. The inability of the Plan Commission – or any City committee – to conduct a closed session puts future negotiations at risk. The Mayor reminded the members of proper conduct and their role in ensuring development within the City occurs fairly to both the City and developer.

11. Next Meeting Date:

A. March 1, 2022 at 6:00pm

12. Motion to Adjourn by Hammann, seconded by Becker, Approved Unanimously.



APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION – STAFF REPORT

Application: LD-2021-09, RZ-2022-0018 Applicant: Joe Knudtson

Parcel 6-27-559.5071

February 25, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263

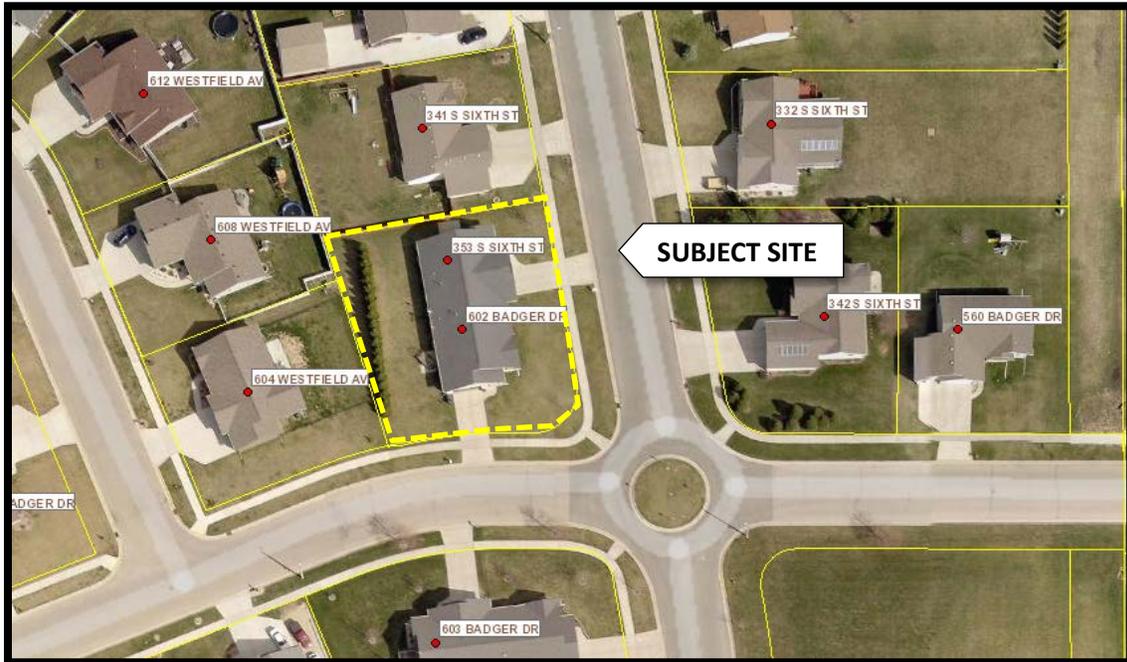


Figure 1 Approximate Location Map

Location: 602 Badger Drive and 353 South Sixth Street, City of Evansville

Description of request: An application to rezone to the R-2 zoning district parcel 6-27-559.5071, Lot 71 of the Westfield Meadows subdivision. For the same parcel, a separate application has been made to divide the lot, once rezoned, into two residential lots through a Certified Survey Map. Both applications are submitted for consideration by the Plan Commission.

Existing Uses: The existing 14,606 square foot (0.33 acre) parcel is developed with a two-family residence with two separate dwelling units. Until recently, the two units had been rented out by the landowner. The two units do not share a driveway but do have yard spaces in common, in addition to the common wall adjoining the building. In order for the landowner to sell each unit separately, the units must be legally divided.

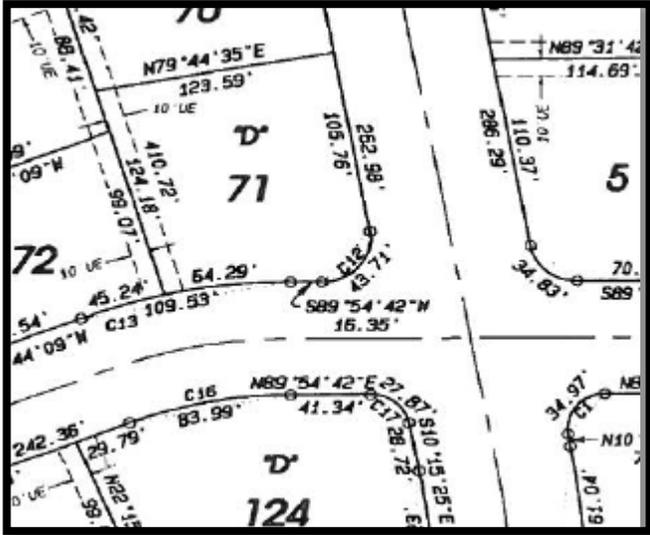


Figure 2: Final Plat of Westfield Meadows, with a "D" indicating Lot 71 could be location for a duplex or two-family residence despite being zoned for R-1.

Existing Zoning: The lot is currently zoned R-1; normally two-family residences are a conditional use in the R-1, but no conditional use permit was issued when this building was constructed. Instead, the final plat of Westfield Meadows indicated the allowed location of two-family units directly on the plat. This is an unusual practice and would no longer be allowed under the current version of the City's zoning ordinance.

Proposed Zoning: Two-family twin residences with a zero lot line are only allowed in the R-2 zoning district; therefore, the applicant is requesting that the existing parcel first be rezoned from R-1 to the R-2

zoning district. The rezoning must be approved before the lot can be separated.

Proposed Land Division: The CSM will divide the parcel into two lots, using the common wall of the building as a lot line. This kind of land division is commonly referred to as a zero lot line CSM. Lot 1 is proposed to be 6,383 square feet (0.15 acres) and will include the dwelling unit with the address of 353 South Sixth Street. Lot 2 will contain the remaining 8,223 square feet (0.19 acres) and the dwelling unit addressed at 602 Badger Drive. A joint cross-access and maintenance agreement has been submitted along with the land division application, as is required by Sec. 130-323(5) of the Municipal Code.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

Discussion at the Municipal Services Committee recommended that these applications be recommended by the Plan Commission for approval by Common Council, with the condition that the final CSM is recorded with the Rock County Register of Deeds.

Plan Commission Recommended Motion: *Motion for Common Council to approve of the rezoning of parcel 6-27-559.5071 to R-2 Residential District Two, and a the approval of a certified survey map to divide the rezoned parcel 6-27-559.5071 into two lots for a two-family twin residence, located at 353 South Sixth Street and 602 Badger Drive, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the final CSM and joint maintenance is recorded with Rock County Register of Deeds.*

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---|---------|
| Initial application fee | \$150 |
| Receipt number | |
| Date of pre-application meeting, if any | 1/26/22 |
| Date of determination of completeness | |
| Name of zoning administrator | |
| Date of Plan Commission review | |
| Application number | |

1. Applicant information

Applicant name JOE KNUDTSON
 Street address 476 W MAIN ST
 City EVANSVILLE
 State and zip code WI 53536
 Daytime telephone number (609) 290 - 0698
 Fax number, if any _____
 E-mail, if any joe.knudtson@hotmail.com

2. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|---------|---------|---------|
| Name | | | |
| Company | | | |
| Street address | | | |
| City | | | |
| State and zip code | | | |
| Daytime telephone number | | | |
| Fax number, if any | | | |
| E-mail, if any | | | |

3. Subject property information

| | | | |
|----------------------------------|--|-------------|-------------|
| Parcel number(s) | 6-27- <u>559 .5071</u> | 6-27- _____ | 6-27- _____ |
| | 6-27- _____ | 6-27- _____ | 6-27- _____ |
| | Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | | |
| Current zoning classification(s) | Note: The zoning districts are listed below. | | |
| | Agricultural Districts A-1 A-2 A-3 Residential Districts RR LL-R12, LL-R12A LL-R12B LL-R12C LL-R15, LL-R15A LL-R15B LL-R15C <u>R-1</u> R-1A R-1B R-1C R-2 R-3 Paid To: City of Evansville | | |
| | Business Districts B-1 B-2 B-3 B-4 | | |
| | Planned Office District O-1 | | |
| | Industrial Districts I-1 I-2 I-3 | | |

Receipt: 1.146789 150.00
 KNUDTSON JOE
 Jan 26, 2022 01:02PM

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin

Version: December 2017

| | |
|---|----------------------|
| Describe the current use of each parcel | RESIDENTIAL — DUPLEX |
|---|----------------------|

4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

R-2

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan. |
| <input type="checkbox"/> | A mistake was made in mapping on the official zoning map and/or zoning classification. |
| <input checked="" type="checkbox"/> | Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. |
| <input type="checkbox"/> | Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification. |

6. For each of the reasons checked above, provide additional detail.

FURTHER DIVISION OF THIS LOT IS REQUIRED FOR THE 2 HOMES TO BE SOLD. 2-FAMILY TWIN LOTS ARE ONLY ALLOWED IN THE R-2 ZONING DISTRICT.

7. **Location map.** Attach a map (8½" x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

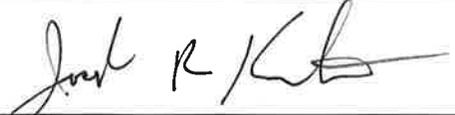
SEE LAND DIVISION APPLICATION.

LD-2021-09

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2017

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

| | |
|---|---------|
|  | 1-26-22 |
|---|---------|

Applicant Signature

Date

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code. |
|------------------------------|---|

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name Joseph Richard Knudtson
 Street address 476 W. Main Street
 City Evansville
 State and zip code Wisconsin 53536
 Daytime telephone number 608-290-0698
 Fax number, if any _____
 E-mail, if any joeknudtson@hotmail.com

- Office Use Only -

| | |
|---------------------------------------|---------------------------------|
| Initial application fee | \$150 for CSM \$300 for plat |
| Receipt number | _____ |
| Date of pre-application meeting | _____ |
| Date of determination of completeness | _____ |
| Name of zoning administrator | _____ |
| Date of Plan Commission review | _____ |
| Application number | _____ |

2. Property owner information, if different than applicant.

| | Property Owner 1 | Property Owner 2 | Property Owner 3 |
|--------------------|------------------|------------------|------------------|
| Name | | | |
| Street address | | | |
| City | | | |
| State and zip code | | | |

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|--------------------------|---------|---------|
| Name | Ronald J. Combs | | |
| Company | Combs & Associates, Inc. | | |
| Street address | 109 W. Milwaukee Street | | |
| City | Janesville | | |
| State and zip code | Wisconsin 53536 | | |
| Daytime telephone number | 608-752-0575 | | |
| Fax number, if any | | | |
| E-mail, if any | rjcombs@combssurvey.com | | |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

4. Subject property information

| | |
|---|---|
| Parcel number(s) | 6 - 27 - <u>559</u> . <u>5071</u> 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ |
| Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | |
| Current zoning classification(s) | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 1.2em; margin: 0;">Residential</p> <p>Agricultural District A</p> <p>Residential Districts R-1 R-2 R-3 RR LL-R12 LL-R15</p> <p>Business Districts B-1 B-2 B-3</p> <p>Planned Office District O-1</p> <p>Industrial Districts I-1 I-2 I-3</p> </div> <div style="width: 50%;"> <p>Note: The zoning districts are listed below.</p> </div> </div> |

5. Proposed name of subdivision, if applicable.

6. Complete the following chart.

| | Phase 1 | Phase 2 | Phase 3 | Total |
|---|------------------------------|---------|---------|-------|
| Developed areas (acres) | _____ | _____ | _____ | _____ |
| Common areas / parks (acres) | _____ | _____ | _____ | _____ |
| Stormwater management (acres) | _____ | _____ | _____ | _____ |
| Undevelopable areas (acres) | _____ | _____ | _____ | _____ |
| Total acres | _____ | _____ | _____ | _____ |
| Single-family residential lots | Lot 1 0.14 Ac/ Lot 2 0.19 Ac | | _____ | _____ |
| Duplex lots | _____ | _____ | _____ | _____ |
| Multi-family lots | _____ | _____ | _____ | _____ |
| Commercial lots | _____ | _____ | _____ | _____ |
| Industrial lots | _____ | _____ | _____ | _____ |
| Other lots | _____ | _____ | _____ | _____ |
| Total number of lots | 2 | _____ | _____ | _____ |
| Dwelling units | _____ | _____ | _____ | _____ |
| K - 12 school enrollment (dwelling units x 1.5) | _____ | _____ | _____ | _____ |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

7. Project information

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project, as designed, require the issuance of a variance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project require all or a portion of the subject property to be rezoned? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will all of the project's stormwater management needs be met on site? |

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

| | |
|-------|-------------|
| North | Residential |
| South | Residential |
| East | Residential |
| West | Residential |

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

| |
|-------------------|
| Zero lot line CSM |
|-------------------|

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

12. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|---|---|
|  | <p style="font-size: 24pt;">12-7-21</p> |
|---|---|

Applicant Signature

Date

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code. |
|------------------------------|---|

| Checklist for Contents of Certified Survey Map / Preliminary Plat | Complete ? | |
|--|-------------------------------------|-------------------------------------|
| | Yes | No |
| a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Name and approximate location and width of all existing adjoining streets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Location and dimension of all boundary lines of the property, expressed in feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Two-foot contour intervals (subdivision plats only) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Approximate location of existing buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Proposed name of the land division and signature of the owner or agent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m. Date of the map or preliminary plat, scale, and north arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Name and location of any existing or proposed lake, pond, or stream | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Proposed use of lots other than single-family residential use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FINAL LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application and submit one copy to the City Clerk along with the required attachments. Before you formally submit your application, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---------------------------------------|-----------------------------|
| Initial application fee | <u>na</u> |
| Receipt number | <u>na</u> |
| Date of determination of completeness | <u> </u> |
| Name of city planner | <u> </u> |
| Date of Plan Commission review | <u> </u> |
| Application number | <u> </u> |

1. Applicant information

Applicant name Joseph Richard Knudtson

Street address 476 W. Main Street

City Evansville

State and zip code Wisconsin 53536

Daytime telephone number 608-290-0698

Fax number, if any

E-mail, if any joeknudtson@hotmail.com

2. Attachments. Please attach the following in the number specified:

- | | |
|---|-----------|
| Final plat/certified survey map 11" x 17" | 14 copies |
| Final plat/certified survey map 24" x 36" | 3 copies |
| Decision letter from the Common Council | one copy |
| Draft of final land divider's agreement | one copy |

3. Compliance with conditions of approval. Provide documentation (e.g., face of the plat/CSM) that all of the conditions of approval have been satisfied.

4. Applicant certification

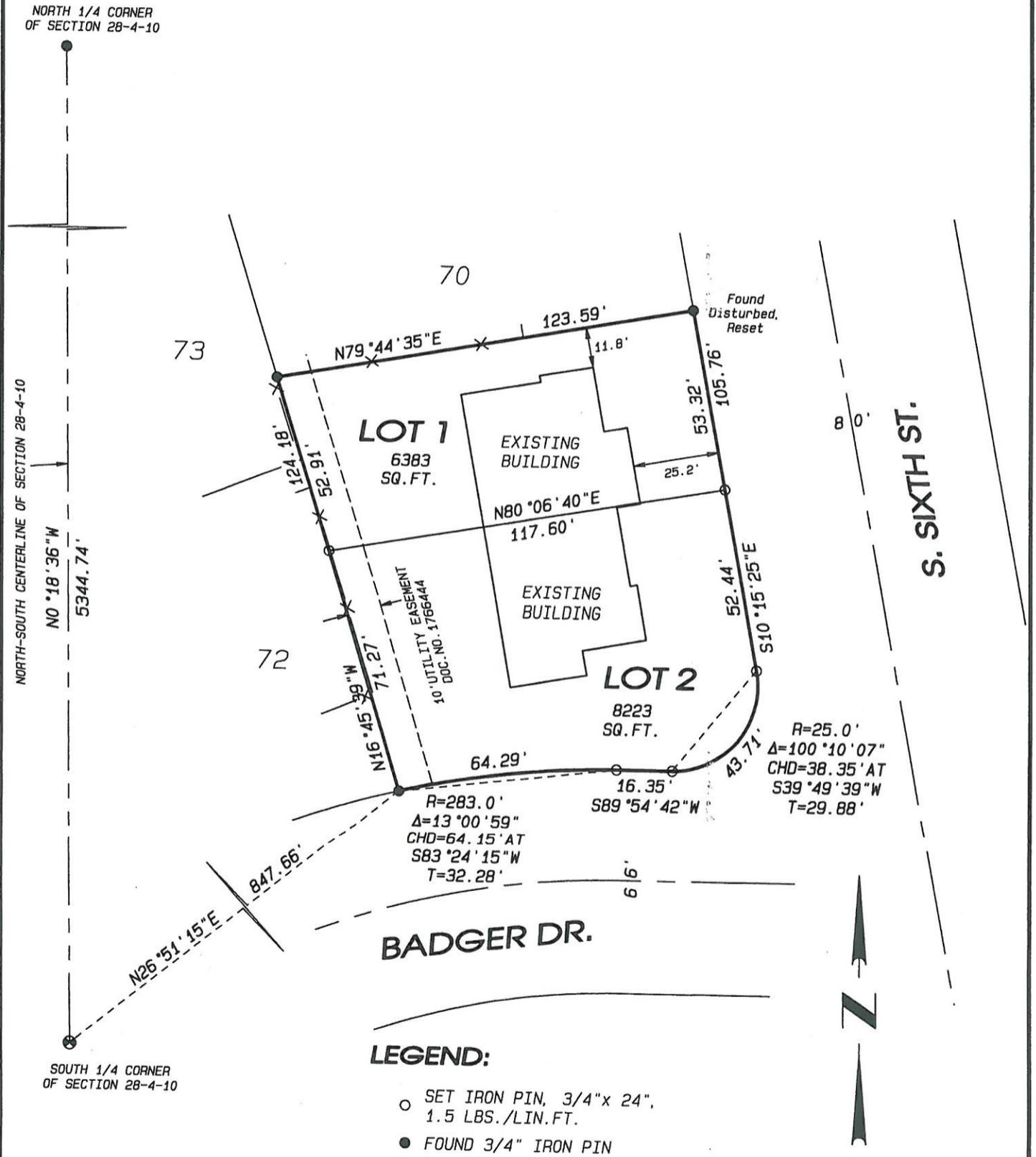
- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|---|----------------|
|  | <u>12-7-21</u> |
| Applicant Signature | Date |

Governing Regulations The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



LEGEND:

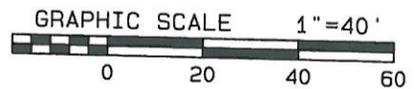
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND ALUMINUM MONUMENT

NOTES:

SEE DOC. NO. 355896 FOR BLANKET-TYPE ELECTRIC EASEMENT.

