



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 8, 2015 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday, September 24, 2015
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing for Shoreland Conditional Use Permit – Wisconsin Power & Light Company
 - B. **Action Item:** Review & Approval Shoreland Conditional Use Permit – Wisconsin Power & Light
 - C. **Action Item:** Request for Removal of Land Division Conservation Easement from Lot 16, Conifer Hills Third Addition (Union Township) – Kraus
 - D. **Action Item:** Preliminary Land Division Approval
 - LD2015 047 (Milton Township) – Schmidt Tabled from September 24, 2015
 - LD2015 045 (Janesville Township) – Schneider
 - LD2015 049 (Plymouth Township) – Abrahamson
 - LD2015 054 (Milton Township) – Rogers
 - LD2015 058 (Rock Township) – Hazeltine
 - LD2015 059 (Lima Township) - Marzahl
6. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
7. Committee Reports
8. Adjournment

Future Meetings/Work Sessions

October 22, 2015 (8:00 am)
November 12, 2015 (8:00 am)
2nd November Mtg. (TBD)
December 10, 2015 (8:00 am)
2nd December Mtg. (TBD)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2015 005 – Wisconsin Power & Light

DATE: September 29, 2015

Summary:

Rock County P&D Staff has received a request from Wisconsin Power & Light Company for a Shoreland Conditional Use Permit (CUP) for activities associated with the demolition of the Rock River Generating Station adjacent to the Rock River (more commonly known as 827 W. Beloit – Rock Townline Rd.).

During demolition it is possible cranes and lighting may be used that potentially affect air traffic at the Southern Wisconsin Regional Airport. Typically, the airport tower will be notified of daily crane disposition and cranes are lowered at night.

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2015 005 with the following conditions:

1. Erosion control measures shall follow Best Management Practices.
2. If cranes are used in the demolition process shall be lighted/marked, lowered at night and the Southern Wisconsin Regional Airport shall be notified daily of their positioning and use.
3. FAA circular 74-60-1 notice of proposed activity must be filed and reviewed prior to commencing work.
4. This permit expires one year from the date of Committee approval, however, all earthworks and grading creating disturbed areas must be seeded or otherwise stabilize prior to October 31, 2015 to over Winter so there is no runoff issues in the Spring.



September 22, 2015

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Wisconsin Power and Light Company for a Conditional Use Permit for activities associated with the demolition of the Rock River Generating Station. This request is being made in compliance with Section 4.208(2)(A) of the County Shoreland Zoning Ordinance.

The properties are located in parts of Sections 1 and 2 of Beloit Township. More commonly know as 827 W. Beloit-Rock Townline Rd.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, October 8, 2015.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Colin Byrnes
Acting Director of Planning, Economic & Community Development

LG2015019 Wisconsin Power & Light

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
 FAX: (608) 757-5586
 WEB: WWW.CO.ROCK.WI.US



=====

AGENCY USE ONLY

Application No. _____

Date Received _____

Received by _____

=====

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	Wisconsin Power & Light			Telephone	(608)458-0446		
Address	4902 North Biltmore Lane	City	Madison	State	WI	Zip	53707

PROPERTY INFORMATION

LOCATION 827 WBR Townline Road, Town of Beloit

Subdivision Name		Lot & Block	
Lot Size	44 Acres	Present Use	Industrial
Present Improvements on Land	Buildings and equipment associated with former electric generating station (Rock River Units 1, 2, 3, 5 & 6)		
Proposed Use or Activity	Demolition of buildings/equipment associated with former electric generating station and modification of cooling water system		

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	approximately 200 cubic yards
Amount of disturbed area (square feet)	approximately 12 acres
Planned Completion Date	September 9, 2016

