



**Note: Time and
Location**

**SPECIAL MEETING
PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, FEBRUARY 23, 2012 – 5:00 P.M.
PLANNING OFFICE CONFERENCE ROOM - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI
AGENDA**

1. Call to Order
2. Adoption of Agenda
3. Citizen Participation, Communications and Announcements
4. Code Administration & Enforcement
 - A. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2012 002 (Turtle Township) – Steve Meade
5. Adjournment



| | |
|---------------------|-------|
| AGENCY USE ONLY | |
| Application Number: | _____ |
| Received By - Date | _____ |
| (MM/DD/YYYY): | _____ |

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

| | | | | | |
|---|----------------------------|------------|------------|------------|---------------|
| 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE | | | | | |
| a. Name: | Steven Meade | Telephone: | 365-1400 | | |
| Address: | 2241 E. Huebbe Parkway | City: | Beloit | State: | WI Zip: 53511 |
| b. Name: | | Telephone: | | | |
| Address: | | City: | | State: | Zip: |
| 7. AGENT (SURVEYOR AND DEVELOPER) | | | | | |
| a. Surveyor name: | Combs And Associates, Inc. | | | Telephone: | |
| Address: | 109 W. Milwaukee Street | City: | Janesville | State: | WI Zip: 53548 |
| b. Developer name: | | Telephone: | | | |
| Address: | | City: | | State: | Zip: |
| 8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input type="checkbox"/> 6b. <input checked="" type="checkbox"/> 7a. <input type="checkbox"/> 7b. | | | | | |

LAND DIVISION INFORMATION

| | | |
|---|--|---|
| 9. Reason for land division: <input checked="" type="checkbox"/> Sale/ownership transfer <input checked="" type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other: | | |
| 10. Land division area location: | Town of Turtle | <small>SE & SW</small> 1/4 of SW 1/4 |
| | Section 4 | Tax parcel number(s) - 6-19-75, 6-19-66.2 |
| 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of Beloit | | |
| 12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway | | |
| 13. Landowner's contiguous property area (Square feet or acres): 104 acres m/l | 14. Land division area (Square feet or acres): 3.4 acres m/l | 15. Current zoning of land division area: A-1 |
| 16. Number of new/additional lots created by land division: 1 | 17. Future zoning of new/additional lot(s) created by land division: A-3 | 18. Future zoning of parent lot: A-1 |
| 19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions: | | |
| 20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system | | |
| 21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): | | 22. Public improvement construction will begin on (mm/dd/yyyy): |

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

| | |
|--|-------------|
| LANDOWNER/PRIMARY CONTACT SIGNATURE: _____ | DATE: _____ |
|--|-------------|

| APPLICATION CHECKLIST | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Location of the land division area by section, township, and range: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | <input type="checkbox"/> | <input type="checkbox"/> | |
| (1) Buildings: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (2) Streets, alleys, and public ways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (3) Driveways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (4) Rail lines: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (5) Private water wells or water supply systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Private Septic |
| (7) Any other public utilities: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bldgs. have utility services. |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None Proposed |
| (9) Vegetative land cover type: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See Air photo |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (14) Detention or retention areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| l. Any other information required by the Agency: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Nothing Requested |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. Have you provided all required application form information and has the required party signed this application form? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

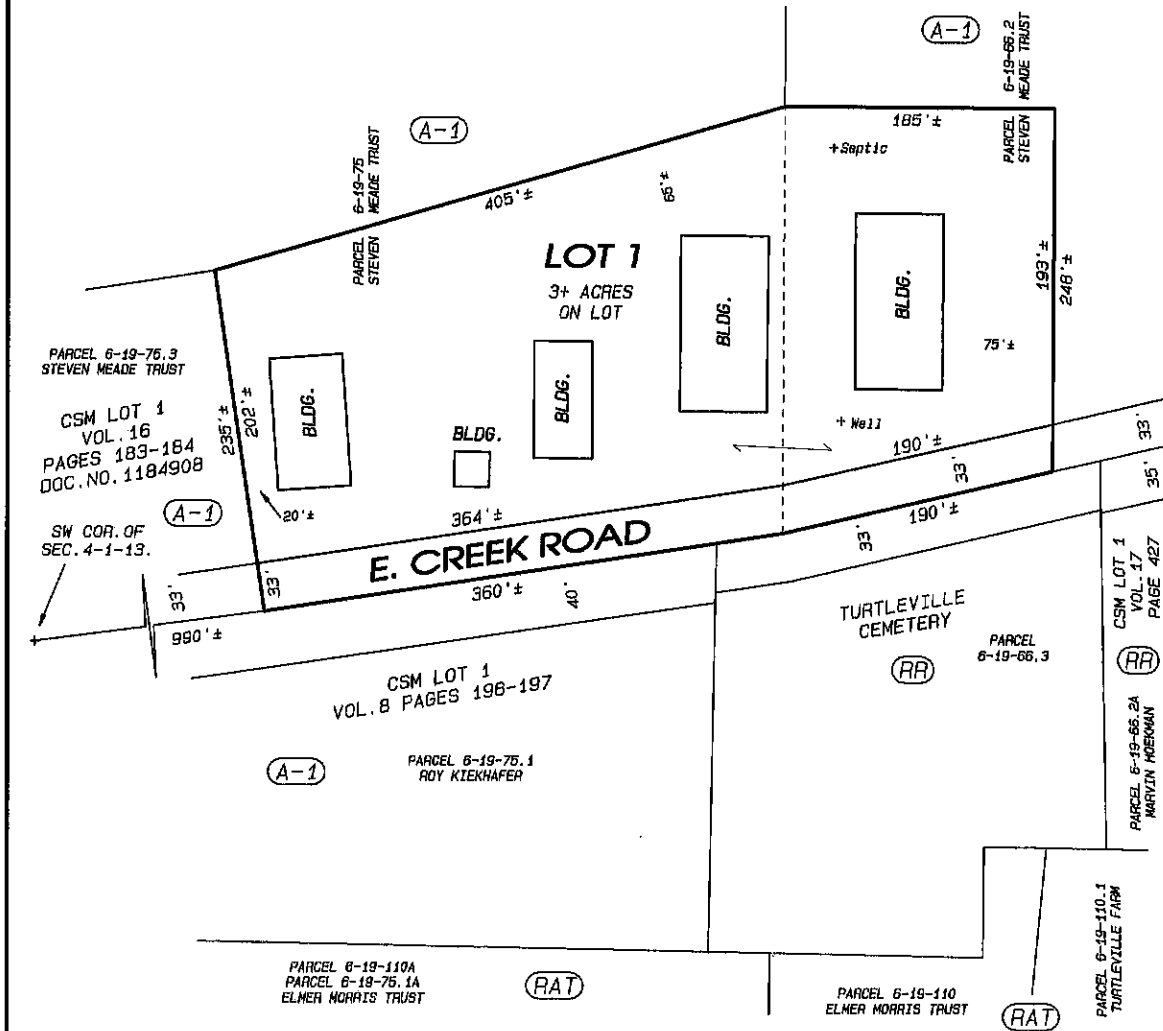
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

Preliminary CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T. 1N., R. 13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



DATE: OCTOBER 5TH, 2011
REVISED: JANUARY 10, 2012

NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 260 For: MEADE



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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