FIELDWORK COMPLETED DECEMBER 1, 2021.

ASSUMED NO°18'36"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 28-4-10.



Combs & Associates Inc.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

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

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, mapped, and as represented hereon.

x _____
Joseph Richard Knudtson

State of Wisconsin
County of Rock SS. Personally, came before me this _____ day of _____, 20____, Joseph Richard Knudtson to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF EVANSVILLE APPROVAL

Approved by the Common Council this _____ day of _____, 20____.

Deputy City Clerk _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____

SHEET TWO OF THREE SHEETS
Project No. 121-628 For: KNUDTSON

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Ryan M. Combs, a Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. Containing 14606 Sq.Ft. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division, and map by the direction of Joseph Richard Knudtson and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

Given under my hand and seal this 24th day of November 2021, Janesville, Wisconsin.

RECORDING DATA

No. _____ received for record this _____ day of _____,

20____, at _____ o'clock ____M., and recorded in Volume _____,

Pages _____ of Certified Survey Maps of Rock County,

Wisconsin.

Register of Deeds _____

SHEET THREE OF THREE SHEETS

Project No. 121-628 For: KNUDTSON

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

**JOINT CROSS-ACCESS AND
MAINTENANCE AGREEMENT**

Document Number

Document Title

In re:

Lots 1 and 2, of a Certified Survey Map No. _____ recorded on _____, 2022, as Document No. _____, in Volume _____ of Certified Survey Maps, on pages _____, in the office of the Register of Deeds for Rock County, Wisconsin, being part of Lot 71, Westfield Meadows, and located in the SW ¼ of the SE ¼ of Section 28, T.4N., R.10E. of the 4th P.M., City of Evansville, Rock County, Wisconsin.

Recording Area

Name and Return Address

**Attorney Walter E. Shannon
104 West Main St.
Evansville, WI 53536**

6-27-559.5071

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

INFO-PRO® www.infoproforms.com

JOINT CROSS ACCESS
AND MAINTENANCE AGREEMENT

THIS AGREEMENT, is made this 28th day of January, 2022 by Joseph Richard Knudtson, ("Owner").

WHEREAS, Joseph Richard Knudtson is the owner of the real estate located at 353 S Sixth St and 602 Badger St, Evansville, Wisconsin, and legally described as follows:

Lots 1 and 2, of a Certified Survey Map No. _____ recorded on _____, 2022, as Document No. _____, in Volume ____ of Certified Survey Maps, on pages _____, in the office of the Register of Deeds for Rock County, Wisconsin, being part of Lot 71, Westfield Meadows, and located in the SW ¼ of the SE ¼ of Section 28, T.4N., R.10E. of the 4th P.M., City of Evansville, Rock County, Wisconsin.

(the "Property"), on which a side-by-side zero lot line duplex is located, and

WHEREAS, Owner wishes to establish parameters with regard to the side-by-side zero lot line duplex, and

NOW, THEREFORE, in consideration of the mutual benefits to be obtained, it is agreed as follows:

1. There is a joint wall separating the zero lot line duplexes located on the property described above.
2. The owners of each unit ("Unit Owners"), are equally responsible for the maintenance of the common wall and roof area where the common wall attaches. The cost of maintaining the common wall and roof area where the common wall attaches shall be borne equally by the Unit Owners on either side of said shared wall.
3. The Unit Owners are equally responsible to maintain the joint driveway from Stonewood Court to the garage for their respective unit and agree that they will not block or park in front of the adjoining owner's unit. The cost of maintaining the joint driveway shall be borne equally between the Unit Owners. Neither Unit Owner shall alter or change the joint driveway in any manner, and it shall remain in the same location as when originally erected.
4. In the event of damage or destruction to the common wall, roof where the common wall attaches, and/ or joint driveway from any cause, other than the negligence or intentional act of either party hereto, the Unit Owners shall repair or rebuild said items. The cost of such repair or rebuilding shall be borne equally by the Unit Owners.
5. If either Unit Owner's negligence or intentional act shall cause damage to or destruction of the common wall or joint driveway, such negligent party shall bear the entire cost of repair or reconstruction. If either party shall neglect or refuse to pay his/her share, or

all of such costs in case of negligence or intentional act, the other party may have such item repaired or restored and shall be entitled to have a contractor lien on the lot and dwelling unit of the party so failing to pay, for the amount of such defaulting party's share of the repair or replacement costs together with interest at the maximum rate allowable.

6. The Unit Owners agree that there shall be a perpetual eight-foot maintenance easement, four-feet on each side of the zero-lot line side property line dividing the property which easement shall allow access for normal maintenance and repair of the Unit Owner's respective unit, the common wall, roof where the common wall attaches, and joint driveway.

7. The Unit Owners shall keep all exterior walls of their respective units in good condition and repair at their sole cost and expense. No Unit Owner shall do or permit to be done any act or thing that would tend to depreciate the value of the building (i.e. variance in design, colors, roofing, etc.).

8. The Unit Owners may install a fence. Any fence between the two units may be placed on the zero-lot line with both Units being equally responsible for the construction and maintenance of the fence.

9. The construction of a detached single-family home is restricted in the event either or both sides of the twin dwelling are destroyed.

10. This Joint Cross Access and Maintenance Agreement shall run with the land and shall not be terminated, amended or otherwise altered without the approval of the Evansville City Council.

11. Any dispute arising with respect to this Agreement, its making or validity, its interpretation, or its breach shall be settled by arbitration in Rock County, Wisconsin, by a single arbitrator mutually agreed to by the disputing parties pursuant to the then obtaining rules of the American Arbitration Association. Such arbitration shall be the sole and exclusive remedy for such disputes except as otherwise provided in this Agreement. Any award rendered shall be final and conclusive upon the parties, and a judgment may be entered in any court having jurisdiction. In any proceeding with respect to any dispute arising under or to collect any benefits due under this Agreement, the prevailing party in the proceeding shall be entitled to recover the costs of the proceeding and reasonable attorney fees from the other party.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

13. No modification, termination or attempted waiver of this Agreement, or any provision thereof, shall be valid unless in writing signed by the party against whom the same is sought to be enforced.

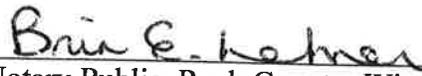
15. This Agreement shall be binding on the parties hereto, their heirs, successors, personal representatives, and assigns.

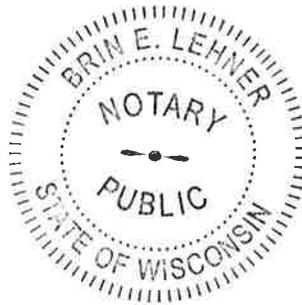
EXECUTED as set forth below.


Joseph Richard Knudtson

STATE OF WISCONSIN)
COUNTY OF ROCK)ss

Personally came before me this 28th day of January, 2022, the above named Joseph Richard Knudtson to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public, Rock County, Wis.
My Commission expires: May 28, 2024



This Instrument was drafted by
Attorney Walter Shannon
State Bar No. 1055751
Shannon Law Office, LLC
104 West Main St.
Evansville, WI 53536



APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION – STAFF REPORT

Application: LD-2022-0008, RZ-2022-0016 **Applicant:** Noah Hurley

Parcel 6-27-559.5067

February 25, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263

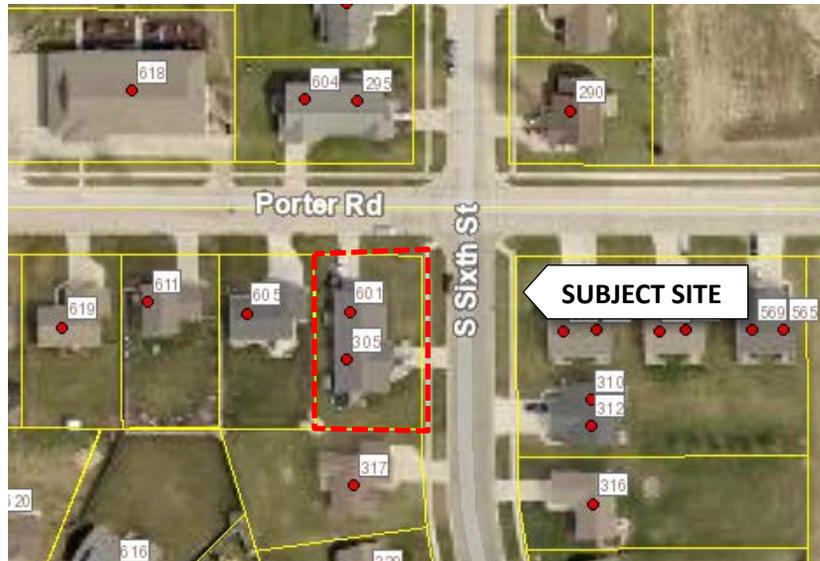


Figure 1 Approximate Location Map

Location: 601 Porter Road and 305 South Sixth Street, City of Evansville

Description of request: An application to rezone to the R-2 zoning district parcel 6-27-559.5067, Lot 67 of the Westfield Meadows subdivision. For the same parcel, a separate application has been made to divide the lot, once rezoned, into two residential lots through a Certified Survey Map. Both applications are submitted for consideration by the Plan Commission.

Existing Uses: The existing 13,084 square foot (0.3 acre) parcel is developed with a two-family residence with two separate dwelling units. Until recently, the two units had been rented out by the landowner. The two units do not share a driveway but do have yard spaces in common, in addition to the common wall adjoining the building. In order for the landowner to sell each unit separately, the units must be legally divided.

Existing Zoning: The lot is currently zoned R-1; normally two-family residences are a conditional use in the R-1, but no conditional use permit was issued when this building was constructed. Instead, the final plat of Westfield Meadows indicated the allowed location of two-family units directly on the plat. This is an unusual practice and would no longer be allowed under the current version of the City's zoning ordinance.

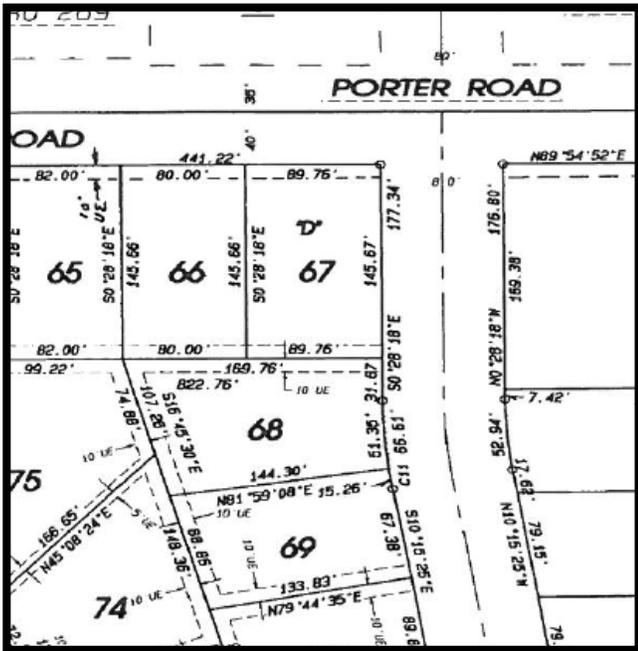


Figure 2: Final Plat of Westfield Meadows, with a "D" indicating Lot 67 could be a location for a duplex or two-family residence despite being zoned for R-1.

Proposed Zoning: Two-family twin residences with a zero lot line are only allowed in the R-2 zoning district; therefore, the applicant is requesting that the existing parcel first be rezoned from R-1 to the R-2 zoning district. The rezoning must be approved before the lot can be separated.

Proposed Land Division: The CSM will divide the parcel into two lots, using the common wall of the building as a lot line. This kind of land division is commonly referred to as a zero lot line CSM. Lot 1 is proposed to be 6,529 square feet (0.15 acres) and will include the dwelling unit with the address of 601 Porter Road. Lot 2 will contain the remaining 6,555 square feet (0.15 acres) and the dwelling unit addressed at 305 South Sixth Street. A joint cross-access and maintenance agreement has been

submitted along with the land division application, as is required by Sec. 130-323(5) of the Municipal Code.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

Discussion at the Municipal Services Committee recommended that these applications be recommended by the Plan Commission for approval by Common Council, with the condition that the final CSM is recorded with the Rock County Register of Deeds.

Plan Commission Recommended Motion: *Motion for Common Council to approve of the rezoning of parcel 6-27-559.5067, to R-2 Residential District Two, and a the approval of a certified survey map to divide the rezoned parcel 6-27-559.5067 into two lots for a two-family twin residence, located at 305 South Sixth Street and 601 Porter Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the final CSM and joint maintenance is recorded with Rock County Register of Deeds.*

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---|-------|
| Initial application fee | \$150 |
| Receipt number | |
| Date of pre-application meeting, if any | |
| Date of determination of completeness | |
| Name of zoning administrator | |
| Date of Plan Commission review | |

1. Applicant information

Applicant name HURLEY HOMES
 Street address P.O. BOX 214
 City EVANSVILLE WI 53536
 State and zip code WI
 Daytime telephone number 608 931 - 6127
 Fax number, if any _____
 E-mail, if any BECKY@HURLEYRANCH.COM

2. Agent contact information Include the names of agents, if any, that helped prepare the application. Agents may include surveyors, engineers, landscape architects, architects, planners, and other professionals.

| | Agent 1 | Agent |
|--------------------------|---------------------------|-------|
| Name | <u>FORWARD INVESTMENT</u> | |
| Company | <u>PROPERTIES LLC</u> | |
| Street address | <u>129 N. MADISON ST</u> | |
| City | <u>EVANSVILLE</u> | |
| State and zip code | <u>WI 53536</u> | |
| Daytime telephone number | | |
| Fax number, if any | | |
| E-mail, if any | | |

CITY OF EVANSVILLE
 31 SOUTH MADISON STREET
 PO BOX 529
 EVANSVILLE WI 53536 608-882-2266

Receipt No: 1.146797 Jan 27, 2022

FORWARD INVESTMENT PROPERTIES

| | |
|-------------------------------|--------|
| Previous Balance: | .00 |
| PLANNING/DEVELOPMENT REVENUE | |
| REZONING FEES-621/623 | 150.00 |
| Windsor Dr 10-44400-560 | |
| ZONING PERMITS & FEES | |
| PLANNING/DEVELOPMENT REVENUE | |
| REZONING FEES-6th St & Porter | 150.00 |
| 10-44400-560 | |
| ZONING PERMITS & FEES | |

Total: 300.00

CHECK
 Check No: 1877 300.00
 Payor:
 FORWARD INVESTMENT PROPERTIES
 Total Applied: 300.00

Change Tendered: .00

3. Subject property information

| | | |
|----------------------------------|--|----------------|
| Parcel number(s) | 6 - 27 - <u>559</u> <u>5067</u> | 6 - 27 - _____ |
| | 6 - 27 - _____ | 6 - 27 - _____ |
| | Note: The parcel number can be found on the tax bill for the | |
| Current zoning classification(s) | Note: The zoning districts are | |
| | Agricultural Districts A-1 A-2 A-3 | |
| | Residential Districts RR LL-R12 LL-R12A LL-R12B LL-R15C <u>R-1</u> R-1A R-1B | |
| | Business Districts B-1 B-2 B-3 B-4 | |
| | Planned Office District O-1 | |
| | Industrial Districts I-1 I-2 I-3 | |

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin
Version: December 2017

| | |
|---|----------------------|
| Describe the current use of each parcel | RESIDENTIAL - DUPLEX |
|---|----------------------|

4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

| |
|--|
| |
|--|

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

| |
|--|
| <ul style="list-style-type: none"><input type="checkbox"/> The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan.<input type="checkbox"/> A mistake was made in mapping on the official zoning map and/or zoning classification.<input checked="" type="checkbox"/> Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.<input type="checkbox"/> Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification. |
|--|

6. For each of the reasons checked above, provide additional detail.

| |
|---|
| FURTHER DIVISION OF THIS LOT IS REQUIRED FOR THE 2 HOMES TO BE SOLD TO SEPERATE OWNERS. TWO-FAMILY TWIN LOTS ARE ONLY ALLOWED IN THE R-2 ZONING DISTRICT. |
|---|

7. Location map. Attach a map (8½" x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

SEE LD - 2022 - 0008

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin

Version: December 2017

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

| | |
|---|---------|
|  | 1-25-22 |
|---|---------|

Applicant Signature

Date

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code. |
|------------------------------|---|

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name Joseph Richard Knudtson
 Street address 476 W. Main Street
 City Evansville
 State and zip code Wisconsin 53536
 Daytime telephone number 608-290-0698
 Fax number, if any _____
 E-mail, if any joeknudtson@hotmail.com