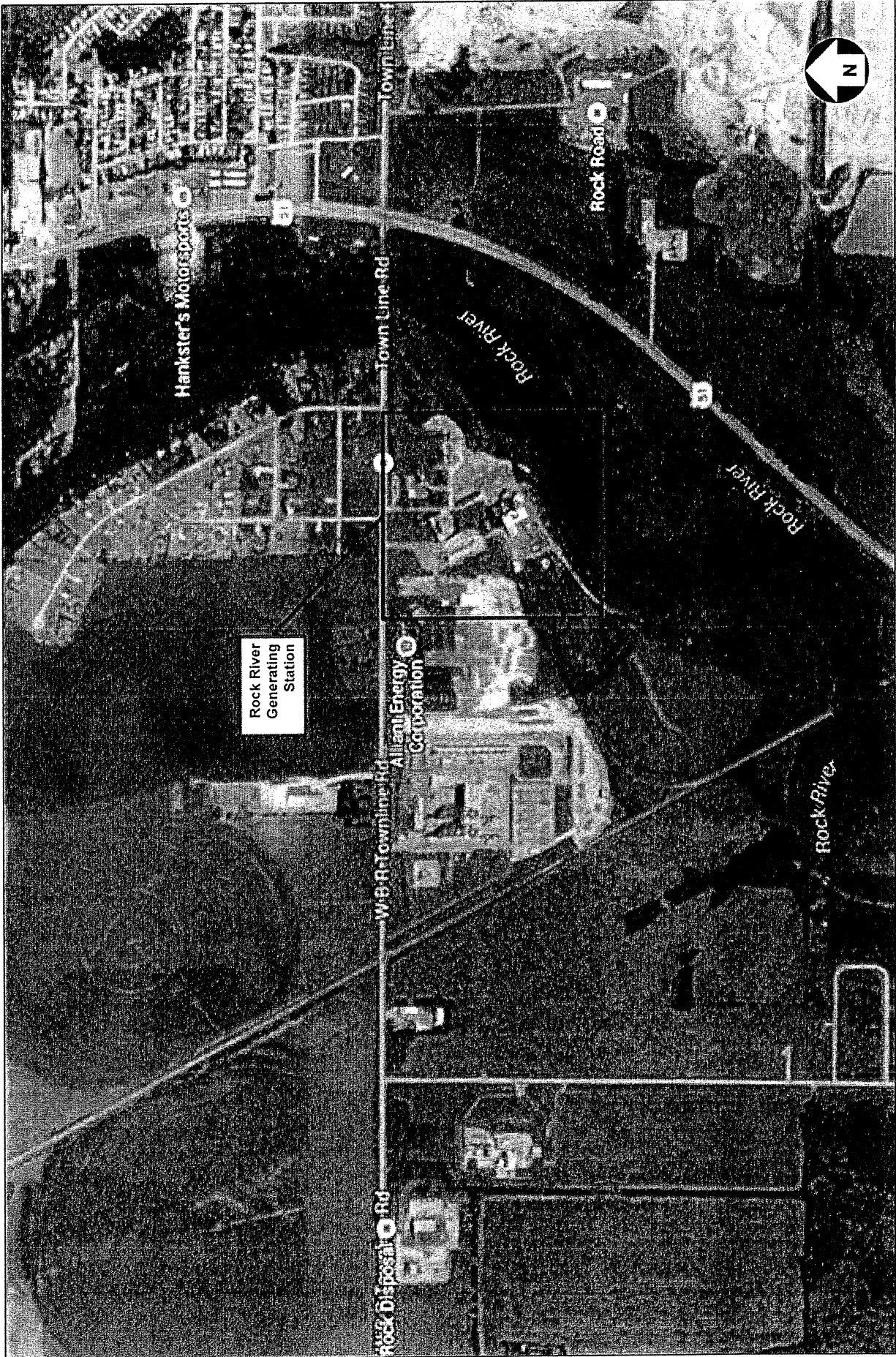
Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands.

SIGNATURE

Property Owner *Bill SA (WPL)* OR Agent/Surveyor _____

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____



Source: <http://maps.google.com>
 Date: 7-20-2015

Note: Drawing Not to Scale

Figure 1 - Site Location
 Alliant Energy
 Rock River Generating Station
 Beloit, Wisconsin





Alliant Energy
4902 North Billmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (1-800-255-4268)
alliantenergy.com

September 16, 2015

Colin Byrnes
Rock County Planning, Economic & Community Development Agency
Rock County Courthouse
East Wing, Room 266
51 South Main St.
Janesville, WI 53545

**Subject: Shoreland Conditional Use Permit Application
Rock River Generating Station Demolition**

Mr. Byrnes:

On behalf of Wisconsin Power and Light Company (WPL), Alliant Energy is providing the enclosed Shoreland Conditional Use Permit Application, prepared by Burns & McDonnell, for activities associated with the demolition of the Rock River Generating Station.

Please call me at (608) 458-0446, with any questions regarding the enclosed application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Stevens".

Jill Stevens
Manager - Environmental Services
Alliant Energy Corporate Services, Inc.

Enclosures

Cc: Abdul Abdi – Wisconsin Power and Light Co.
Colin Beveridge – Wisconsin Power and Light Co.
Jeff Pope – Burns & McDonnell



September 16, 2015

Mr. Colin Byrnes
Rock County
Planning, Economic & Community Development Agency
51 South Main Street, Room 266
Janesville, WI 53545

Re: Conditional Use Permit Application
Rock River Generating Station Demolition & Remediation Project

Dear Mr. Byrnes:

This Conditional Use Permit Application pertains to the Wisconsin Power & Light (WPL), Rock River Generating Station Demolition & Remediation Project and Cooling Water System Modifications Project. Project Site is located at 935 WBR Townline Road, Beloit, WI 53511 (see Site Location Map – Figure 1).

The proposed work consists of limited excavation of impacted soil ; asbestos abatement; decommissioning, and demolition of all machinery, associated auxiliary plant, yard equipment, and structures associated with the Rock River Generating Station located at the Project Site; and required final site restoration necessary to leave the Project Site in a properly graded condition. Drawing D001 depicts the existing site conditions and the demolition activities planned for the site. As part of the demolition project, there are some areas identified for removal of coal ash and impacted soils. These excavation areas are shown on Drawings CE001 and CE002. Once the demolition and excavation activities are completed, the site will be returned roughly existing grades with the addition of a ditch to allow storm water to drain towards the former coal yard area as shown in Drawings CS100 and CS200.

