

TOWN OF FULTON

PUBLIC HEARING

Tuesday, October 13th, 2015 @ 6:00 pm

Fulton Town Hall

2738 W. Fulton Center Drive, Edgerton

PLEASE TAKE NOTICE that a public hearing will be held before the Town of Fulton Plan Commission at the Fulton Town Hall, 2738 W. Fulton Center Dr., Edgerton, WI beginning at 6:00 PM to consider a zoning change of the following described property, (hereinafter “the Property”), from Residential Low-Density (R-L) to Planned Development (PD)-Gen:

Wisconsin’s Rock River Leisure Estates located in that Part of the NW ¼ and the SW ¼ of Sections 11 and 12, Town 4 North, Range 12 East, of the 4th P.M., Fulton Township, Rock County, Wisconsin, as set forth in the subdivision plat recorded in the Rock County Register of Deeds office as Document No. 830430, including Wisconsin’s Rock River Leisure Estates (outlots 2-12 and lots 8-164), the First Addition thereto, (outlots 13-19 and lots 165-310) as recorded in the Rock County Register of Deeds office as Document No. 859006, and the Second Addition thereto (outlots 20-28 and lots 311-563) as recorded in the Rock County Register of Deeds office as Document No. 887503.

Prior to a comprehensive revision of the Town of Fulton Zoning Ordinance and Zoning Map, all parcels located within the RRLE were zoned Planned Unit Development and on July 14, 2015 all parcels located within RRLE were zoned Residential Low-Density (R-L) due to a lack of specifications of permitted uses under the prior PUD zoning.

In addition to those permitted and conditional uses for the PD Zoning District designated in Appendix A of the Town of Fulton Zoning and Land Use Ordinance (hereinafter “Zoning Ordinance”), it is proposed that the permitted uses for the Property shall include those uses described in the following documents, subject to such restrictions as are set for therein:

- A. Declaration of Covenants and Rules for Wisconsin’s Rock River Leisure Estates and Additions thereto, recorded in the Rock County Register of Deeds office in Volume 565 of Records, pages 277 to 279.
- B. Declaration of an Additional Covenant for Wisconsin’s Rock River Leisure Estates and Additions thereto, recorded in the Rock County Register of Deeds office in Volume 565 of Records, pages 277 to 279.
- C. Declaration of Alterations of and Amendments to Covenant for Wisconsin’s Rock River Leisure Estates and Additions thereto, recorded in the Rock County Register of Deeds office in Volume 602 of Records, pages 298 to 301.
- D. Declaration of Amendment to Covenants for Wisconsin’s Rock River Leisure Estates and Additions thereto, recorded in the Rock County Register of Deeds office in Volume 634 of Records, pages 568 to 570.
- E. Developer’s Statement in Conjunction with the Recording of the Plat for the Second Addition to Wisconsin’s Rock River Leisure Estates, recorded in the Rock County Register of Deeds office in Volume 701 of Records, Page 188.
- F. Amendment to Declaration of Covenants and Rules for Wisconsin’s Rock River Leisure Estates and Additions thereto, Rock County, State of Wisconsin recorded in the Rock County Register of Deeds office on Card N. 106, Images 268 to 271.

- G. Rock River Leisure Estates Covenant Change recorded in the Rock County Register of Deeds office as Document No. 1432070.
- H. Affidavit of Correction recorded in the Rock County Register of Deeds office as Document No. 1913756.
- I. Amendment to Covenant recorded in the Rock County Register of Deeds office as Document No. 1913755.
- J. Affidavit of Correction recorded in the Rock County Register of Deeds office as Document No. 1914545.
- K. Sixth Amendment to Declaration recorded in the Rock County Register of Deeds office as Document No. 2029460.

Further, it is proposed that the allowed parcels shall be as set forth in the Original Plat (containing outlots 2-12 and lots 8-164), the plat for the First Addition (containing outlots 13-19 and lots 165-310) and the plat for the Second Addition (containing outlots 20-28 and lots 311-563), all as more specifically described above.

Subject to the uses described above in documents A through K, the uses of allowed parcels are proposed as identified on said plats, which may be viewed at the office of the Town Clerk-Treasurer.

Any person interested and/or affected by this proposed change will be given a chance to express their opinion at this time. The Town Board will hold a joint meeting with the Plan Commission on **Tuesday, October 13, 2015** immediately following the public hearing taking place at 6:00 P.M. Following the recommendation by the Plan Commission, the Town Board will take action on this request.

Connie Zimmerman – Clerk/Treasurer

Please publish 2 times, on 9/23/15, and 9/30/15

Posted: CKSD, Carl's Shell, Fulton Town Hall & website on 9/16/15