- Office Use Only -

| | |
|---------------------------------------|---------------------------------|
| Initial application fee | \$150 for CSM \$300 for plat |
| Receipt number | _____ |
| Date of pre-application meeting | _____ |
| Date of determination of completeness | _____ |
| Name of zoning administrator | _____ |
| Date of Plan Commission review | _____ |
| Application number | _____ |

2. Property owner information, if different than applicant.

| | Property Owner 1 | Property Owner 2 | Property Owner 3 |
|--------------------|------------------|------------------|------------------|
| Name | _____ | _____ | _____ |
| Street address | _____ | _____ | _____ |
| City | _____ | _____ | _____ |
| State and zip code | _____ | _____ | _____ |

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|--------------------------|---------|---------|
| Name | Ronald J. Combs | _____ | _____ |
| Company | Combs & Associates, Inc. | _____ | _____ |
| Street address | 109 W. Milwaukee Street | _____ | _____ |
| City | Janesville | _____ | _____ |
| State and zip code | Wisconsin 53536 | _____ | _____ |
| Daytime telephone number | 608-752-0575 | _____ | _____ |
| Fax number, if any | _____ | _____ | _____ |
| E-mail, if any | rjcombs@combssurvey.com | _____ | _____ |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

4. Subject property information

| | |
|---|---|
| Parcel number(s) | 6 - 27 - <u>559</u> . <u>5071</u> 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ 6 - 27 - _____ . _____ |
| Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | |
| Current zoning classification(s) | <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p style="margin: 0;">Residential</p> <p>Agricultural District A</p> <p>Residential Districts R-1 R-2 R-3 RR LL-R12 LL-R15</p> <p>Business Districts B-1 B-2 B-3</p> <p>Planned Office District O-1</p> <p>Industrial Districts I-1 I-2 I-3</p> </div> <div style="width: 35%; font-size: small;"> <p>Note: The zoning districts are listed below.</p> </div> </div> |

5. Proposed name of subdivision, if applicable.

6. Complete the following chart.

| | Phase 1 | Phase 2 | Phase 3 | Total |
|---|------------------------------|---------|---------|-------|
| Developed areas (acres) | _____ | _____ | _____ | _____ |
| Common areas / parks (acres) | _____ | _____ | _____ | _____ |
| Stormwater management (acres) | _____ | _____ | _____ | _____ |
| Undevelopable areas (acres) | _____ | _____ | _____ | _____ |
| Total acres | _____ | _____ | _____ | _____ |
| Single-family residential lots | Lot 1 0.14 Ac/ Lot 2 0.19 Ac | | _____ | _____ |
| Duplex lots | _____ | _____ | _____ | _____ |
| Multi-family lots | _____ | _____ | _____ | _____ |
| Commercial lots | _____ | _____ | _____ | _____ |
| Industrial lots | _____ | _____ | _____ | _____ |
| Other lots | _____ | _____ | _____ | _____ |
| Total number of lots | 2 | _____ | _____ | _____ |
| Dwelling units | _____ | _____ | _____ | _____ |
| K - 12 school enrollment (dwelling units x 1.5) | _____ | _____ | _____ | _____ |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

7. Project information

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project, as designed, require the issuance of a variance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project require all or a portion of the subject property to be rezoned? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will all of the project's stormwater management needs be met on site? |

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

| | |
|-------|-------------|
| North | Residential |
| South | Residential |
| East | Residential |
| West | Residential |

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

| |
|-------------------|
| Zero lot line CSM |
|-------------------|

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

12. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|---|---|
|  | <p style="font-size: 24pt;">12-7-21</p> |
|---|---|

Applicant Signature

Date

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code. |
|------------------------------|---|

| Checklist for Contents of Certified Survey Map / Preliminary Plat | Complete ? | |
|--|-------------------------------------|-------------------------------------|
| | Yes | No |
| a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Name and approximate location and width of all existing adjoining streets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Location and dimension of all boundary lines of the property, expressed in feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Two-foot contour intervals (subdivision plats only) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Approximate location of existing buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Proposed name of the land division and signature of the owner or agent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m. Date of the map or preliminary plat, scale, and north arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Name and location of any existing or proposed lake, pond, or stream | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Proposed use of lots other than single-family residential use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FINAL LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application and submit one copy to the City Clerk along with the required attachments. Before you formally submit your application, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---------------------------------------|-----------------------------|
| Initial application fee | <u>na</u> |
| Receipt number | <u>na</u> |
| Date of determination of completeness | <u> </u> |
| Name of city planner | <u> </u> |
| Date of Plan Commission review | <u> </u> |
| Application number | <u> </u> |

1. Applicant information

Applicant name Joseph Richard Knudtson

Street address 476 W. Main Street

City Evansville

State and zip code Wisconsin 53536

Daytime telephone number 608-290-0698

Fax number, if any

E-mail, if any joeknudtson@hotmail.com

2. Attachments. Please attach the following in the number specified:

| | |
|---|-----------|
| Final plat/certified survey map 11" x 17" | 14 copies |
| Final plat/certified survey map 24" x 36" | 3 copies |
| Decision letter from the Common Council | one copy |
| Draft of final land divider's agreement | one copy |

3. Compliance with conditions of approval. Provide documentation (e.g., face of the plat/CSM) that all of the conditions of approval have been satisfied.

4. Applicant certification

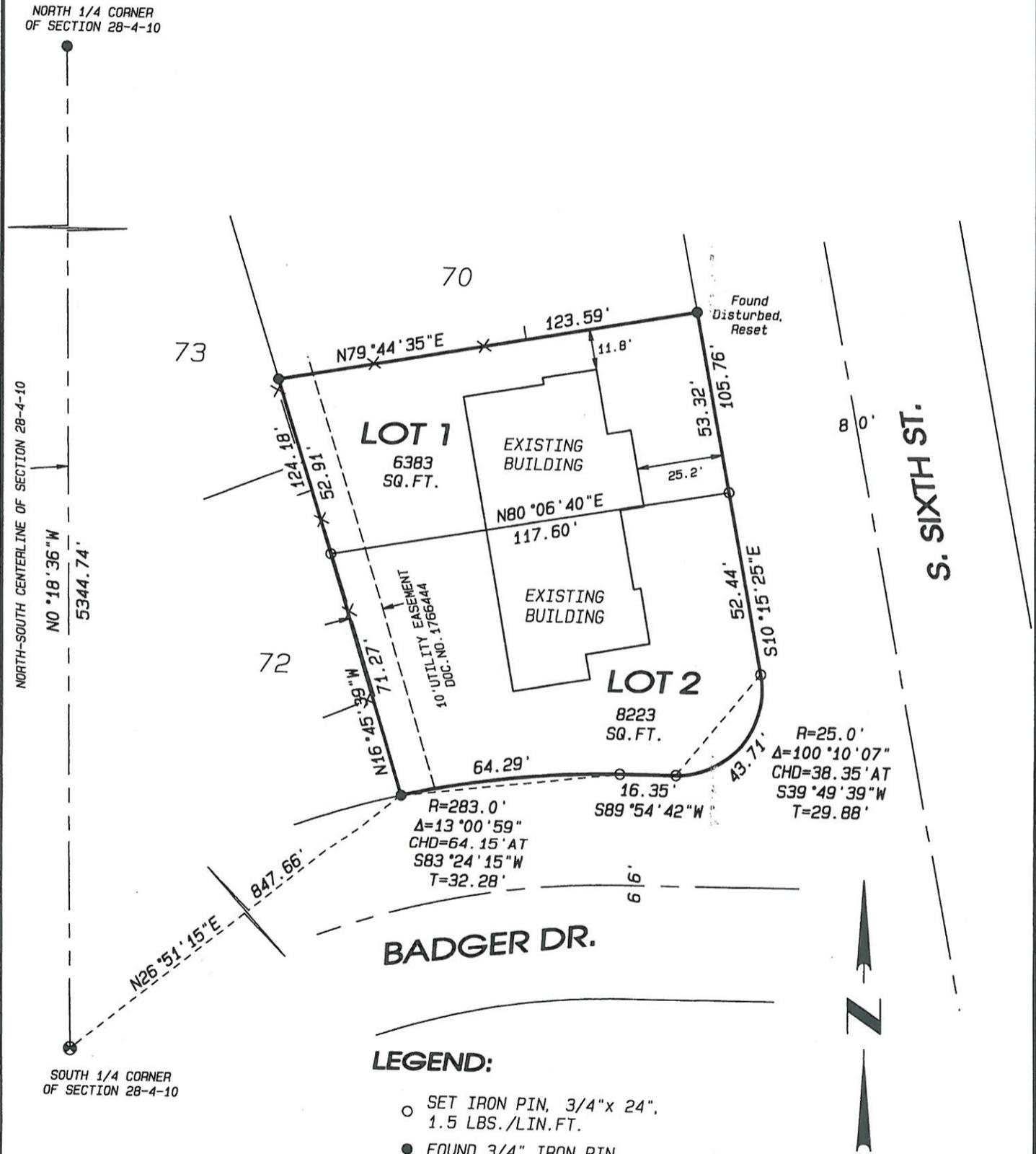
- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|---|----------------|
|  | <u>12-7-21</u> |
| Applicant Signature | Date |

Governing Regulations The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

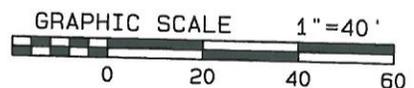


LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND ALUMINUM MONUMENT

NOTES:

SEE DOC. NO. 355896 FOR BLANKET-TYPE ELECTRIC EASEMENT.
 FIELDWORK COMPLETED DECEMBER 1, 2021.
 ASSUMED NO°18'36"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 28-4-10.



Combs & Associates Inc.

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

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

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, mapped, and as represented hereon.

x _____
Joseph Richard Knudtson

State of Wisconsin
County of Rock SS. Personally, came before me this _____ day of _____, 20____, Joseph Richard Knudtson to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF EVANSVILLE APPROVAL

Approved by the Common Council this _____ day of _____, 20____.

Deputy City Clerk _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____

SHEET TWO OF THREE SHEETS
Project No. 121-628 For: KNUDTSON

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS. I, Ryan M. Combs, a Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped LOT 71, WESTFIELD MEADOWS, AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. Containing 14606 Sq.Ft. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division, and map by the direction of Joseph Richard Knudtson and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

Given under my hand and seal this 24th day of November 2021, Janesville, Wisconsin.

RECORDING DATA

No. _____ received for record this _____ day of _____,

20____, at _____ o'clock ____M., and recorded in Volume _____,

Pages _____ of Certified Survey Maps of Rock County,

Wisconsin.

Register of Deeds _____

SHEET THREE OF THREE SHEETS

Project No. 121-628 For: KNUDTSON

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI



APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION – STAFF REPORT

Application: LD-2022-0009, RZ-2022-0017 **Applicant:** Noah Hurley

Parcel 6-27-316.368

February 25, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 621 and 623 Windsor Lane, City of Evansville

Description of request: An application to rezone to the R-2 zoning district parcel 316.368, Lot 168 of the Countryside Estates subdivision. For the same parcel, a separate application has been made to divide the lot, once rezoned, into two residential lots through a Certified Survey Map. Both applications are submitted for consideration by the Plan Commission.

Existing Uses: The existing 27,617 square foot (0.63 acre) parcel is developed with a two-family residence with two separate dwelling units. Until recently, the two units had been rented out by the landowner. The two units share a driveway and have yard spaces in common, in addition to the common wall adjoining the building. In order for the landowner to sell each unit separately, the units must be legally divided.

Existing Zoning: The lot is currently zoned R-1; a conditional use permit was issued for the two-family residence for this lot in 2014.

Proposed Zoning: Two-family twin residences with a zero lot line are only allowed in the R-2 zoning district; therefore, the applicant is requesting that the existing parcel first be rezoned from R-1 to the R-2 zoning district. The rezoning must be approved before the lot can be separated.

Proposed Land Division: The CSM will divide the parcel into two lots, using the common wall of the building as a lot line. This kind of land division is commonly referred to as a zero lot line CSM. Lot 1 is proposed to be 13,647 square feet (0.31 acres) and will include the dwelling unit with the address of 621 Windsor Lane. Lot 2 will contain the remaining 13,970 square feet (0.62 acres) and the dwelling unit addressed at 623 Windsor Lane. A joint cross-access and maintenance agreement has been submitted along with the land division application, as is required by Sec. 130-323(5) of the Municipal Code.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

Discussion at the Municipal Services Committee recommended that these applications be recommended by the Plan Commission for approval by Common Council, with the condition that the final CSM is recorded with the Rock County Register of Deeds.

Plan Commission Recommended Motion: *Motion for Common Council to approve of the rezoning of parcel 6-27-316.368, to R-2 Residential District Two, and a the approval of a certified survey map to divide the rezoned parcel 6-27-316.368, into two lots for a two-family twin residence, located at 621 and 623 Windsor Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the final CSM and joint maintenance agreement is recorded with Rock County Register of Deeds.*

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---|---------|
| Initial application fee | \$150 |
| Receipt number | 1146797 |
| Date of pre-application meeting, if any | _____ |
| Date of determination of completeness | _____ |
| Name of zoning administrator | _____ |
| Date of Plan Commission review | _____ |
| Application number | _____ |

1. Applicant information

Applicant name HURLEY HOMES
 Street address P.O. BOX 214
 City EVANSVILLE
 State and zip code WI 53536
 Daytime telephone number (608) 931-6127
 Fax number, if any _____
 E-mail, if any becky@hurleyranch.com

2. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|---------|---------|---------|
| Name | | | |
| Company | | | |
| Street address | | | |
| City | | | |
| State and zip code | | | |
| Daytime telephone number | | | |
| Fax number, if any | | | |
| E-mail, if any | | | |

3. Subject property information

| | | | |
|---|--|--------------------|--------------------|
| Parcel number(s) | 6-27- <u>316</u> . <u>368</u> | 6-27-_____ . _____ | 6-27-_____ . _____ |
| | 6-27-_____ . _____ | 6-27-_____ . _____ | 6-27-_____ . _____ |
| Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | | | |
| Current zoning classification(s) | Note: The zoning districts are listed below. | | |
| | Agricultural Districts A-1 A-2 A-3 Residential Districts RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15 LL-R15A LL-R15B LL-R15C (R-1) R-1A R-1B R-1C R-2 R-3 Business Districts B-1 B-2 B-3 B-4 Planned Office District O-1 Industrial Districts I-1 I-2 I-3 | | |

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Evansville, Wisconsin

Version: December 2017

| | |
|---|---------------------|
| Describe the current use of each parcel | RESIDENTIAL- DUPLEX |
|---|---------------------|

4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

R-2

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan. |
| <input type="checkbox"/> | A mistake was made in mapping on the official zoning map and/or zoning classification. |
| <input checked="" type="checkbox"/> | Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. |
| <input type="checkbox"/> | Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification. |

6. For each of the reasons checked above, provide additional detail.

FURTHER DIVISION OF THIS LOT IS REQUIRED FOR THE 2 HOMES TO BE SOLD. 2-FAMILY TWIN LOTS ARE ONLY ALLOWED IN THE R-2 ZONING DISTRICT.

7. Location map. Attach a map (8½" x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

SEE LAND DIVISION APPLICATION.

LD-2022-0009

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Evansville, Wisconsin

Version: December 2017

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

| | |
|---|---------|
|  | 1-25-22 |
| Applicant Signature | Date |

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code. |
|------------------------------|---|

CITY OF EVANSVILLE
31 SOUTH MADISON STREET
PO BOX 529
EVANSVILLE WI 53536 608-882-2266

Receipt No: 1.146797 Jan 27, 2022

FORWARD INVESTMENT PROPERTIES

| | |
|------------------------------|--------|
| Previous Balance: | .00 |
| PLANNING/DEVELOPMENT REVENUE | |
| REZONING FEES-621/623 | 150.00 |
| Windsor Dr | |
| 10-44400-560 | |
| ZONING PERMITS & FEES | |
| PLANNING/DEVELOPMENT REVENUE | |
| REZONING FEES-6th St & | 150.00 |
| Porter | |
| 10-44400-560 | |
| ZONING PERMITS & FEES | |

Total: 300.00
=====

CHECK

| | |
|-------------------------------|--------|
| Check No: 1877 | 300.00 |
| Payor: | |
| FORWARD INVESTMENT PROPERTIES | |
| Total Applied: | 300.00 |

Change Tendered: .00
=====

Duplicate Copy
01/27/2022 10:56AM

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
 Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---------------------------------------|---------------------------------|
| Initial application fee | \$150 for CSM \$300 for plat |
| Receipt number | |
| Date of pre-application meeting | |
| Date of determination of completeness | |
| Name of zoning administrator | |
| Date of Plan Commission review | |
| Application number | |

1. Applicant information

Applicant name Hurley Homes
 Street address P.O. Box 214
 City Evansville
 State and zip code Wisconsin 53536
 Daytime telephone number 608-931-6127
 Fax number, if any _____
 E-mail, if any Becky@hurleyranch.com

2. Property owner information, if different than applicant.

| | Property Owner 1 | Property Owner 2 | Property Owner 3 |
|--------------------|------------------|------------------|------------------|
| Name | | | |
| Street address | | | |
| City | | | |
| State and zip code | | | |

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|--------------------------|---------|---------|
| Name | Ronald J. Combs | | |
| Company | Combs & Associates, Inc. | | |
| Street address | 109 W. Milwaukee Street | | |
| City | Janesville | | |
| State and zip code | Wisconsin 53536 | | |
| Daytime telephone number | 608-752-0575 | | |
| Fax number, if any | | | |
| E-mail, if any | rjcombs@combssurvey.com | | |

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
 Version: September 28, 2015