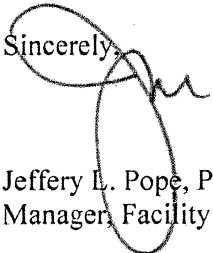
The proposed work also includes modifications to the site cooling water system (currently in the buildings to be demolished) in order to keep remaining equipment in other areas of the site functional following the demolition of the Rock River Generating Station. There will be excavation associated with the installation of 8-inch cooling water lines and electrical conduit as shown on Drawing C001 and C002. Once the cooling water modifications are completed, the pipe and conduit trenches will be backfilled with stone to existing grade.

BURNS MCDONNELL

Mr. Colin Byrnes
Planning, Economic & Community Development Agency
September 16, 2015
Page 2

Burns & McDonnell is submitting this information on behalf of WPL for the Rock River Generating Station Demolition & Remediation Project. If you have any questions or need any additional information, please contact Burns & McDonnell Project Manager Jeff Pope at 630-724-3328.

Sincerely,


Jeffery L. Pope, PE
Manager, Facility Decommissioning & Demolition Services

Attachments: Condition Use Permit Application Form
Site Location Map – Figure 1
Existing Conditions – Drawing D001
Excavation Plans – Drawings CE001, CE002, C001, C002
Proposed Finished Grades – Drawing CS100, CS200
Site Civil Details – Drawings CD501, CD502

cc: Jill Stevens – Alliant Energy (WPL)



ROCK COUNTY GOVERNMENT
Planning & Development Agency
MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Request for removal of Conservation Easement for Steep Slopes on Lot 16, Conifer Hills Third Addition (Union Township)

DATE: September 29, 2015

Summary:

A portion of Lot 16 of the Conifer Hills Third Addition subdivision were designated as a Conservation Easement (CE). This was a condition of plat approval by the Rock County Planning and Development Committee. Text describing the CE and development parameters are including on the face of the plat. The party requesting the removal is the current owner of the lot. A site plan has been submitted to the Town of Union for review indicating a portion of a proposed single-family residential structure within the CE (swimming pool and surrounding deck).

Subsequent to the updating of the Rock County Land Division Regulations, Rock County does not issue building permits in the Town of Union unless adjacent to a County Highway or within the Shoreland/Floodplain Zoning District. Therefore, management of development is a joint venture between the Town of Union and Rock County.

Current topographic information (2010) based upon Laser Imaging, Detection and Ranging (LIDAR) indicates an area of >20% slope for a portion of the proposed pool and deck. So, there is a potential for drainage issues and steep slope erosion. There are a number of alternatives to managing development in this situation:

- Remove the proposed pool/deck structure from the CE completely and submit a Building Permit Application to the Town of Union for review.
- Amend the CE boundary to exclude the proposed pool/deck structure. The property owner submits new CE boundary for recording to Register of Deeds – Rock County and the property owner submits engineering solutions for erosion and stormwater impacts for review – Town of Union.

Recommendation or Action:

Staff recommends the Committee consider input from the Town of Union. If their review indicates the means to alleviate impacts is best served by no construction in the CE area then the request to remove should be denied. If an acceptable engineered design mitigates impacts, then the CE can be removed or amended depending upon those results via an Affidavit.

PRE-PLANNED LOT

WEST LINE OF THE NW. 1/4 OF SECTION 25-4-10



16
44928 SQ. FT.
PRE-PLANNED LOT

CE

#6 Bridlesweet

#7 Drive

17

A

B

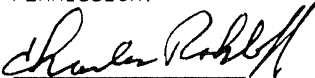
CONSERVATION EASEMENT

CONSERVATION EASEMENT. THIS EASEMENT (AUTHORIZED IN SECTION 700.40-UNIFORM CONSERVATION EASEMENT ACT, WISCONSIN STATUTES) IS HEREBY CREATED BY CHARLES ROHLOFF AND DOLORES ROHLOFF AS GRANTOR, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS; HEREBY CONVEYS A PERPETUAL "CONSERVATION EASEMENT" TO COUNTY OF ROCK, IN THE STATE OF WISCONSIN, AS GRANTEE.

