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

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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	1.151034
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	Grove Partners, LLC (Roger Berg)
Street address	102 E. Main Street
City	Evansville
State and zip code	Wi 53536
Daytime telephone number	608-219-7879
Fax number, if any	
E-mail, if any	bergrental@att.net

2. Property owner information, if different than applicant.

	Property Owner 1	Property Owner 2	Property Owner 3
Name	R Four Inc.		
Street address	7538 Territorial Road		
City	Evansville		
State and zip code	WI 53536		

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	Ryan Combs		
Company	Combs & Associates, INC		
Street address	109 W. Milwaukee St		
City	Janesville		
State and zip code	Wi 53548		
Daytime telephone number	608-752-0575		
Fax number, if any			
E-mail, if any	rmcombs@combssurvey.com		

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4. Subject property information

Parcel number(s)	6 – 27 – _____ . _____	6 – 27 – _____ . _____	6 – 27 – _____ . _____
6-20-218.B	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)	Rural Residential	Note: The zoning districts are listed below.	
	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)	28.6			
Common areas / parks (acres)	6			
Stormwater management (acres)	3.2			
Undevelopable areas (acres)				
Total acres	37.8			
Single-family residential lots	17			
Duplex lots				
Multi-family lots				
Commercial lots				
Industrial lots				
Other lots	O.L. 1			
Total number of lots				
Dwelling units	17			
K – 12 school enrollment (dwelling units x 1.5)				

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7. Project information

Yes	No	
☐	☒	Will your project, as designed, require the issuance of a variance?
☐	☒	Will your project require all or a portion of the subject property to be rezoned?
☐	☒	Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them.
☐	☒	Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application.
☒	☐	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.

This original parcel was rezoned by the Town of Union in 1998. There has been three Certified Survey Maps and four subdivisions over the years, the last being approved by the City of Evansville in 2007. This subdivision will complete the road out to N Territorial Road, and complete the development.

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.

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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.

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		☒	☐
b. Name and approximate location and width of all existing adjoining streets		☒	☐
c. Location and dimension of all boundary lines of the property, expressed in feet		☒	☐
d. Two-foot contour intervals (subdivision plats only)		☒	☐
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		☒	☐
f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names		☒	☐
g. Approximate location of existing buildings	N/A	☐	☐
h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference		☒	☐
i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation		☒	☐
j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc		☐	☒
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		☒	☐
l. Proposed name of the land division and signature of the owner or agent		☒	☐
m. Date of the map or preliminary plat, scale, and north arrow		☒	☐
n. Name and location of any existing or proposed lake, pond, or stream		☒	☐
o. Proposed use of lots other than single-family residential use	N/A	☐	☐