4. Subject property information

| | | | |
|---|---|------------------------|------------------------|
| Parcel number(s) | 6 - 27 - <u>316</u> . <u>368</u> | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ |
| | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ |
| Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | | | |
| Current zoning classification(s) | <p style="text-align: center;">Residential Note: The zoning districts are listed below.</p> Agricultural District A Residential Districts R-1 R-2 R-3 RR LL-R12 LL-R15 Business Districts B-1 B-2 B-3 Planned Office District O-1 Industrial Districts I-1 I-2 I-3 | | |

5. Proposed name of subdivision, if applicable.

6. Complete the following chart.

| | Phase 1 | Phase 2 | Phase 3 | Total |
|---|---------|---------|---------|-------|
| Developed areas (acres) | 0.63 | | | |
| Common areas / parks (acres) | | | | |
| Stormwater management (acres) | | | | |
| Undevelopable areas (acres) | | | | |
| Total acres | 0.63 | | | |
| Single-family residential lots | | | | |
| Duplex lots | | | | |
| Multi-family lots | | | | |
| Commercial lots | | | | |
| Industrial lots | | | | |
| Other lots | | | | |
| Total number of lots | | | | |
| Dwelling units | | | | |
| K - 12 school enrollment (dwelling units x 1.5) | | | | |

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
 Version: September 28, 2015

7. Project Information

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project, as designed, require the issuance of a variance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project require all or a portion of the subject property to be rezoned? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will all of the project's stormwater management needs be met on site? |

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

| | |
|-------|--------------------|
| North | <u>Residential</u> |
| South | <u>Residential</u> |
| East | <u>Residential</u> |
| West | <u>Residential</u> |

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

Zero lot line CSM

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

PRELIMINARY LAND DIVISION APPLICATION
Evansville, Wisconsin
 Version: September 28, 2015

12. Applicant certification

| | |
|---|--|
| <ul style="list-style-type: none"> ◆ I certify that the application is true as of the date it was submitted to the City for review. ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code. ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property. | |
| | |

Applicant Signature

Date

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code. |
|------------------------------|---|

| Checklist for Contents of Certified Survey Map / Preliminary Plat | Complete ? | |
|--|--------------------------|--------------------------|
| | Yes | No |
| a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Name and approximate location and width of all existing adjoining streets | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Location and dimension of all boundary lines of the property, expressed in feet | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Two-foot contour intervals (subdivision plats only) | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Approximate location of existing buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation | <input type="checkbox"/> | <input type="checkbox"/> |
| j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Proposed name of the land division and signature of the owner or agent | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Date of the map or preliminary plat, scale, and north arrow | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Name and location of any existing or proposed lake, pond, or stream | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Proposed use of lots other than single-family residential use | <input type="checkbox"/> | <input type="checkbox"/> |

FINAL LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application and submit one copy to the City Clerk along with the required attachments. Before you formally submit your application, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com . You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

| | |
|---------------------------------------|-------|
| Initial application fee | na |
| Receipt number | na |
| Date of determination of completeness | _____ |
| Name of city planner | _____ |
| Date of Plan Commission review | _____ |
| Application number | _____ |

1. Applicant Information

Applicant name Hurley Homes
 Street address P.O. Box 214
 City Evansville
 State and zip code Wisconsin 53536
 Daytime telephone number 608-931-6127
 Fax number, if any _____
 E-mail, if any Becky@hurleyranch.com

2. Attachments. Please attach the following in the number specified:

| | |
|---|-----------|
| Final plat/certified survey map 11" x 17" | 14 copies |
| Final plat/certified survey map 24" x 36" | 3 copies |
| Decision letter from the Common Council | one copy |
| Draft of final land divider's agreement | one copy |

3. Compliance with conditions of approval. Provide documentation (e.g., face of the plat/CSM) that all of the conditions of approval have been satisfied.

4. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|--|--|
| | |
|--|--|

Applicant Signature

Date

Governing Regulations The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

**JOINT CROSS-ACCESS AND
MAINTENANCE AGREEMENT**

Document Number

Document Title

In re:

Lots 1 and 2, of a Certified Survey Map No. _____ recorded _____,
2022, as Document No. _____, in Volume ____ of Certified Survey Maps,
on pages _____, in the office of the Register of Deeds for Rock County,
Wisconsin, being part of Lot 168, Countryside Estates Plat No.7, located in the
SW 1/4 of the NE 1/4 of Section 26, T.4N., R.10E. of the 4th P.M., City of
Evansville, Rock County, Wisconsin.

Recording Area

Name and Return Address

**Attorney Walter E. Shannon
104 West Main St.
Evansville, WI 53536**

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

INFO-PRO® www.infoproforms.com

**JOINT CROSS ACCESS
AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, is made this 5th day of January, 2022 by HURLEY HOMES, LLC, (“Owner”).

WHEREAS, Hurley Homes, LLC is the owner of the real estate located at 621 and 623 Windsor Ln, Evansville, Wisconsin, and legally described as follows:

Lots 1 and 2, of a Certified Survey Map No. _____ recorded _____, 2022, as Document No. _____, in Volume ____ of Certified Survey Maps, on pages _____, in the office of the Register of Deeds for Rock County, Wisconsin, being part of Lot 168, Countryside Estates Plat No.7, located in the SW 1/4 of the NE 1/4 of Section 26, T.4N., R.10E. of the 4th P.M., City of Evansville, Rock County, Wisconsin.

(the “Property”), on which a side-by-side zero lot line duplex is located, and

WHEREAS, Owner wishes to establish parameters with regard to the side-by-side zero lot line duplex, and

NOW, THEREFORE, in consideration of the mutual benefits to be obtained, it is agreed as follows:

1. There is a joint wall separating the zero lot line duplexes located on the property described above.
2. The owners of each unit (“Unit Owners”), are equally responsible for the maintenance of the common wall and roof area where the common wall attaches. The cost of maintaining the common wall and roof area where the common wall attaches shall be borne equally by the Unit Owners on either side of said shared wall.
3. The Unit Owners are equally responsible to maintain the joint driveway from Stonewood Court to the garage for their respective unit and agree that they will not block or park in front of the adjoining owner's unit. The cost of maintaining the joint driveway shall be borne equally between the Unit Owners. Neither Unit Owner shall alter or change the joint driveway in any manner, and it shall remain in the same location as when originally erected.
4. In the event of damage or destruction to the common wall, roof where the common wall attaches, and/ or joint driveway from any cause, other than the negligence or intentional act of either party hereto, the Unit Owners shall repair or rebuild said items. The cost of such repair or rebuilding shall be borne equally by the Unit Owners.
5. If either Unit Owner's negligence or intentional act shall cause damage to or destruction of the common wall or joint driveway, such negligent party shall bear the entire cost of repair or reconstruction. If either party shall neglect or refuse to pay his/her share, or

all of such costs in case of negligence or intentional act, the other party may have such item repaired or restored and shall be entitled to have a contractor lien on the lot and dwelling unit of the party so failing to pay, for the amount of such defaulting party's share of the repair or replacement costs together with interest at the maximum rate allowable.

6. The Unit Owners agree that there shall be a perpetual eight-foot maintenance easement, four-feet on each side of the zero-lot line side property line dividing the property which easement shall allow access for normal maintenance and repair of the Unit Owner's respective unit, the common wall, roof where the common wall attaches, and joint driveway.

7. The Unit Owners shall keep all exterior walls of their respective units in good condition and repair at their sole cost and expense. No Unit Owner shall do or permit to be done any act or thing that would tend to depreciate the value of the building (i.e. variance in design, colors, roofing, etc.).

8. The Unit Owners may install a fence. Any fence between the two units may be placed on the zero-lot line with both Units being equally responsible for the construction and maintenance of the fence.

9. The construction of a detached single-family home is restricted in the event either or both sides of the twin dwelling are destroyed.

10. This Joint Cross Access and Maintenance Agreement shall run with the land and shall not be terminated, amended or otherwise altered without the approval of the Evansville City Council.

11. Any dispute arising with respect to this Agreement, its making or validity, its interpretation, or its breach shall be settled by arbitration in Rock County, Wisconsin, by a single arbitrator mutually agreed to by the disputing parties pursuant to the then obtaining rules of the American Arbitration Association. Such arbitration shall be the sole and exclusive remedy for such disputes except as otherwise provided in this Agreement. Any award rendered shall be final and conclusive upon the parties, and a judgment may be entered in any court having jurisdiction. In any proceeding with respect to any dispute arising under or to collect any benefits due under this Agreement, the prevailing party in the proceeding shall be entitled to recover the costs of the proceeding and reasonable attorney fees from the other party.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

13. No modification, termination or attempted waiver of this Agreement, or any provision thereof, shall be valid unless in writing signed by the party against whom the same is sought to be enforced.

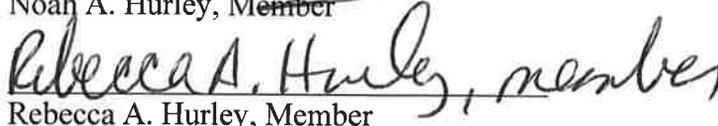
15. This Agreement shall be binding on the parties hereto, their heirs, successors, personal representatives, and assigns.

EXECUTED as set forth below.

Hurley Homes, LLC, by:



Noah A. Hurley, Member



Rebecca A. Hurley, Member

STATE OF WISCONSIN)
COUNTY OF ROCK)ss

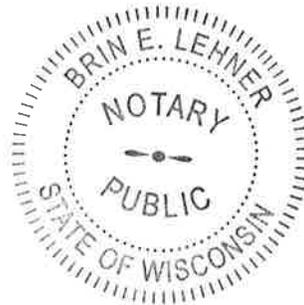
Personally came before me this 5th day of January, 2022, the above named Noah A. Hurley and Rebecca A. Hurley, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of Hurley Homes, LLC.

Brin E. Lehner

Notary Public, Rock County, Wis.

My Commission expires: May 28, 2024

This Instrument was drafted by
Attorney Walter Shannon
State Bar No. 1055751
Shannon Law Office, LLC
104 West Main St.
Evansville, WI 53536



CERTIFIED SURVEY MAP

LOT 168, COUNTRYSIDE ESTATES PLAT NO. 7, LOCATED IN SW 1/4 OF THE NE 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE-HURLEY HOMES, LLC.

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped, and as represented hereon.

x _____
Noah A. Hurley

x _____
Becky A. Hurley

State of Wisconsin
County of Rock SS. Personally, came before me this ____ day of _____, 20____, Noah A. Hurley and Becky A. Hurley to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

CITY OF EVANSVILLE APPROVAL

Approved by the City Council this ____ day of _____, 20____.

City Clerk _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____

SHEET TWO OF THREE SHEETS
Project No. 121-687 For: HURLEY HOMES

CERTIFIED SURVEY MAP

LOT 168, COUNTRYSIDE ESTATES PLAT NO. 7, LOCATED IN SW 1/4 OF THE NE 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Ryan M. Combs, a Professional Land

Surveyor, do hereby certify that I have surveyed, divided, and mapped LOT 168, COUNTRYSIDE ESTATES PLAT NO. 7, LOCATED IN SW 1/4 OF THE NE 1/4 OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. Containing 0.63 of an acre. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of Noah A. Hurley and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 3rd day of January 2022, Janesville, Wisconsin.

RECORDING DATA

No. _____ received for record this _____ day of _____,

20____, at _____ o'clock ____M., and recorded in Volume _____,

Pages _____ of Certified Survey Maps of Rock County,

Wisconsin.

Register of Deeds _____

SHEET THREE OF THREE SHEETS

Project No. 121-687 For: HURLEY HOMES

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI



APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION – STAFF REPORT

Application: LD-2022-0025 **Applicant:** Jesse and Rosa Retrum

Parcel 6-20-191

February 25, 2022

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 8235 N. Cemetery Road, Town of Union

Description of request: An application to create a 1.93 acre (1.77 acres excluding right-of-way) residential lot from its parent parcel, 6-20-191, which is currently 37.0 acres.

Existing Uses: There is an existing residence on the parcel. The remainder of the land is in agricultural use or is otherwise undeveloped.

Proposed Land Division: The CSM will create a 1.93 acre residential parcel, leaving a remaining 35.07 acres on parcel 6-20-191.

This land division falls within the extraterritorial jurisdiction (ETJ) of the City of Evansville. Within this area, the City places limits on the type of lot that can be created. The intention is to preserve lands that may be suited to develop on City utility services in future years while preserve large tracts of agricultural land in the short term. One of the exceptions to this rule is for property zoned for agricultural use that contains an existing

residence. These residences can be separate from the remaining undeveloped land, provided that the remaining land is at least 35 acres in size. The CSM submitted for Plan Commission review tonight meets the requirements set forth in Section 110-230 of the Municipal Code.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

Discussion at the Municipal Services Committee on February 22, 2022 noted that the residential lot on the proposed CSM did not leave a full 35 acres, as required by the City of Evansville's Municipal Code. Municipal Services recommended that this error be rectified prior to submission and review by the Plan Commission. This error was also noted by Rock County Planning and Development, though the 35 acre requirement on the County's end reflected its standards for certified survey maps. In response, the applicant sent an updated CSM to reflect this change, which is included in tonight's application. Staff recommends that the Plan Commission recommend this application for approval by Common Council, with the condition that the final CSM is recorded with the Rock County Register of Deeds and the applicant fulfills the other obligations set forth by the Town of Union and Rock County.

Plan Commission Recommended Motion: *Motion for Common Council to approve of the creation of a 1.97 acre (1.77 acre excluding right-of-way) residential lot from parcel 6-20-191, a 37.0 acre lot zoned A-1 Exclusive Agriculture, located at 8235 N Cemetery Road, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the condition the final CSM is recorded with Rock County Register of Deeds, and that the application fulfills the other obligations set forth by the Town of Union and Rock County.*

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name Jesse & Rosa Retrum

Street address 8235 N Cemetery Rd

City Evansville

State and zip code Wisconsin, 53536

Daytime telephone number 920-428-3448

Fax number, if any _____

E-mail, if any jessedretrum@gmail.com

- Office Use Only -

| | |
|---------------------------------------|---------------------------------|
| Initial application fee | \$150 for CSM \$300 for plat |
| Receipt number | _____ |
| Date of pre-application meeting | _____ |
| Date of determination of completeness | _____ |
| Name of zoning administrator | _____ |
| Date of Plan Commission review | _____ |
| Application number | _____ |

2. Property owner information, if different than applicant.

| | Property Owner 1 | Property Owner 2 | Property Owner 3 |
|--------------------|------------------|------------------|------------------|
| Name | | | |
| Street address | | | |
| City | | | |
| State and zip code | | | |

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|--|---------|---------|
| Name | Ronald J. Combs | | |
| Company | Combs & Associates | | |
| Street address | 109 W. Milwaukee Street | | |
| City | Janesville | | |
| State and zip code | Wisconsin, 53548 | | |
| Daytime telephone number | 608-752-0575 | | |
| Fax number, if any | | | |
| E-mail, if any | rjcombs@combssurvey.com | | |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

4. Subject property information

| | | | |
|----------------------------------|---|--|------------------------|
| Parcel number(s) | 6 - 20 - <u>191</u> . _____ | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ |
| | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ | 6 - 27 - _____ . _____ |
| | Note: The parcel number can be found on the tax bill for the property or may be obtained from the City. | | |
| Current zoning classification(s) | A-4 (Town of Union) Note: The zoning districts are listed below. | | |
| | Agricultural District | <div style="border: 1px solid black; display: inline-block; padding: 2px 5px;">A-4</div> | |
| | Residential Districts | R-1 R-2 R-3 RR LL-R12 LL-R15 | |
| | Business Districts | B-1 B-2 B-3 | |
| | Planned Office District | O-1 | |
| | Industrial Districts | I-1 I-2 I-3 | |

5. Proposed name of subdivision, if applicable.

| |
|-----|
| N/A |
|-----|

6. Complete the following chart.

| | Phase 1 | Phase 2 | Phase 3 | Total |
|---|---------|---------|---------|-------|
| Developed areas (acres) | | | | |
| Common areas / parks (acres) | | | | |
| Stormwater management (acres) | | | | |
| Undevelopable areas (acres) | | | | |
| Total acres | | | | |
| Single-family residential lots | | | | |
| Duplex lots | | | | |
| Multi-family lots | | | | |
| Commercial lots | | | | |
| Industrial lots | | | | |
| Other lots | | | | |
| Total number of lots | | | | |
| Dwelling units | | | | |
| K - 12 school enrollment (dwelling units x 1.5) | | | | |

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

7. Project information

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will your project, as designed, require the issuance of a variance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will your project require all or a portion of the subject property to be rezoned? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will all of the project's stormwater management needs be met on site? |

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

| | |
|-------|-------|
| North | C2 |
| South | A1 |
| East | A1/RR |
| West | A1 |

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

We are seeking approval of an extraterritorial land division to divide parcel 6-20-191 (Tax ID 040 035008) into two lots. A 2 Acre Parcel would be created (Zoned A4), leaving a remaining 35 Acre parcel (Zoned A1). This Land Division was already been approved by the Town of Union on 3/11/2020.

The existing parcel is undeveloped and primarily used for agriculture. The new lot being created consists of an existing home.

The proposed land division is consistent with Section 130 – 230 allowing existing homes to be divided from the primary agriculture parcel.