THE PURPOSE OF THIS EASEMENT IS TO ASSURE THE AVAILABILITY OF REAL PROPERTY FOR AGRICULTURAL, FOREST, RECREATIONAL AND/OR OPEN SPACE USE, PROTECTING NATURAL RESOURCES, MAINTAINING OR ENHANCING AIR OR WATER QUALITY, OR PRESERVING THE HISTORICAL ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL ASPECTS OF REAL PROPERTY. THE CONSERVATION EASEMENT INDICATED ON THIS LAND DIVISION MAP IS AN ENVIRONMENTALLY SIGNIFICANT OPEN SPACE AREA AS DEPICTED IN THE ROCK COUNTY COMPREHENSIVE DEVELOPMENT PLAN. MORE SPECIFICALLY, THE CONSERVATION EASEMENT AREA CONTAINS KETTLE AND DEPRESSION AREAS CONTAINING AREAS MAPPED WITH TICK MARKS LOCATED INSIDE CLOSED TOPOGRAPHIC CONTOUR LINES ON THE ROCK COUNTY 2-FOOT TOPOGRAPHIC CONTOUR MAPS, WHICH HELP RECHARGE ROCK COUNTY GROUND WATER AND STEEP SLOPES CONTAINING AREAS OF 16% OR GREATER TOPOGRAPHIC RELIEF AS DEPICTED ON ROCK COUNTY'S 2-FOOT TOPOGRAPHIC CONTOUR MAPS. (~~16%~~-17.9% CAN BE USED AS A BUILDING SITE WITH AGENCY APPROVED SITE PLAN.)

NO STRUCTURE SHALL BE BUILT; NO EARTH MOVEMENT MAY TAKE PLACE OR IMPROVEMENT MADE WITHIN THE AREA OF THIS EASEMENT. THE LANDOWNER MAY PROVIDE GENERAL MAINTENANCE WITH THE EASEMENT AREA(S) PROVIDED THEY ACT WITHIN THE INTENT OF THIS EASEMENT. THE LANDOWNER MAY ENVIRONMENTALLY IMPROVE AND ENHANCE THE EASEMENT AREA WHEN IMPLEMENTING A LAND CONSERVATION PLAN PREPARED AND (OR) APPROVED BY THE ROCK COUNTY LAND CONSERVATION DEPARTMENT.

THIS EASEMENT DOES NOT INCLUDE THE RIGHT FOR PEOPLE TO ENTER THIS PRIVATE LAND WITHOUT THE OWNERS PERMISSION.


CHARLES ROHLOFF

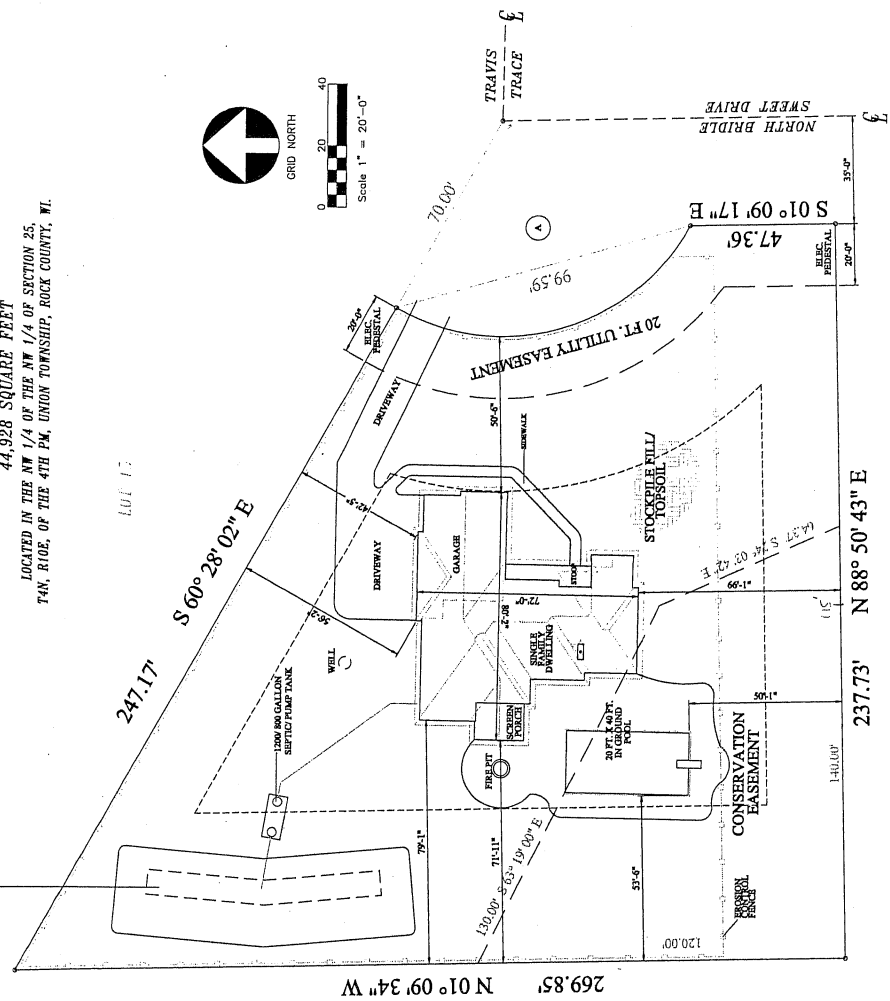
3/11/08
(DATE)