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

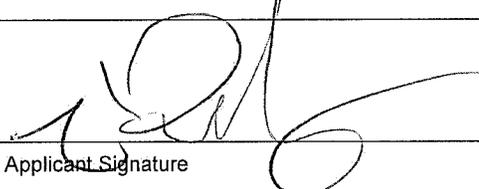
PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

12. Applicant certification

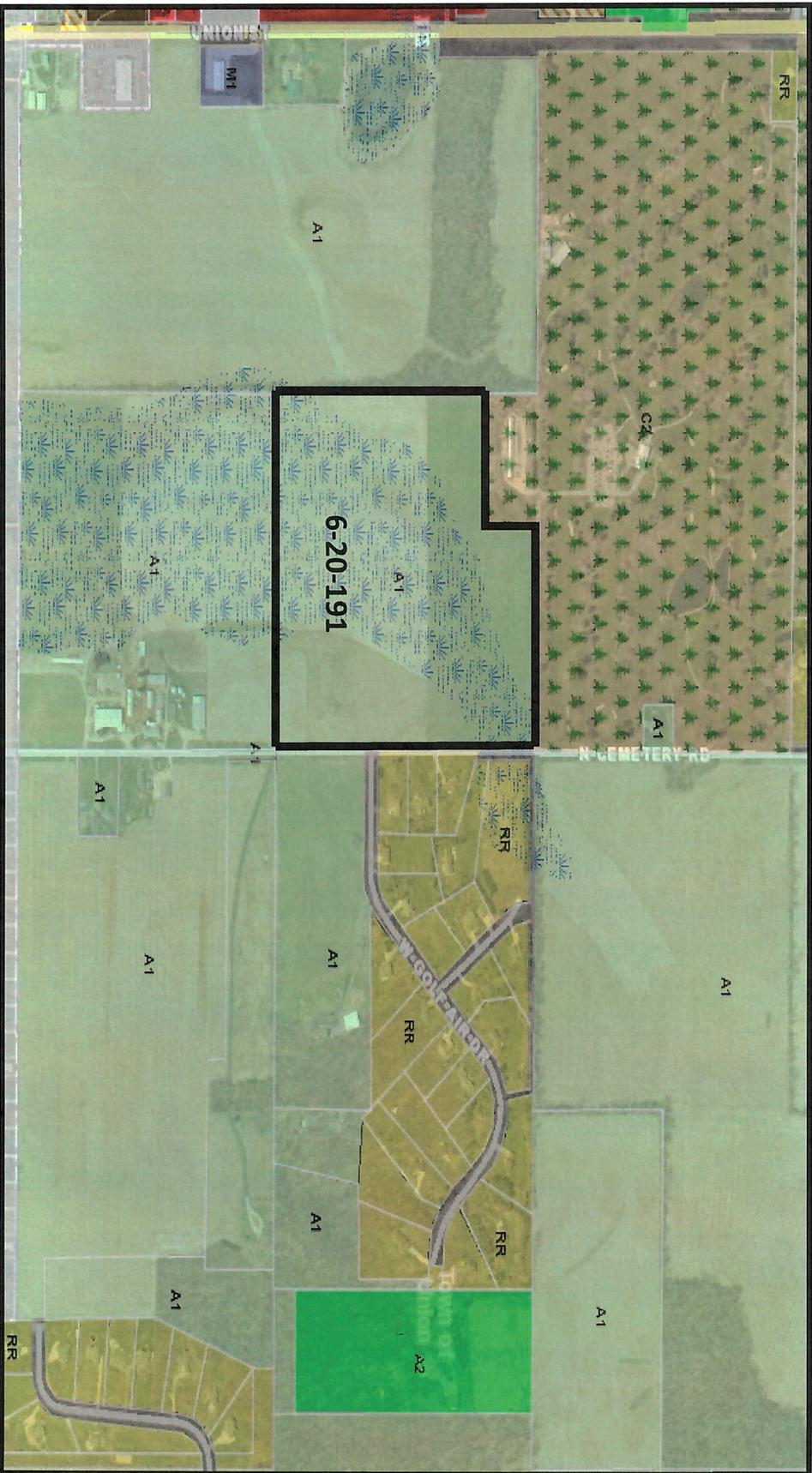
- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

| | |
|--|-----------------------------|
|  <p>Applicant Signature</p> | <p>2/3/2022</p> <p>Date</p> |
|--|-----------------------------|

| | |
|------------------------------|---|
| Governing Regulations | The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code. |
|------------------------------|---|

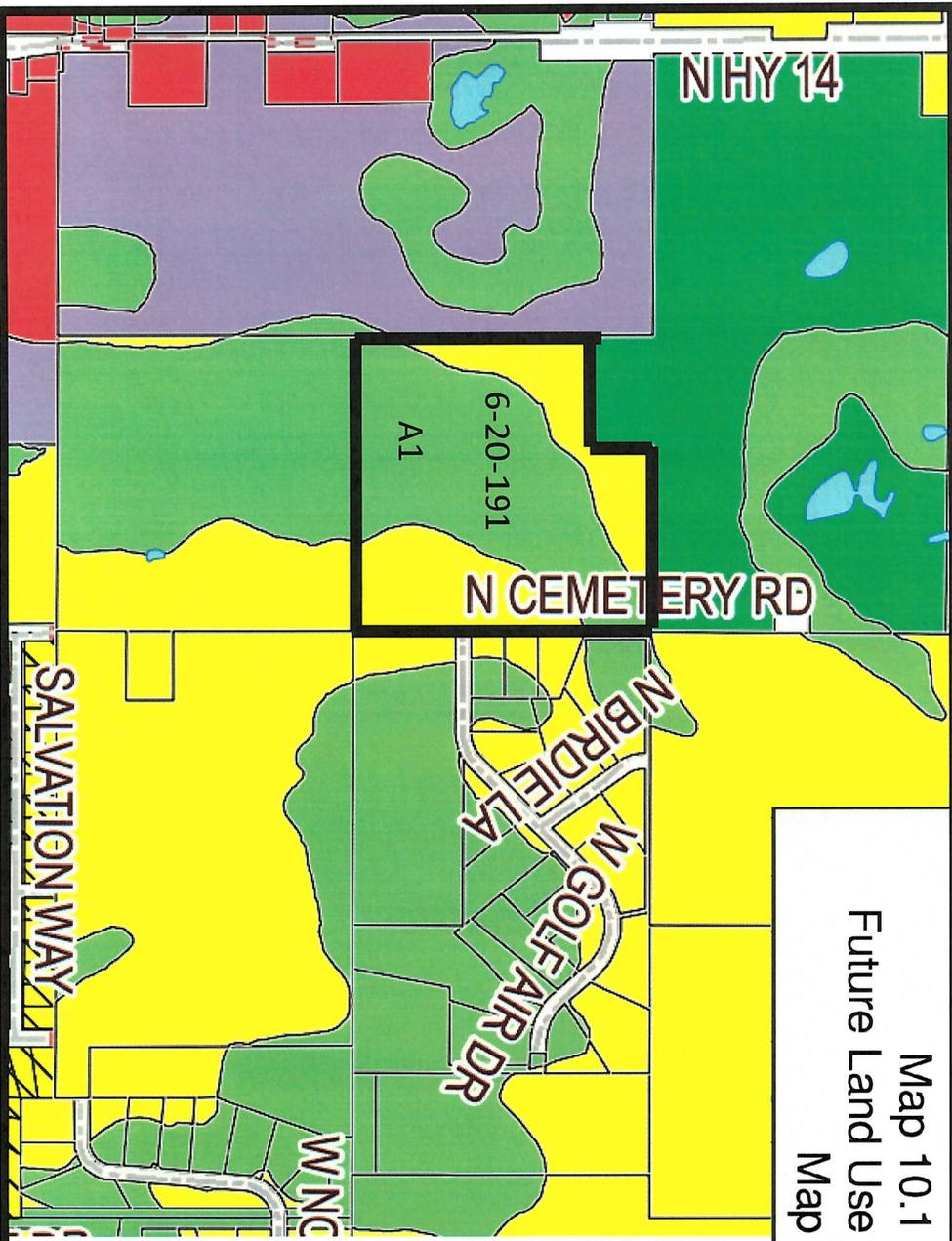
| Checklist for Contents of Certified Survey Map / Preliminary Plat | Complete ? | |
|--|-------------------------------------|-------------------------------------|
| | Yes | No |
| a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Name and approximate location and width of all existing adjoining streets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Location and dimension of all boundary lines of the property, expressed in feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Two-foot contour intervals (subdivision plats only) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Approximate location of existing buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Proposed name of the land division and signature of the owner or agent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m. Date of the map or preliminary plat, scale, and north arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Name and location of any existing or proposed lake, pond, or stream | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Proposed use of lots other than single-family residential use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Current Land Zoning



Current Parcel

Map 10.1 Future Land Use Map



LEGEND

| | |
|--|--|
| | Lakes |
| | Rivers |
| | Future Traditional Neighborhood |
| | Expected 2035 Land Use Boundary |
| | Extraterritorial Boundary |
| | Historic Neighborhood |
| | Established Neighborhood |
| | Planned Neighborhood |
| | Two Family |
| | Multi Family |
| | Central Mixed Use |
| | Mixed Use |
| | Business and Commercial |
| | Traditional Neighborhood Activity Center |
| | Regional Business |
| | Walkable Business |
| | Government and Public |
| | Social and Institutional |
| | Small Scale Industrial |
| | Large Scale Industrial |
| | Parks and Recreation |
| | Open Space and Conservation |
| | Agricultural Preservation |
| | Agricultural |
| | Undeveloped |
| | Rural Conservation Subdivisions |
| | Streets |
| | Railroads |
| | Tax Parcels (Feb 2015) |
| | Municipal Boundary |

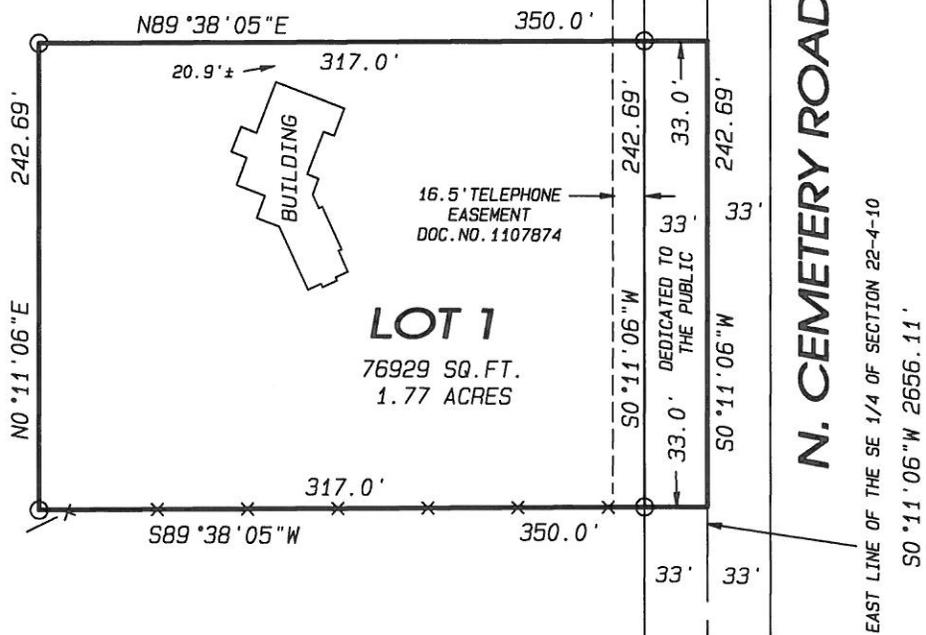
CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



EAST 1/4 CORNER OF SECTION 22-4-10

W. GOLF AIR RD



N. CEMETERY ROAD

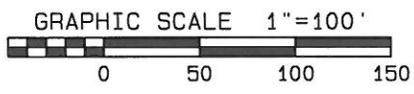
EAST LINE OF THE SE 1/4 OF SECTION 22-4-10
 $S0^{\circ}11'06''W$ 2656.11'

SE CORNER OF SECTION 22-4-10



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND CUT STONE MONUMENT
- ⊙ FOUND COTTON GIN PIN
- x-x- FENCE



NOTE: FIELD WORK COMPLETED February 4, 2022

NOTE: ASSUMED $S0^{\circ}11'06''W$ ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 22-4-10.

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

Project No. 120 - 630
For: PINE KNOLL FARMS

SHEET 1 OF 4 SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

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

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented hereon.



x _____
Jesse D. Retrum

x _____
Rosa D. Retrum

State of Wisconsin
County of Rock SS. Personally, came before me this _____ day of _____, 20____, Jesse D. Retrum and Rosa D. Retrum to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission _____

TOWN BOARD APPROVAL

Approved by the Board of the Town of Union this _____ day of _____, 20____.

Town Clerk _____

CITY OF EVANSVILLE APPROVAL

Approved by the City Council this _____ day of _____, 20____.

City Clerk _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____

ROCK COUNTY PLANNING AND DEVELOPMENT

This Final Land Division No. _____ is approved, this _____ day of _____, 20____.

Secretary _____

SHEET TWO OF FOUR SHEETS

Project No. 120-630 For: PINE KNOLL FARMS

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

The Bank of New Glarus, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the hereon described land, does hereby consent to surveying, mapping and dedication of the land described on this map, and does hereby consent to the certificate of Jesse D. & Rosa D. Retrum. Witness the hand and seal of

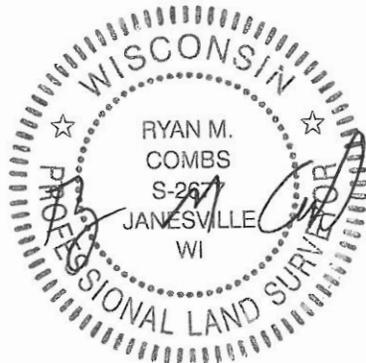
x _____ x _____
(Signature) (Title) (Date)

State of Wisconsin
County of _____ SS. Personally, came before me, this _____ day of _____, 20____.

the above-named _____, to me known to be the person
(Print)

who executed the foregoing certificate and acknowledged the same.

x _____
Notary Public, _____ County, Wisconsin
My Commission Expires _____



SHEET THREE OF FOUR SHEETS
Project No. 120-630 For: PINE KNOLL FARMS

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Ryan M. Combs, a Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at a cotton gin pin at the East 1/4 Corner of said Section; thence S0°11'06"W along the East Line of the SE 1/4 of said Section, 919.27 feet to the place of beginning for the land to be herein described; thence S0°11'06"W continuing along said East Line, 242.69 feet; thence S89°38'05"W 350.0 feet; thence N0°11'06"E 242.69 feet; thence N89°38'05"E 350.0 feet to the place of beginning. Containing 1.95 Acres. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division, and map by the direction of Jesse D. Retrum and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

Given under my hand and seal this 24TH day of FEBRUARY, 2022, at Janesville, Wisconsin.



RECORDING DATA

No. _____ received for record this _____ day of _____, 20____, at _____ o'clock __.M., and recorded as _____, of Certified Survey Maps of Rock County, Wisconsin.

Register of Deeds _____

SHEET FOUR OF FOUR SHEETS

Project No. 120-630 For: PINE KNOLL FARMS

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

MEMORANDUM

To: Town of Union, Plan Commission
Regina Riedel, Town of Union Clerk
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: February 21, 2022

| Summary of Request | |
|-----------------------------|--|
| Requested Approvals: | LD 2022 015 |
| Location: | Tax ID: 040 035008 Parcel Number: 6-20-191 |
| Town: | Union |
| Current Zoned: | A1: Exclusive Agriculture District |
| Future Land Use: | Rural Residential |

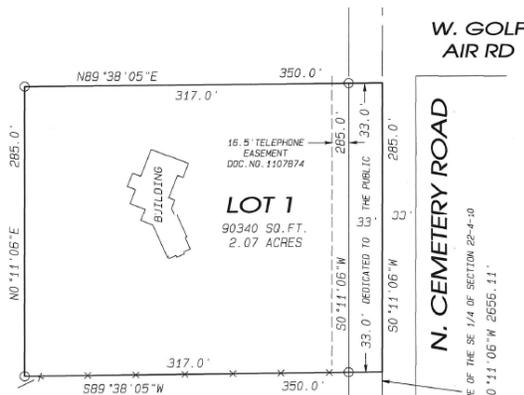
The proposed minor land division is located in the Town of Union. The proposed Certified Survey Map (CSM) is creating two lots out of an existing 37 acres (+/-). The new residential lot will have 2.07 acres (+/-) and has an existing home located on the property. The parent parcel will be left with 34.93 acres.



MEMORANDUM

After reviewing the proposed CSM the following do not meet the minimum requirements:

1. Lot 1 Parent lot thirty five (35) acres or smaller and not included in a Sub-division plat – CSM required. The parent parcel is under 35 acres and should be included in the CSM or shift the lot line to accommodate the .07 acres or add the parent parcel to the survey.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Zoning should be verified by the Town. It is currently zoned A1: Exclusive Agriculture District recommended Rural Residential. The existing residence needs to meet the minimum zoning of the districts including but not limited to: building setbacks, maximum lot coverage and so on. Maximum Lot Coverage Ratio of All Buildings Not to exceed 12.5% of total lot
4. Note on Final CSM:
 - a. “The Lot contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
5. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
6. Dedicate of 33 foot half road right of way along the road at the discretion of the Town of Union.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.



MEMORANDUM

| 4.112 Preliminary Land Division | |
|--|--|
| The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division; | Zoning should be verified by the Town. |
| The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division; | Meets minimum requirements. |
| The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator; | The property is missing the POWTS, Well and driveway access. |
| The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division; | N/A |
| A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division; | N/A |
| A preliminary concept for collecting and discharging stormwater on the land division; | N/A |
| Topography with two (2) foot contour interval on the land division (Subdivision Plats only) | N/A |
| A scale, north arrow, and date of creation; | Meets Minimum requirements. |
| Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes | |

MEMORANDUM

R-R Requirements for Permitted and Conditional Uses

| | |
|---|--|
| Minimum Lot Size | 40,000 sq. ft. |
| Maximum Lot Size | less than 3 acres |
| Minimum Lot Area Per Two Family Dwelling | 55,000 sq. ft. |
| Maximum Building Height | 35 ft. |
| Minimum Front Yard Setback | |
| From Centerline of existing Local Road | 100 ft. |
| From Centerline of existing Collector Road | 110 ft. |
| From Centerline of Arterial Road | 150 ft. |
| From R.O.W. if within a subdivision and not on an existing road. | 50 ft. |
| All front yard setbacks are to also refer to of this ordinance for setbacks on Federal, State and County roads | |
| Minimum Rear Yard Setback | 25 ft. |
| Minimum Side Yard Setback | 15 ft. |
| Accessory Buildings Side Yard Setback | 5 ft. |
| Accessory Building Minimum Rear Yard Setback | 10 ft |
| Minimum Lot Width at Building Line | 100 ft |
| Minimum Lot Frontage on Public Road | 70 ft. |
| Minimum Floor Area Per Family | 1,400 sq. ft. |
| Off-Street parking, Residential | 2 spaces per family |
| Off-Street Parking, Public Gathering | 1 space per 5 seats if applicable, or 1 space per 200 sq. ft. of building |
| Maximum Lot Coverage Ratio of All Buildings | Not to exceed 12.5% of total lot |
| Two Family Dwelling Ratio | Not more than one (1) - two family dwelling per four (4) single family dwellings, or not more than one (1) two family dwelling per four (4) acres of land under a single ownership within the district. |
| Maximum Accessory building Height | 35 ft. or not to exceed the height of the principal building. |



Community Development Updates

February 25, 2022 Colette Spranger, Community Development Director

Recent and ongoing community development activities:

- Colette and Jason attended the Governor's Conference on Economic Development
- Jason and Julie attended the Ehlers Public Finance Seminar
- Colette, Darnisha, and several PC members attended the Fundamentals of Zoning & Land Use Decision-Making
- Colette and Brandon Rutz (EDC member) began work on updating the economic development chapter of the comprehensive plan
- Town of Union has reached out regarding a potential boundary agreement or similar
 - Committee of the Whole on a Saturday in May?
- Beginning updates to the content on Community Development pages on the City website
 - Going to focus on updated contact information on planning/zoning applications
 - Eventual update/overhaul of the Economic Development and Business Resources, Tourism-focused pages

2022 Comprehensive Plan Update

- Community Survey and Visual Preference Survey: They are both live! Take it and spread the word!
 - [Community Survey](#)
 - [Visual Preference Survey](#)
 - Going to try to do more small-scale in-person info sessions around town to boost participation
 - Sending out a link and reminder through the March Water and Light bills
 - Considering extending the survey deadline to end of March
- After receiving feedback from the mayor and administrator, I will be handling more of the comprehensive plan chapter updating internally as opposed to in-session Plan Commission meetings.
 - Result for commission: less material to cover during regular meetings, but likely going to cover many chapters at once in April and May.

- Still haven't ruled out a Saturday session for going over Plan Commission content
- Working with Brandon Rutz (EDC member) on updating the economic development chapter of the comprehensive plan
- Coordinating with Town and Country Engineering to do map updates

Continuing Education for Plan Commission Members

- **This month:** Lake Tides: the newsletter for people interested in Wisconsin lakes
- What else would you like to see?

Loving Wisconsin's Waters for All They Provide

Breathtaking Views, Fun Times Support Economic Health and Overall Well-being

By Mary Monroe Brown, Director, Wisconsin Office of Outdoor Recreation

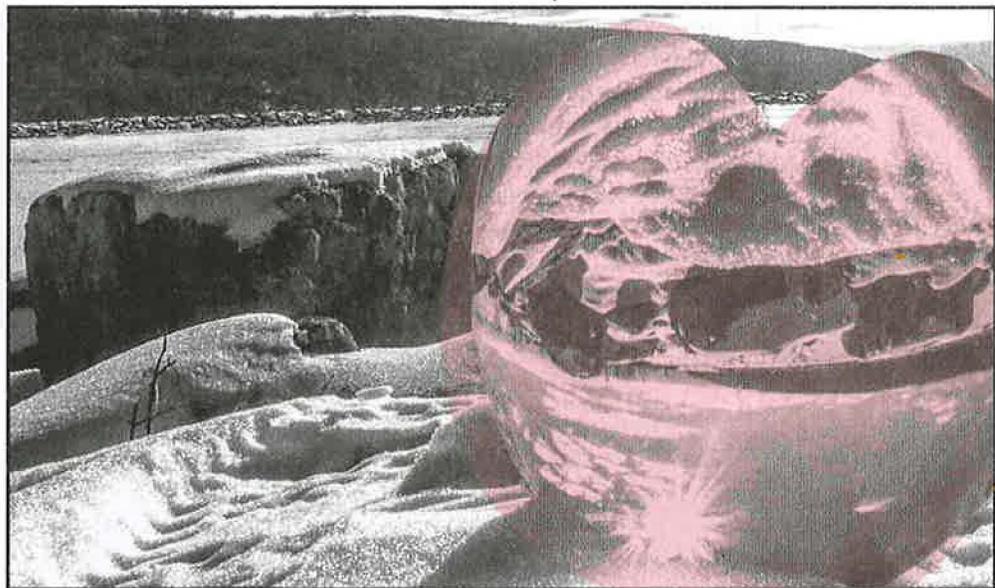
It's a peaceful trek across the frozen lake after a fresh snowfall, the white horizon glistening in the sunlight. Only the sounds of my snowshoes plunging through the powder and the screeching hawk soaring above break the quiet of the winter morning. This is one of my favorite places.

Growing up, our family spent much of our summers on the lake, swimming, fishing, or paddling. During winter weekends, there was snowmobiling, ice fishing, or adventures on cross-country skis through the forest trails. No matter the season, I know I'm not alone in loving the lake.

Bordered on three sides by water – two Great Lakes and the Mighty Mississippi – and with 15,000 inland lakes and 84,000 miles of rivers and streams, Wisconsin is a natural playground and an outdoor lover's dream. It should come as no surprise that the outdoors, and our abundance of accessible waters, are a top reason for visiting Wisconsin. With our fun-loving spirit, Wisconsinites are proud to share all the outdoors has to offer with others. From fishing guides to outfitters, naturalist educators to marina managers, outdoor recreation supports the livelihoods of approximately 90,000 Wisconsinites each year.

For over one hundred years, from the early development of the Northwoods as an outdoor vacation destination, outdoor recreation runs deep in the Wisconsin story. The natural photography

(Continued on page 2)



Kami Healy - adjusted

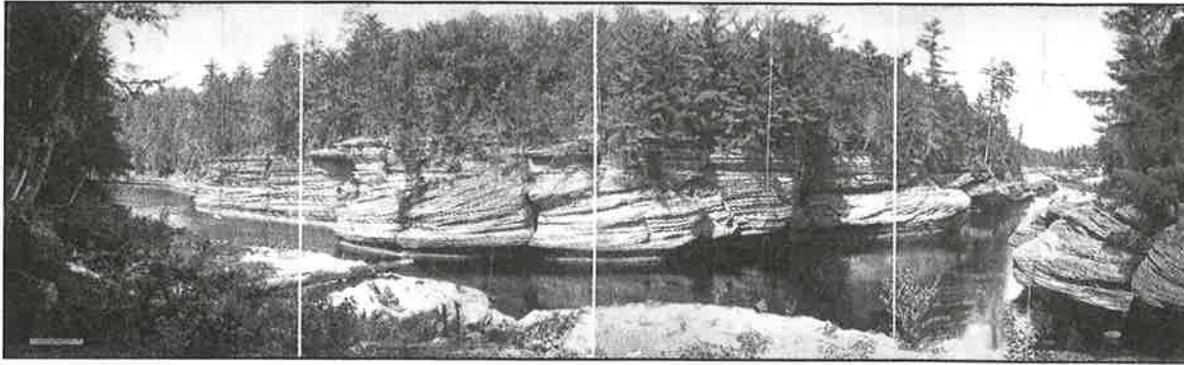
Lake Tides

The newsletter for people interested in Wisconsin lakes

Volume 47, No. 1 Winter/Spring 2022

Wisconsin Lakes Partnership





The Narrows, Dells of the Wisconsin

translates into vital economic impact that supports communities across Wisconsin. Anglers, alone, are estimated to spend \$1.5 billion fishing in Wisconsin annually according

More people discovered the physical and mental health benefits of time spent outside, and in that discovery, more people began to understand and value what the outdoors provides.

of Henry Hamilton Bennett made the Wisconsin Dells famous even before the advent of the automobile and long before waterparks were ever imagined. Travelers came by train from Milwaukee, Chicago, Cleveland, and beyond to visit the idyllic scenery of the Dells and the Wisconsin River. In 1922, as Americans were able to travel and explore more remote locations with the automobile, the Wisconsin Resort Association was established to create services and amenities for tourists and encourage them to visit the Northwoods. The rest, you might say, is history.

With over six million acres of public land and all navigable waterways held in the public trust, Wisconsin's outdoors is one of the most accessible around. We know that when people recreate in Wisconsin, businesses and communities benefit. Take, for example, a family that travels to their favorite lake for a weekend of boating and fishing. They stop at the grocery store to load up on meals and snacks, maybe the bait shop for supplies (and tips about what type of bait to use if the locals are willing to share that coveted information), and the marina where they fuel up and launch the boat. They rent a cabin for the weekend and decide to eat a meal at a local restaurant and before they head for home, buy a souvenir or two at a shop on Main Street. All that spending

to a study by the American Sportfishing Association.

Outdoor recreation in Wisconsin isn't just a fun thing to do. The state's outdoor industry is a \$7.8 billion engine supporting jobs in a variety of sectors in both rural and urban areas. In Wisconsin, we don't just ride bikes; we make the bikes. And we're not just "gone fishing;" we craft the rods and lures. We make paddles, boats, and a long list of other gear and equipment that help us enjoy the outdoors. Wisconsin ranks fifth in the nation of all jobs in outdoor recreation-related manufacturing.

No doubt Wisconsin's abundant waters helped birth the "Best Rods on Earth," still handcrafted in North America's largest fishing rod manufacturing facility at St. Croix Rod in Park Falls. The water also lured Bending Branches to the eastern shores of the St. Croix River in Osceola to become the largest manufacturer of canoe and kayak paddles in the world! Just last year, the Lake Geneva area attracted luxury boat maker Grand Craft from neighboring Michigan. Wisconsin's industrious history and outdoor heritage are a dynamic duo for outdoor recreation manufacturers who can offer their employees a place to live out their passions and channel those experiences back into their work,

Outdoor Recreation: A Top Driver of Wisconsin's Economy



\$7.8 billion is contributed to Wisconsin's GDP by the outdoor recreation industry, and it is growing faster than the overall economy.



Wisconsin ranks 5th in the U.S. for the share of all jobs in outdoor recreation-related manufacturing.

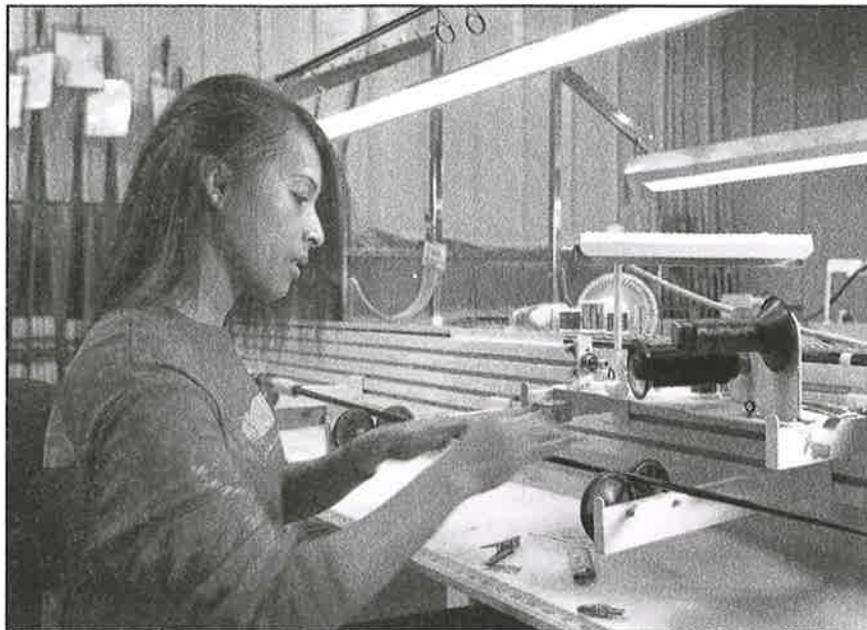


93,000 jobs are supported by outdoor recreation in Wisconsin, contributing \$3.9 billion in worker compensation.



95% of Wisconsin residents participate in outdoor recreation, and it is a primary driver behind visitation to the state.

There is a direct connection between the state's natural resources, how we enjoy them, the livelihoods they support, and the economic health and overall well-being of our residents and communities. Outdoor recreation amenities, such as parks, trails, lakes, and rivers, are increasingly considered as important factors raising the quality of life for residents and the livability of a community. Not only are these features a draw for tourists, but also for new residents, including business owners and entrepreneurs which provide long-term economic benefits. In fact, Headwaters Economics found in a nationwide analysis of census and additional data that people are more likely to move to areas defined as "recreation counties" compared to "non-recreation counties."



During the pandemic, the rise of "Zoom Towns" further illustrated the importance of outdoor recreation as many more employees were able to work remotely and chose to relocate to communities where access to the outdoors and recreation infrastructure were well-established. Second homes became home bases. Lunch hours became a chance to escape outside for a quick hike, bike, or paddle. And after work hours were filled with more outdoor adventures without the hassle of packing up the car and traveling to get there. More people discovered the physical and mental health benefits of time spent outside, and in that discovery, more people began to understand and value what the outdoors provides.

We have long known the health and wellness benefits of nature and outdoor recreation. From combating chronic diseases like obesity, diabetes, and heart disease, to improving

mental focus, clarity, and mood, and even boosting immune system efficiency, time spent outside is key to healthy living. But even with research mounting, outdoor spaces and recreation have often been considered more of a "nice to have" or "fun thing to do." Increased participation has led to shifts in behavior, and the role of the outdoors and recreation is gaining acceptance as part of a healthy human life.

If there is any silver lining of the pandemic, maybe this is it – a growing number of people have connected to the outdoors and now understand all the benefits it provides for us. From keeping a tourism economy afloat when travel is restricted, to making a community desirable for residents, supporting livelihoods of guides and manufacturers alike, providing an outlet for stress relief or a way to be active, or just being a place to make memories with

Wisconsin's industrious history and outdoor heritage are a dynamic duo for outdoor recreation manufacturers who can offer their employees a place to live out their passions and channel those experiences back into their work.

family or friends, the outdoors is a remarkable connector and provider.

Touching our lives in nearly countless ways, the outdoors is gaining recognition as an important and fundamental

(Continued on page 5)



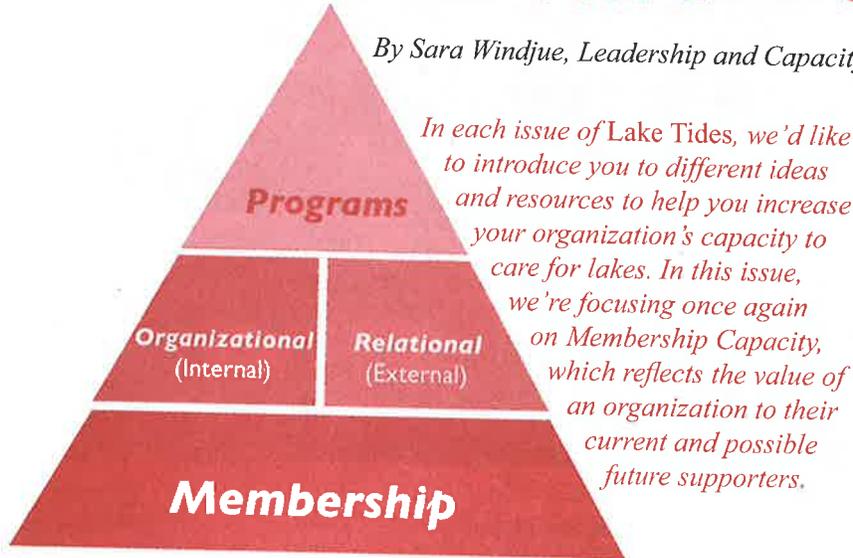
Travel Wisconsin



Capacity Corner - Feb. 2022

Show Your Love of Lakes!

By Sara Windjue, Leadership and Capacity Development Specialist, Extension Lakes



You might be a member of your local lake association, or maybe you're automatically a member of your lake district. We'd like to encourage you to show your love of lakes by being actively involved in your local lake group this year. If you are already active, we encourage you to involve a friend or neighbor.

Here are a few levels of organizations you may be interested in:

- Local lake organization - Even if you don't reside on a lake, you could still support the lake organization by making a donation or becoming a member (if that is an option).
- County or regional lake organization
- Local and regional land trust
- Producer-led watershed group
- Statewide lake organization, Wisconsin Lakes
- Local or statewide wetland or river organization

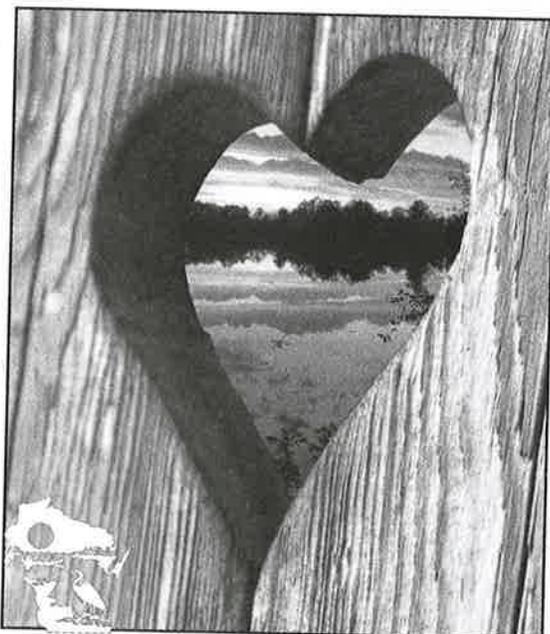
Most of these organizations can be found through the statewide *Lake List*, an online resource to help you connect with other lake organizations and businesses. Just go to www.uwsp.edu/uwexlakes and click on "Lake Organization Search" in the left navigation menu.