DOLORES ROHLOFF

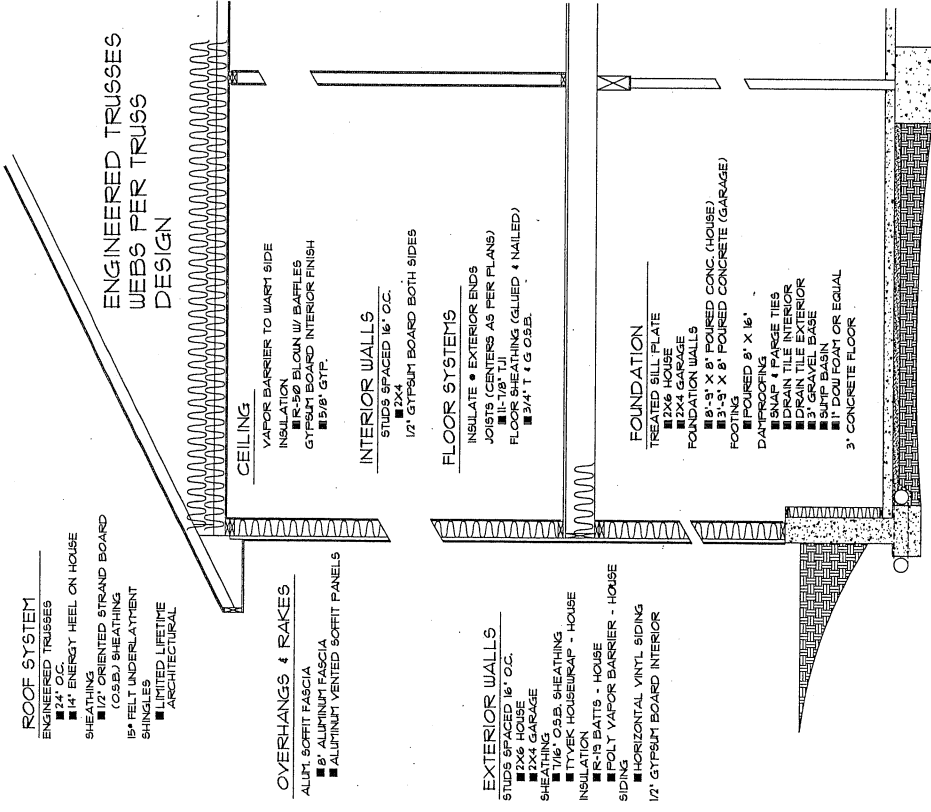
3-11-08
(DATE)

7923 NORTH BRIDLE SWEET DRIVE
 LOT 16 CONIFER HILLS THIRD ADDITION
 44,928 SQUARE FEET
 LOCATED IN THE NW 1/4 OF SECTION 25,
 T4N, R10E, OF THE 4TH PM, UNION TOWNSHIP, ROCK COUNTY, WI.

PROPOSED
 28.5 FT. X 95 FT. MOUND WITH
 8 FT. BY 75 FT. GRAVEL CELL



CURVE DATA		
CURVE CHORD BEARING	CHORD LENGTH	RADIUS
A. S 15° 48' 40" E	99.59'	70.00'



TYPICAL WALL SECTION
 N.T.S.

- ROOF SYSTEM**
 ENGINEERED TRUSSES
 ■ 24" O.C.
 SHEATHING
 ■ 1/2" ORIENTED STRAND BOARD
 ■ 1/4" OSB SHEATHING
 ■ 1/4" FELT UNDERLAYMENT
 ■ LIMITED LIFETIME ARCHITECTURAL

- OVERHANGS & RAKES**
 ALUMI. SOFFIT FASCIA
 ■ 8" ALUMINUM FASCIA
 ■ ALUMINUM VENTED SOFFIT PANELS

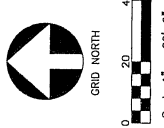
- CEILING**
 VAPOR BARRIER TO WARM SIDE
 INSULATION
 ■ R-50 BLOWN W/ BAPLES
 GYP. BOARD INTERIOR FINISH
 ■ 5/8" GYP.