If you're thinking about ways to grow your own organizational membership, look beyond the lake to more civic/social causes in your area. Becoming an organizational member of other local groups shows that you're interested in the community as a whole. This will allow you to explore similarities and build partnerships, which will benefit both organizations and the community.

Make it a goal in the new year to show your love of lakes by becoming a member of a new organization. And don't keep it a secret - let us know through social media (<https://www.facebook.com/wilakespartnership>) or email (uwexlakes@uwsp.edu)! ♥

Think about the different organizations you are a member of and why you joined in the first place. What was it that prompted you to say, "Yes, count me in!"? People tend to join organizations if:

- They understand and believe in what the organization seeks to accomplish.
- They have talents, energy, and/or time to contribute.
- They believe membership will reflect well on them.
- They may receive something beneficial in return for their support.



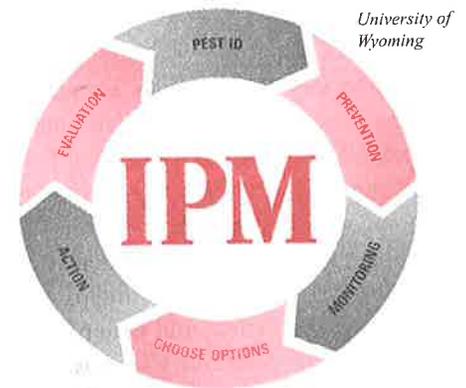
Lake associations attract members who believe that by joining with neighbors, they can have a collective impact on the health of their lake. Lake districts, in contrast, typically have boundaries drawn to include all those landowners who would benefit from the lake district. Once the district is formed, the landowners become compulsory "members" of the district.

Love Your Lake by Planning Ahead

With the New Integrated Aquatic Plant Management Rules

By Madi Johansen, Aquatic Plant Management Team Leader, Wisconsin DNR

A comprehensive update to aquatic plant management (APM) permitting that has been in the works for over two years is coming to conclusion in 2022. Now is the time to be involved if your lake association or district conducts herbicide treatments or operates a plant harvester. The new rule seeks to merge and update two different but overlapping rules for herbicide use and mechanical control into one modern integrated program for managing aquatic plants. While the changes replace much of the out-of-date language and redundancy of the old rules, many of the concepts and procedures remain familiar. The following highlights the key changes that will most affect Wisconsin lakeshore property owners.



University of Wyoming

Now is the time to be involved if your lake association or district conducts herbicide treatments or operates a plant harvester.

control and considers all the available tools to determine the most effective control strategy for a given water that also has the least impact on non-target species and water quality. IPM emphasizes monitoring and evaluation to compare goals to outcomes of control efforts which inform the next round of management.

Integrated Pest Management

Many of the changes center around Integrated Pest Management (IPM). IPM is required by the US Environmental Protection Agency for permits issued for the use of herbicides in public waters. This technique is widely recognized as the most effective approach to managing aquatic plant problems by resource professionals worldwide and organizations like the Aquatic Ecosystem Restoration Foundation. IPM focuses on long-term

Who needs a management plan?

A management plan will be required for most aquatic plant control work that affects a significant portion of a lake or wetland each year. Every five years, for most aquatic plant management projects in Wisconsin, resource managers and leaders will need to update



You Will Need A Plan

- If you are conducting large-scale management.
- If you are managing aquatic invasive species populations.
- If you are controlling aquatic plants for navigation beyond the riparian access zone.

You Will Not Need A Plan

- If you are controlling a pioneering population of any NR 40 Prohibited Species (<https://dnr.wisconsin.gov/topic/invasives/classification.html>).
- If you are creating a riparian access lane to open water.
- If you are operating under a DNR-approved Best Management Practice for your lake.

a plan for their waterbody. Once a plan is drafted, a 21-day public comment period is required with notice advertised in a local newspaper and one other medium (e.g. lake association website).

What if my lake has a surface water planning grant?

If you are working under a surface water planning grant, then you should follow the guidance and requirements of the grant program. The finished planning project, following surface water grant guidance and requirements, will be considered a “complete” plan under the APM Program and will allow you to get a permit.

Plan Longevity

The life of a plan can be extended an additional five years if plant survey data and the past five years of control history show the plan is still working well. In this case, a plan would be updated at the 10-year mark. The DNR is committed to reducing the complexity of plans and streamlining their development and approval.

Large-scale activities that impact the majority of

Large-scale control means the control effort affects a significant part of the lake.

a lake’s ecosystem will require monitoring before and after control. Lake surveys will follow standard point intercept (PI) survey protocols. For many lakes, these changes will not be that new since, over the past 20 years, most lake organizations conducting APM on a large scale have already developed plans and conducted some annual surveys. If you are not conducting large-scale control or your lake is under 10 acres in size, you will not need to conduct additional monitoring as part of your permit.

Notification Process

For years, the DNR has heard about the need to improve public notification of APM activities. The requirement to publish notification of a permit application in a newspaper has been eliminated. The DNR will post all permits on lakes over 10 acres on its website for a 14-day public notification period. The applicant

Proposed Large-Scale Thresholds

The proposed large-scale threshold for **herbicides and pesticides** will be if the herbicide concentration calculation shows a specific herbicide (at planned control rates in the planned area of control) will affect most or all of the body of water.

The DNR estimates 7-10% of lake permits for chemical control may have large-scale effects under the proposed rule.

The proposed large-scale threshold for **mechanical harvesting** will be if the control area will go over 50% of the littoral area of the lake.

The DNR estimates 5% of the mechanical harvesting operations in the state may have large-scale effects under the proposed rule.

will provide a copy of the permit application to any affected lake or property owners’ association, lake district, and to all riparian property owners within five days of submitting the permit to the DNR. Once a permit is approved, permit holders will post two signs at all public access points. One 8.5x11-inch sign will include control dates and a map of the control areas. The other 8.5x11-inch sign will include information about the permit and the management plan. This applies to all control activities (mechanical, physical, biological, and chemical) on lakes over 10 acres.

Share Your Comments

Comments on the rule may be submitted to Madison.Johansen@wisconsin.gov until March 1, 2022. There will be a public hearing on the rule February 22, 2022 at 1:00 PM via Zoom. The DNR will consider all written comments and oral testimony in preparing the final draft scheduled for approval by the Natural Resources Board this summer. Following legislative review in early 2023, the rule should be published and in effect for the middle of 2023.

The best way to be engaged and ensure your voice is heard on the revisions is to sign up for GovDelivery (<https://public.govdelivery.com/accounts/WIDNR/subscriber/new>) and watch the APM Rules web page. There you will find the most up-to-date information and when and how you can provide input into the rule-making process. You may visit the APM Rules webpage for guides on what is in the rule, information on how to get involved, and summaries of all rulemaking efforts to date.♥

Need additional information or have questions?

Google Search: “WDNR aquatic plant rules”

Go to:

<https://dnr.wisconsin.gov/topic/lakes/plants/rules>

Email:

Madison.Johansen@wisconsin.gov

Carroll.Schaal@wisconsin.gov



Loving the Trumpeter

Trumpeter Swans Back from the Brink

By Paul Skawinski, Statewide Citizen Lake Monitoring Network Educator, Extension Lakes

strichpunkt - Pixabay

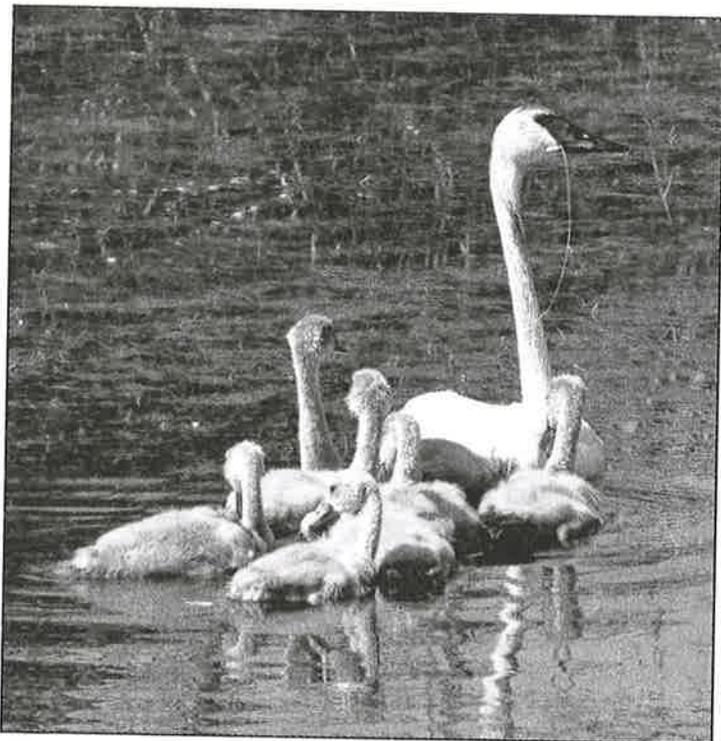


Lifetime Bonds

Trumpeter swans form lasting bonds even before sexual maturity, and most will mate for life. A pair that discovers a good habitat and successfully raises a family will return year after year to nest, occasionally using the exact same nest as before. They use mounds of vegetation to build a nest to raise their young. Some trumpeters will harvest the vegetation themselves, but many prefer to repurpose a beaver lodge, muskrat mound, or small floating islands.

Wisconsin's heaviest bird – the trumpeter swan – is an iconic, all-white bird that prefers large, open wetlands with an abundance of diverse aquatic vegetation to eat. At up to 25 pounds with a wingspan of over 60 inches, they are enormous birds and require at least 100 yards of open water to noisily run across as they prepare to fly.

Tom Koerner/USFWS

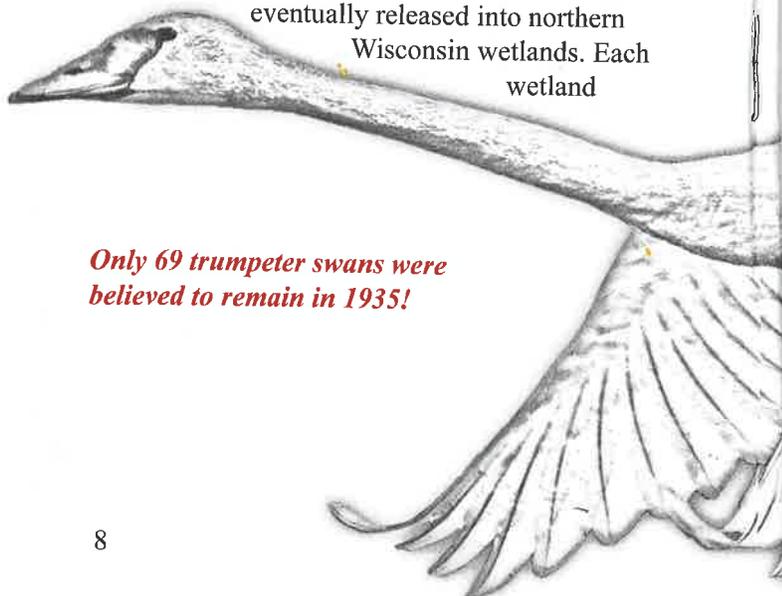


The love that trumpeter swans feel for their babies, called cygnets, is strong. They will keep their cygnets close and aggressively defend them from predators, such as bald eagles, great horned owls, river otters, and coyotes.

Almost Loved to Death!

These majestic swans suffered a precipitous decline from the 1600s to the early 1900s. Trumpeter swans were hunted for their feathers to decorate hats, and their down-covered skins were turned into powder puffs. Only 69 trumpeter swans were believed to remain in 1935, perhaps with some additional swans in isolated areas of Alaska and Canada.

Wisconsin began a recovery program in 1989 to increase the trumpeter swan population. Each year, 37-50 eggs were collected from Alaska and were hatched at the Milwaukee County Zoo from 1989-1997. The program was a terrific success, with a 93% hatching success rate (typical hatching success rate in the wild is 60-80%). These hatched birds were eventually released into northern Wisconsin wetlands. Each wetland



Only 69 trumpeter swans were believed to remain in 1935!

Look-A-Likes

Trumpeter swans may be confused with other large white wetland birds such as mute swans, tundra swans, or pelicans.

Mark Lorch - Flickr - Creative Commons



Mute swans are slightly smaller with an orange bill and typically hold their neck with more of a curve. The trumpeter swan's bill is all black, except in juveniles where there may be a pinkish patch on the side.



Max Pixel

Tundra swans are smaller than trumpeter swans and have a small yellow patch in front of the eye. The area where the bill meets the head is V-shaped on trumpeter swans and U-shaped on tundra swans.



Paul Skawinski

Pelicans have a shorter neck, and a much longer bill with their distinct yellow "gular pouch" underneath, which can expand to scoop up more than three gallons of water and fish.

selected to receive trumpeter swans had to meet a long list of habitat criteria to give the swans the best chance at survival and reproduction. A total of 394 trumpeters were released into Wisconsin wetlands.

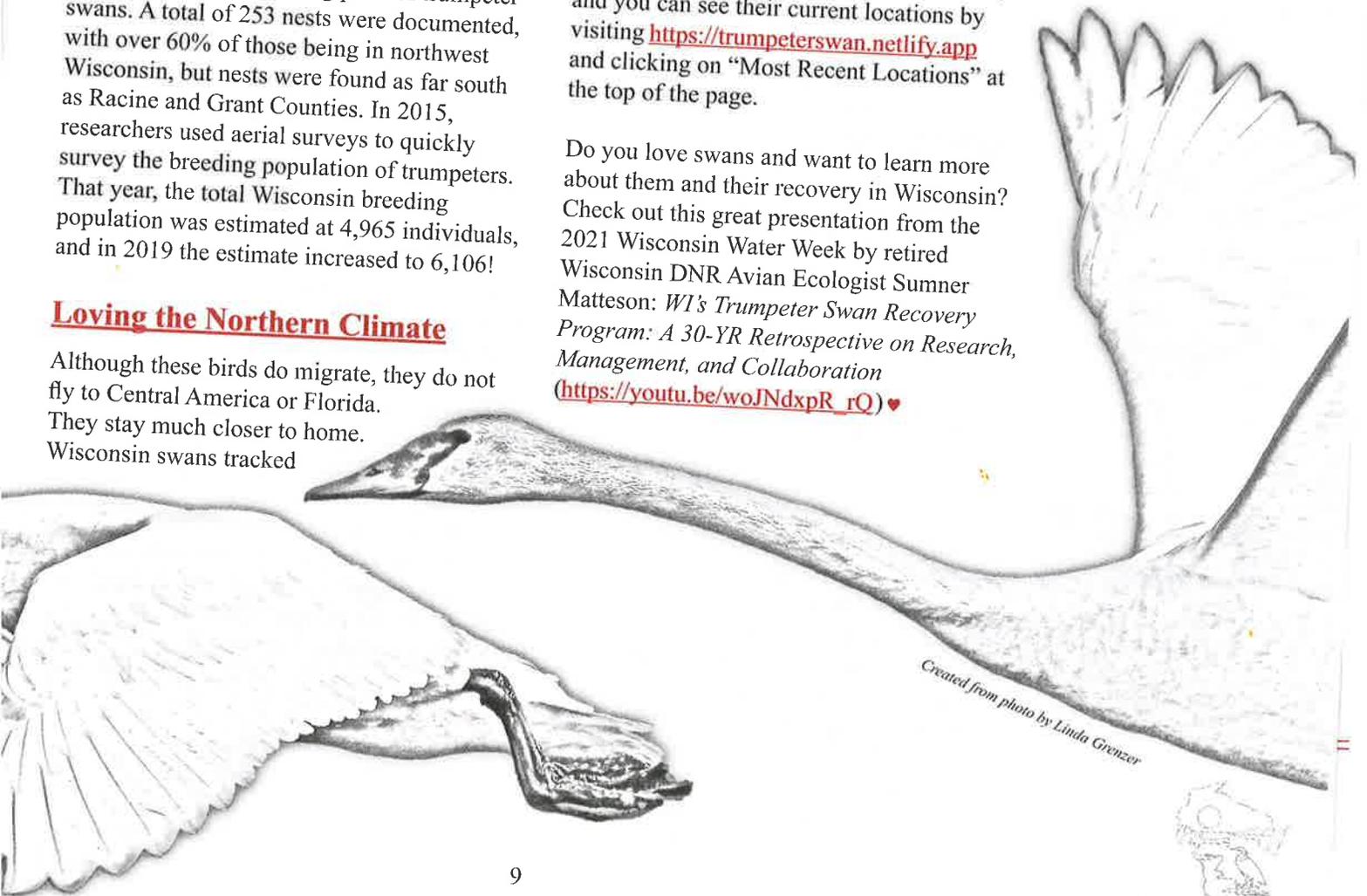
2014 was the year of the most recent ground survey to locate all nesting pairs of trumpeter swans. A total of 253 nests were documented, with over 60% of those being in northwest Wisconsin, but nests were found as far south as Racine and Grant Counties. In 2015, researchers used aerial surveys to quickly survey the breeding population of trumpeters. That year, the total Wisconsin breeding population was estimated at 4,965 individuals, and in 2019 the estimate increased to 6,106!

Loving the Northern Climate

Although these birds do migrate, they do not fly to Central America or Florida. They stay much closer to home. Wisconsin swans tracked

with satellite transmitters during migration were found to migrate as far as 607 miles to southwestern Illinois, but some migrated as little as 41 miles between Crex Meadows Wildlife Area and Hudson, WI. In an ongoing study of trumpeter swans, researchers outfitted a group of swans with satellite transmitters, and you can see their current locations by visiting <https://trumpeterswan.netlify.app> and clicking on "Most Recent Locations" at the top of the page.