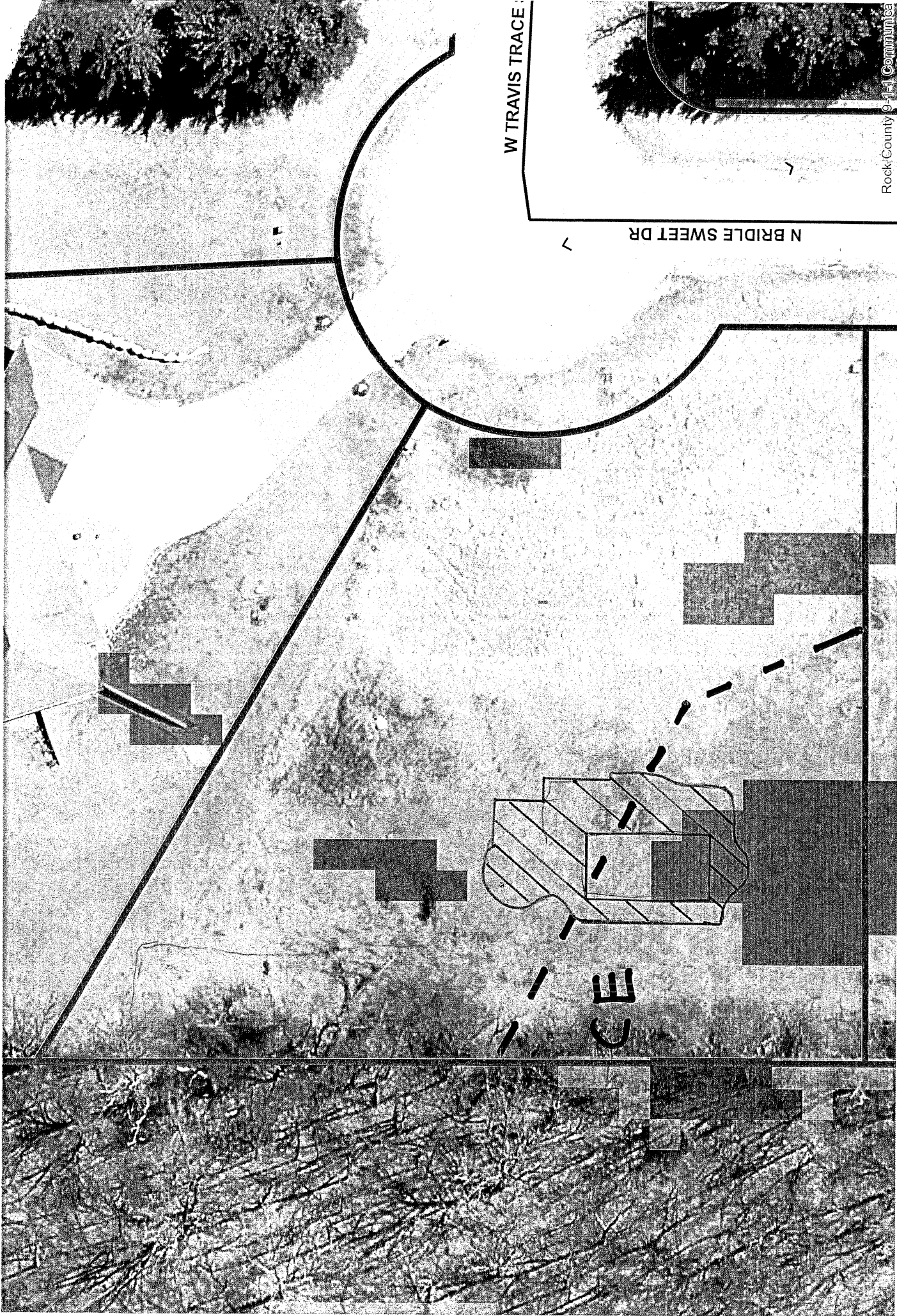
- INTERIOR WALLS**
 STUDS SPACED 16" O.C.
 ■ 2x4
 1/2" GYPSUM BOARD BOTH SIDES

- FLOOR SYSTEMS**
 INSULATE • EXTERIOR ENDS
 JOISTS (CENTERS AS PER PLANS)
 FLOOR FINISHING (GULLED & NAILLED)
 ■ 3/4" T & G OSB.

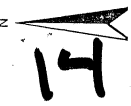
- EXTERIOR WALLS**
 STUDS SPACED 16" O.C.
 ■ 2x6 HOUSE SHEATHING
 ■ 7/16" OSB SHEATHING
 ■ TYVEK HOUSEWRAP - HOUSE
 ■ 2x4 PLATTS - HOUSE
 ■ POLY VAPOR BARRIER - HOUSE
 SIDING
 ■ HORIZONTAL VINYL SIDING
 1/2" GYPSUM BOARD INTERIOR

- FOUNDATION**
 TREATED BILL FLATE
 ■ 2x6 HOUSE FOUNDATION WALLS
 ■ 3" X 8" POURED CONC. (HOUSE)
 ■ 3" X 8" POURED CONC. (GARAGE)
 FOOTINGS
 ■ POURED 8" X 16" DAMPROOFING
 ■ 2x4 FARGE TIES
 ■ 2x4 BRICK TIES
 ■ DRAIN TILE EXTERIOR
 ■ 3" GRAVEL BASE
 ■ SUMP BASIN
 ■ 3" CONCRETE FLOOR





Rock County 911 Communities



Lot 16
Conifer Hills 3rd Add.

- Legend**
-  911 Roads
 -  Tax Parcels

1 inch = 40 feet

Airphoto: Spring 2015



Rock County 911 Communities
 1000 NE Oregon Street, Suite 100
 Medford, Oregon 97504

Dave

APPLICATION
TOWN OF UNION
ROCK COUNTY, WISCONSIN

The undersigned hereby applies for one of the following in accordance with the Town of Union Ordinances:
 Zoning Change Conditional Use Permit Land Division Variance Other

(PLEASE PRINT)	PROPERTY INFORMATION
Owner: <u>Matt and Jennifer Kraus</u>	
Owner's Address: <u>438 S. First Street</u> Zip Code: <u>53536</u>	
Telephone: <u>608-469-9020</u> Current Zoning: <u>R-R</u> Proposed Zoning: R-R <u>PWR</u>	
Property Location: <u>NW 1/4 NW 1/4 Section 25</u> Parcel #: <u>6-20-326-16</u> Parcel Size (acres): <u>1.031</u>	
Description of Parcel Location: (including fire # and roads bordering property) <u>PT NW 1/4 NW 1/4 Conifer Hills 3rd addition</u> <u>lot 16. North Bridle Sweet Drive.</u>	
Current Land Use: <u>Residential</u>	
Have other changes been requested for this property? <u>NO</u>	
If so, date of meeting and name of requestor: <u>NA</u>	
<input checked="" type="checkbox"/> Attach copy of aerial photo of parcel and land within 1000 feet of its border or Global Information System Satellite image.	
PROPOSED PLAN	
Reason for Request & Statement of Intended Use: (for conditional use permits and variances include ordinance #s) <u>Request removal or reduction of C-1 lowland</u> <u>conservancy overlay district conservation</u> <u>easement for lot 16. in Conifer Hills subdivision</u> <u>current easement as is is not allowing room for</u> <u>proper house and pool placement.</u>	
Have other changes been requested for this property? If so, date of meeting and name of requestor: <u>NO</u>	
Projected # of Parcels/Lots/Outlots Created: <u>1</u> (including original)	
Proposed Sizes: <u>NA</u> #1: _____ acres; #2: _____ acres; #3: _____ acres; #4: _____ acres; #5: _____ acres (attach more pages if more than 5 parcels created)	
Proposed Zoning of parcels: <u>NA</u> #1: _____; #2: _____; #3: _____; #4: _____; #5: _____ (attach more pages if more than 5 parcels created)	
Estimated Timetable for Development: <u>Construction to begin</u> <u>October 2015.</u>	

Project Name: Jennifer Kraus Date: 8.27.15
Application - FINAL October 5, 2006 Page 1 of 4

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ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: September 29, 2015

Summary:

The following applicants are seeking Preliminary Land Division approval from the P&D Committee:

- LD2015 047 (Milton Township) – Schmidt Tabled from September 24, 2015
- LD2015 045 (Janesville Township) – Schneider
- LD2015 049 (Plymouth Township) – Abrahamson
- LD2015 054 (Milton Township) – Rogers
- LD2015 058 (Rock Township) – Hazeltine
- LD2015 059 (Lima Township) - Marzahl

Recommendation:

P&D Agency Staff recommends Preliminary Approval of LD2015 047, LD2015 045, LD2015 049, LD2015 054, 2015 058 and LD2015 059 with conditions as indicated.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

RECEIVED

AUG 10 2015

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT



AGENCY USE ONLY

Application Number: LD 2015 047

Received By - Date (MM/DD/YYYY): 8-10-15

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.****

- 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
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No
- 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.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	ROBERT SCHMIDT ESTATE C/O JEFF ROETHE			Telephone:	
Address:	PO BOX 151	City:	EDGERTON	State:	WI Zip: 53534
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W MILWAUKEE ST	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: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:	Town of MILTON	NW 1/4 of NE 1/4
	Section 33	Tax parcel number(s) - 6-13-242

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No. If Yes, identify: City(s)/Village of CITY OF MILTON

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 25.5 ACRES M/L	14. Land division area (Square feet or acres): 5.6 AC	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-2

19. Covenants or restrictions will be placed on the land division area: Yes No. If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No. If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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: Roll J. [Signature] DATE: 7/27/15

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"/>	
(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 checked="" type="checkbox"/>	<input 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"/>	