Do you love swans and want to learn more about them and their recovery in Wisconsin? Check out this great presentation from the 2021 Wisconsin Water Week by retired Wisconsin DNR Avian Ecologist Summer Matteson: *WI's Trumpeter Swan Recovery Program: A 30-YR Retrospective on Research, Management, and Collaboration* (https://youtu.be/woJNdxpR_rQ) ♥



Created from photo by Linda Grenzer



Encouraging Students to Love our Waters

Educator Resources from WCEE

By Gina Smith, Resource Specialist, Wisconsin Center for Environmental Education

The Wisconsin Center for Environmental Education (WCEE) provides several opportunities for educators to engage students in water exploration through its “Trunks and Kits” program. Water-themed kits can be borrowed from the WCEE for up to four weeks and include materials and activities that support hands-on learning in classrooms, nature centers, or outdoors. Kits available for check-out include:

Great Lakes Invasive Species Identification Kit

Learn about species that are invading the Great Lakes and what can be done to help stop their spread! This kit includes 10 preserved examples of invasive animal and plant species, and helps students of all ages learn how to recognize some of the invasives that are harming the Great Lakes.

Groundwater Model

The Groundwater Model is an interactive classroom tool that is designed to show the flowage of water and toxins through confined and unconfined aquifers. It also demonstrates the effects of pumping on these aquifers. The model can be used as a teacher demonstration or by students themselves. This item must be picked up from the WCEE office (no shipping available).

Impervious Surfaces Kit

Examine what happens to rain as it travels across pervious and impervious surfaces! This kit contains materials for a surface demonstration along with resources and posters that can be used to help learners understand run-off and how it impacts lakes, rivers, streams, and the fish that inhabit them.

All kits can be reserved from the WCEE free of charge, and most can be shipped to locations throughout Wisconsin for a small shipping fee. Links to reserve these resources can be found on the WCEE Library Trunks and Kits website: https://www.uwsp.edu/cnr-ap/wcee/library/Pages/trunks_kits.aspx. ♥

Enviroscape

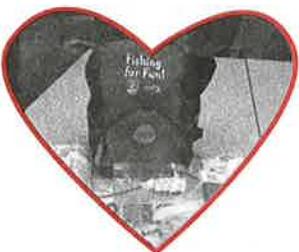
We all live in a watershed with water pollution that originates from many sources. This model helps students visualize what stormwater pollution and runoff looks like. This kit must be picked up from the WCEE office (no shipping available).

Fish Hotel Kit

The Fish Hotel Kit was developed by the Center for Land Use Education at the University of Wisconsin-Stevens Point. The kit helps students explore the benefits of shoreline trees on Wisconsin’s fish species and is recommended for students in kindergarten through 8th grade.

Fishing for Fun Backpack

Help young children learn more about our freshwater species through the Fishing for Fun Backpack. The backpack includes hands-on activities related to fishing, freshwater mussels, and aquatic macroinvertebrates that encourage exploration of Wisconsin’s many water resources. Kits were assembled by the U.S. Fish and Wildlife Conservation Office in La Crosse and Friends of the Upper Mississippi Fishery Services. Kit is recommended for learners ages Pre-K through 5th grade.



photos provided by WCEE



From Wisconsin Lakes with Love

By Mike Engleson, Executive Director,
Wisconsin Lakes



**WISCONSIN
LAKES**

In keeping with this year's Lakes and Rivers Convention theme of "protecting what we love," the board and staff of Wisconsin Lakes, your statewide lake organization, would like to take a moment to reaffirm our love of all Wisconsin's waters, as well as all our members! And we want you to know we are truly excited about the year to come.

For one, we enthusiastically look forward to the return of an in-person statewide Lakes and Rivers Convention in April, along with the NW Wisconsin Lakes Conference (June 17, Spooner or Hayward), and other local and regional gatherings. Of course, we all know that conditions can change quickly in these pandemic times and realize we're planning around that as well.

Much More On Tap for Wisconsin Lakes in 2022!

We'll be:

- Offering webinars and in-person seminars on advocacy (as part of our Lakes in Action program), communications (as part of our Lakekit program), and various other topics.
- Releasing the results of our survey and interview work regarding boater and AIS professional attitudes towards boat cleaning and decontamination solutions and continuing to help the state develop a strong and effective boat cleaning strategy.
- Expanding our efforts to provide research, analysis, and education on a wide range of issues related to the recreational impacts of watercraft on our waters, including the impacts of "enhanced wakes." Among other activities, we'll be hosting a full-day workshop at the Lakes and Rivers Convention.
- Continuing our history of advocacy for sound, science-based water policy through participation in important rulemakings, monitoring key legislation, and continuing our work to help pass a comprehensive overhaul of lake district law in Wisconsin.
- Launching new fundraising campaigns and pursuing new grant opportunities to provide a stable foundation for our work and add needed staffing, so we can accomplish all of our goals and objectives.

To all of you who contributed in 2021 to our efforts, we offer our heartfelt gratitude. The past year was one of our strongest fundraising years on record. Now, we need your support more than ever in 2022 to give us the resources to do even more, and do it even better.

Good luck to you in all of your pursuits! May the waters you love be clean, safe, and protected, and may you enjoy all they have to offer in 2022! ♥

wisconsinlakes.org





Network with Fellow Water Lovers

Registration Open, Early-Bird Pricing Ends February 28

That's right, it's finally time to meet in person again for the 44th annual statewide Lakes and Rivers Convention, April 6-8, 2022 - part of Wisconsin Water Week!

5-minutes to Share Your Lake or River Passion

Share your latest research, project, or success story through a poster or lightning talk! Submit your idea via the website by March 1.

Get to Know the App

We are using an app! Why? So you can:

- Quickly access the agenda and mark/view your favorites,
- Connect with speakers, exhibitors, and other attendees,
- Respond to real-time polls, and
- Ask questions during a presentation.

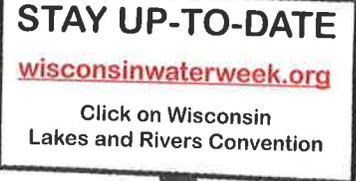
Read about many more benefits, as well as instructions on how to download and use the Eventleaf Guide app on the Convention website.



Love the Lakes and Rivers Convention, but can't make it in person?

You're in luck! There will be limited virtual opportunities this year. We will be using technology to share our live Thursday and Friday keynote speakers (Chad Pregracke, Living Lands & Waters and Charlie Wooley, US Fish and Wildlife Service), as well as one stream of Hot Topics and Lightning Talks to a virtual audience via Zoom. Just register for "The Virtual Convention" and make sure you have Zoom downloaded on the device you will use to attend virtually. All virtual options will be happening live at the Convention, so if you're planning to attend in person, you do not need to sign up for both.

We can't wait to see you! ♥



Deadline: March 21

Show Your Love for Lakes Through Photos!

Show us what you love about your lake or river by submitting your two best photos to the Lakes and Rivers Photo Contest – you could win \$100! More details at wisconsinwaterweek.org - click on "Lakes and Rivers Convention" and find the "Photo Contest" button.

Reserve a Hotel Room

Reserve your room now by calling 715-344-0200 and reference the group name WI Association of Lakes or Group Block Code: AOL. Or visit wisconsinwaterweek.org and click on "Lakes and Rivers Convention" then "Lodging" to find a direct reservation link. Rooms in our group block are limited!



Face coverings will be required at this indoor event while Portage County is at the "high" or "substantial" community transmission level for coronavirus. Should the transmission rate change for the better, we may update this requirement in accordance with CDC masking guidance. The health and safety of our presenters and attendees is important to us, so please bring a mask for each day you are attending. Thank you for your understanding and compliance.

Convention Workshops - Wednesday, April 6

Your 44th annual Wisconsin Lakes and Rivers Partnership Convention will include several hands-on workshop opportunities. Get all the details and pre-register at wisconsinwaterweek.org before all the spots are taken!

Morning Workshops ~ 9:00 AM-12:00 PM

Integrated Aquatic Plant Management (Limit 25)
Madi Johansen, Aquatic Plant Management Team Leader
WDNR

Interpersonal Communication Skills: Key Tools and Resources for Lake Organizations (40)
Brad Gingras, Trainer/facilitator/general strategist,
Superior Strategies

Lake District Commissioner Training for Beginners (50)
Eric Olson, Director and Lake Specialist, Extension Lakes

Shoreland Tools to Protect Your Lake (40)
Pamela Toshner, Lake and Watershed Protection Specialist
and Kay Lutze, Natural Resources Basin Supervisor,
WDNR, Amy Kowalski, Communication Specialist,
Extension Lakes, and Lynn Markham, Shoreland Specialist/
Author, Center for Land Use Education

Surface Water Grants Orientation (40)
Alison Mikulyuk, Lakes and Rivers Team Leader, Laura
MacFarland, Surface Water Grant Program Manager, and
Sarah Fanning, Surface Water Grant Specialist, WDNR

Volunteer Management for Water Organizations (40)
Michele Miller, Student Affairs Manager and Amber
DeValk, Cupboard Operations Coordinator, UW-Stevens
Point

Wisconsin Mussel Monitoring Program Training (40)
Jesse Weininger, Conservation Biologist, and Lisie Kitchel,
Aquatic Ecologist, WDNR

All Day Workshops ~ 9:00 AM-12:00 PM (break) 1:00-4:00 PM

Climate Adaptation for Wisconsin Lakes and Watersheds (Limit 50)
Katie Hein, Lakes Monitoring Technical Lead and
Madeline Magee, Water Resources Management
Specialist, WDNR, Danielle Shannon, Northern Institute
of Applied Climate Science, and Nancy Turyk, UW-
Stevens Point

Managing Recreational Impacts (Limit 40)
Michael Engleson, Executive Director, Wisconsin Lakes

wisconsinwaterweek.org

Agenda subject to change.

Afternoon Workshops ~ 1:00-4:00 PM

Aquatic Plant Ecology and Identification (Limit 25)
Michelle Nault, Lakes and Reservoir Ecologist, WDNR,
Paul Skawinski, Statewide CLMN Educator, Extension
Lakes, and Susan Knight, Associate Scientist, UW-Madison
Center for Limnology Trout Lake Station

Citizen Lake Monitoring Networking (CLMN) Refresher Training/Dissolved Oxygen Meters (40)
Kris Larsen and Rachel Sabre, WDNR, Catherine Higley,
Lake Conservation Specialist, Vilas County, and Sandy
Wickman, CLMN Coordinator, Extension Lakes/WDNR

Introduction to Lake Algae and Cyanobacteria: ID, Ecology, Health Effects, and Tracking (40)
Gina LaLiberte, Statewide Harmful Algal Bloom
Coordinator, WDNR

Lake District Treasurer Workshop (40)
Eric Olson, Director and Lake Specialist, Extension Lakes

Practical Resilience and Systems Thinking for Long-Term Lake Management Planning (40)
Dane Whittaker, PhD Student, Arizona State University

Protecting the Wonderful Waters of Wisconsin (40)
Pamela Toshner, Lake and Watershed Protection Specialist,
Luke Beringer, GIS Technician, and René Buys, Program
and Policy Analyst, WDNR

The Science of Branding (15)
Doug Jensen, Aquatic Invasive Species Extension Educator,
University of Minnesota Duluth

Water Action Volunteers (WAV) Stream Monitoring Training (20)
Katy Thostenson, Water Action Volunteers Program
Manager and Emily Heald, Rivers Educator, UW-Madison
Division of Extension



As of March 1, full day workshops increase to \$80 and half day workshops increase to \$40.



A Partnership Full of Heart

Water Education Improves Lives and Communities in Wisconsin and Nicaragua

By Patrick Goggin, Lakes Specialist, Extension Lakes

This spring, the Wisconsin/Nicaragua Partners (WNP) of the Americas will build off previous work of supporting clean water in Nicaraguan communities. Although water covers 10% of Nicaragua's surface, land and water degradation, pollution, and simple scarcity in some areas jeopardizes the country's ability to provide safe, drinkable water to sustain its population and productivity. In rural areas, where 72% of people lack such access, citizens must often get their water from shallow wells, rivers, streams, and lakes that are polluted with residential sewage, pesticides, and industrial toxins. Since 2018, WNP has sent some 360 water filters to Nicaraguan homes, delivering 192 systems last summer. The systems filter approximately five gallons of water in about 40 minutes.

In addition to carrying forward this work on helping communities connect to clean drinking water, a new wave of additional water education themes and goals is emerging through a growing Lake Nicaragua water education project coming this spring. Led by a steering committee of Patrick Goggin from Extension Lakes at UW-Stevens Point, Kristen Schmidt with the Northern Institute of Applied Climate Science at Michigan Technological

University, and Claudia Taleno, the Project Coordinator who is a Nicaraguan citizen and former laboratory analyst with the Water Resources Research Center in Nicaragua, this project will be piloted in three WNP Learning Centers.

One of the beginning stages in this WNP Lake Nicaragua water education project is to develop and share simple water monitoring activities with community members. Water quality monitoring equipment was recently sent to Nicaragua via WNP. Next month, Patrick and his wife, Quita Sheehan with the Vilas County Land and Water Conservation Department, will travel to the three pilot Learning Centers to unpack this equipment and hold train-the-trainer sessions with Claudia and local volunteers, leading them through activities they can do with community members to grow their knowledge of the importance of clean water and healthy lake habitat.

Further, this water education project will also champion the growing of herbs, fruits, and vegetables through community gardens at the Learning Centers. Patrick and Quita will bring 20 different gardening plants for each pilot site that will be used to produce healthy and sustainable food for communities. All the varieties of garden seeds used in these plantings will be heirlooms, so the communities can harvest the seeds annually to provide a stable seed source for future growing. This is particularly important in Nicaragua as garden seeds can be difficult and expensive to obtain.

Wisconsinites are fortunate to have clean freshwater available statewide. But, we struggle here, as Nicaraguans do, with similar challenges around clean water, like contaminated groundwater, harmful blue-green algae growth, and the loss of fish and wildlife habitat. Together, by sharing our knowledge and learning from each other, we can build better lives and communities that understand more deeply the value of clean water! ♥

<https://www.facebook.com/wisnicpartners>

<https://www.wisnic.org>

You can join our efforts by visiting the WNP website or Facebook page for more information on getting involved, donating, and becoming part of the community of people championing clean water for all. Additionally, check out this recorded presentation from the 2021 Wisconsin Water Week: <https://youtu.be/rRXXM-8-jhqs>.

Provided by ClaudiaTleno



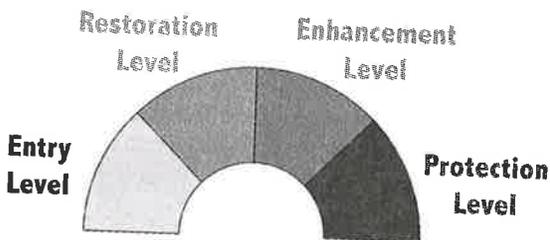


Let's Make Healthy Lakes & Rivers Together!

The Healthy Lakes & Rivers initiative is a statewide effort providing outreach, technical assistance, and funding for five simple and inexpensive best practices that are appropriate for most lakeshore properties. Pitch your Healthy Lakes & Rivers feature story to Pamela Toshner (pamela.toshner@wi.gov) or Amy Kowalski (amy.kowalski@uwsp.edu).

How much do you love your shore?

You can find out by taking the Wisconsin Shoreland Evaluation Tool, a free online, interactive survey for your shoreland property. The Tool, modeled after the Michigan Shoreland Stewards Survey, virtually walks you through your property from the upland, through the buffer or transition zone, and into the water to learn about opportunities for habitat restoration, runoff and erosion control, and other ways to care for your lake or river. It's a smart survey that will lead you down a different path, depending on your answers, and gather a score as you go!



How will your shoreland measure up?

We believe the Tool will help:

- Raise awareness of shoreland health.
- Serve as a private alternative to a site visit.
- Direct shoreland property owners to information about Healthy Lakes & Rivers best practices. <https://healthylakeswi.com/>
- Normalize the process of self-evaluating a property.
- Enable waterbody-scale outreach campaigns and data collection summaries.

Join the Healthy Lakes & Rivers Team at the Wisconsin Lakes and Rivers Convention where there will be ways to learn more, including:

- Wednesday morning workshop - Shoreland Tools to Protect Your Lake (see page 13),
- Lightning talk on Thursday afternoon, and
- Hands-on assistance with the Tool at the Wisconsin Lakes booth.

In the meantime, feel free to test out the Tool at <https://survey.healthylakeswi.com/default.asp>. ♥

The Tool virtually walks you through your property from the upland, through the buffer or transition zone, and into the water to learn about opportunities for habitat restoration, runoff and erosion control, and other ways to care for your lake or river.

CALENDAR

February 15-16 – WWA's Wetland Science Conference - Online

For more information: <https://conference.wisconsinwetlands.org/>

February 18 – Grant Deadline - Midwest Glacial Lakes Partnership

For more information: <http://midwestglaciallakes.org/grant/>

February 28 – Scholarship and Early-bird Deadline - Lakes and Rivers Convention

If you'd like to attend the Convention, but the cost is a barrier, we encourage you to register early for a 20% discount or apply for a scholarship. For more information:

<https://wisconsinwaterweek.org/home/lakes-and-rivers-convention/>

February 28-March 3 – Midwest Aquatic Plant Management Society Conference - Lake Geneva

For more information: <https://www.mapms.org/conferences/2022-conference/>

March 8-9 – Fox/Wolf Watershed Conference - Green Bay

For more information: <https://fwwa.org/2021/11/16/save-the-date-2022-watershed-conference/>

April 6-8 – Wisconsin Lakes and Rivers Convention - Stevens Point and Virtual

For more information: See pages 12-13 or go to <https://wisconsinwaterweek.org/>