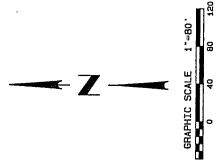
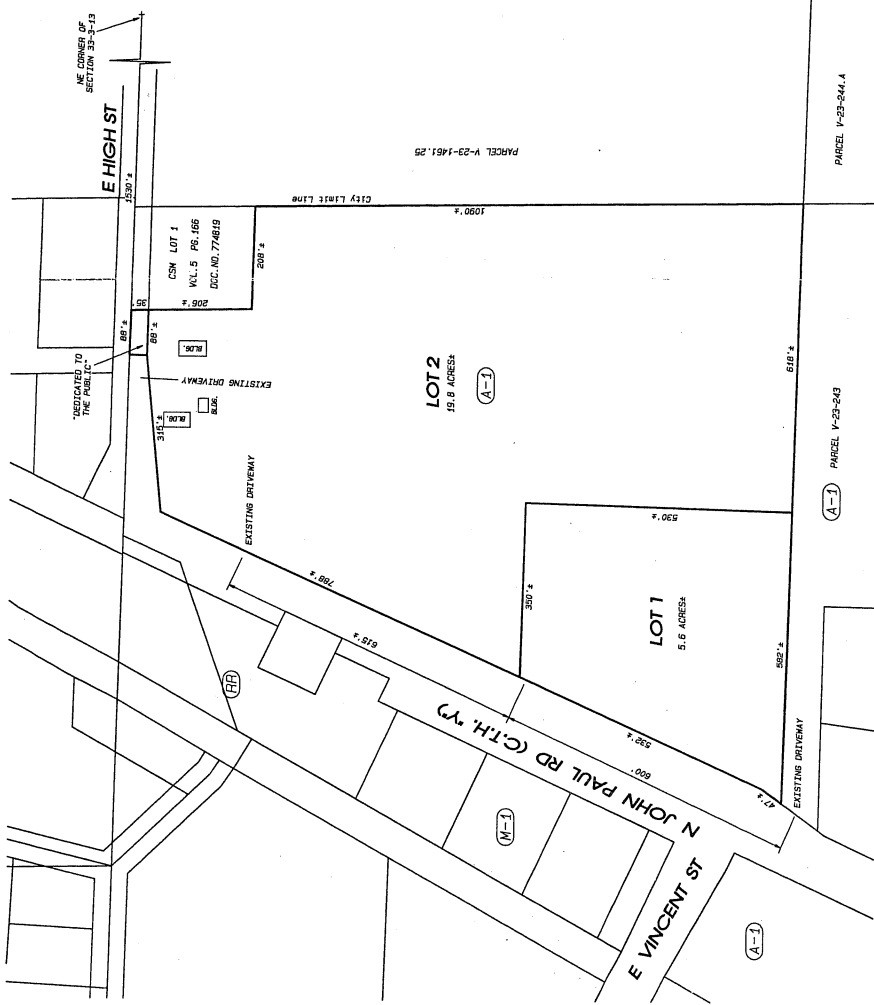
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 53, T.4N., R. 13E., OF THE 4TH P.M.,
CITY OF MILTON, ROCK COUNTY, WISCONSIN.



 209 N. Milwaukee St. Janesville, WI 53508 WWW.COMBSANDASSOCIATES.COM	DATE	07/14/15
	BY	SLL
	PROJECT NO.	115-212
	CLIENT	SCHMIDT
	LAND SURVEYING	
	LAND PLANNING	
	CIVIL ENGINEERING	
	TEL: 608 752-0579	
	FAX: 608 752-0534	

NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.



PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) 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 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 is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. 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 type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<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 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 type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map 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 type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Proposed Lot 1 receives access to Controlled Access CTH Y. The north lot line is approximately located in the area required for driveway spacing (600').	
2. An acceptable soil and site evaluation is received on proposed Lot 1. If the Applicant does not wish to construct a residence and does not submit a	
3. soil test to the Rock Co. Health Dept. the following note shall be included on the CSM: "No building which produces wastewater allowed on Lot 1".	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Bryner</u>	DATE: <u>8/21/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions to 10.**, list conditions:

- 3. CSM to be submitted for final approval 1 year after preliminary approval by the Planning & Development Committee.
- 4. Final CSM shall be recorded within 6 months of their last approval and 24 months of their first approval.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The Town of Milton Comprehensive Plan indicates this is an area "Potential City of Milton Development Boundary and Review Limit (Per Potential Town of Milton and City of Milton Intergovernmental Boundary Agreement - 2009). The proposed split is within the Extraterritorial Plat Review jurisdiction of the City of Milton and is required to be approved by the City Council. City Staff has recommended approval according to online documentation. Access to Lot 1 is regulated by Sec. 4.521 Spacing and Frequency - County Trunk Highway Access Control Regulations which require 600' between access points.

TOWN ACTION

14. If you answered **Approve With Conditions to 13.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered **Approve With Conditions to 16.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

RECEIVED

AUG 6 2015



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT

AGENCY USE ONLY

Application Number: LD 2015 045

Received By - Date (MM/DD/YYYY): 8-6-15

PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM

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

1. Applicant has contacted the 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. Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials: Yes No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
6. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	BRUCE SCHNEIDER			Telephone:	
Address:	3001 N WEST RIVER DR	City:	JANESVILLE	State:	WI Zip: 53548
b. Name:				Telephone:	
Address:		City:		State:	Zip:

8. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:

9. Identify the individual from 7. or 8. that will serve as the primary contact: 7a. 7b. 8a. 8b.

LAND DIVISION INFORMATION

10. Land division name:

11. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

12. Land division area location:	Town of JANESVILLE	1/4 of NW 1/4
	Section 15	Tax parcel number (s) - 6-8-134.2

13. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of CITY OF JANESVILLE

14. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

15. Landowner's contiguous property area (Square feet or acres): 68 ACRES ML	16. Land division area (Square feet or acres): 13 ACRES ML	17. Current zoning of land division area: A-1 & SFRR
18. Number of new/additional lots created by land division: 12	19. Future zoning of new/additional lots created by land division: SFRR	20. Future zoning of parent lot: A-1

21. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

22. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

23. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

24. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a major 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 MAJOR 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: *Ralph J. Weber* DATE: 8-5-15

23

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT", 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 block(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 these 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"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(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. Contour at two (2) foot intervals in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
m. 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 the 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"/>	

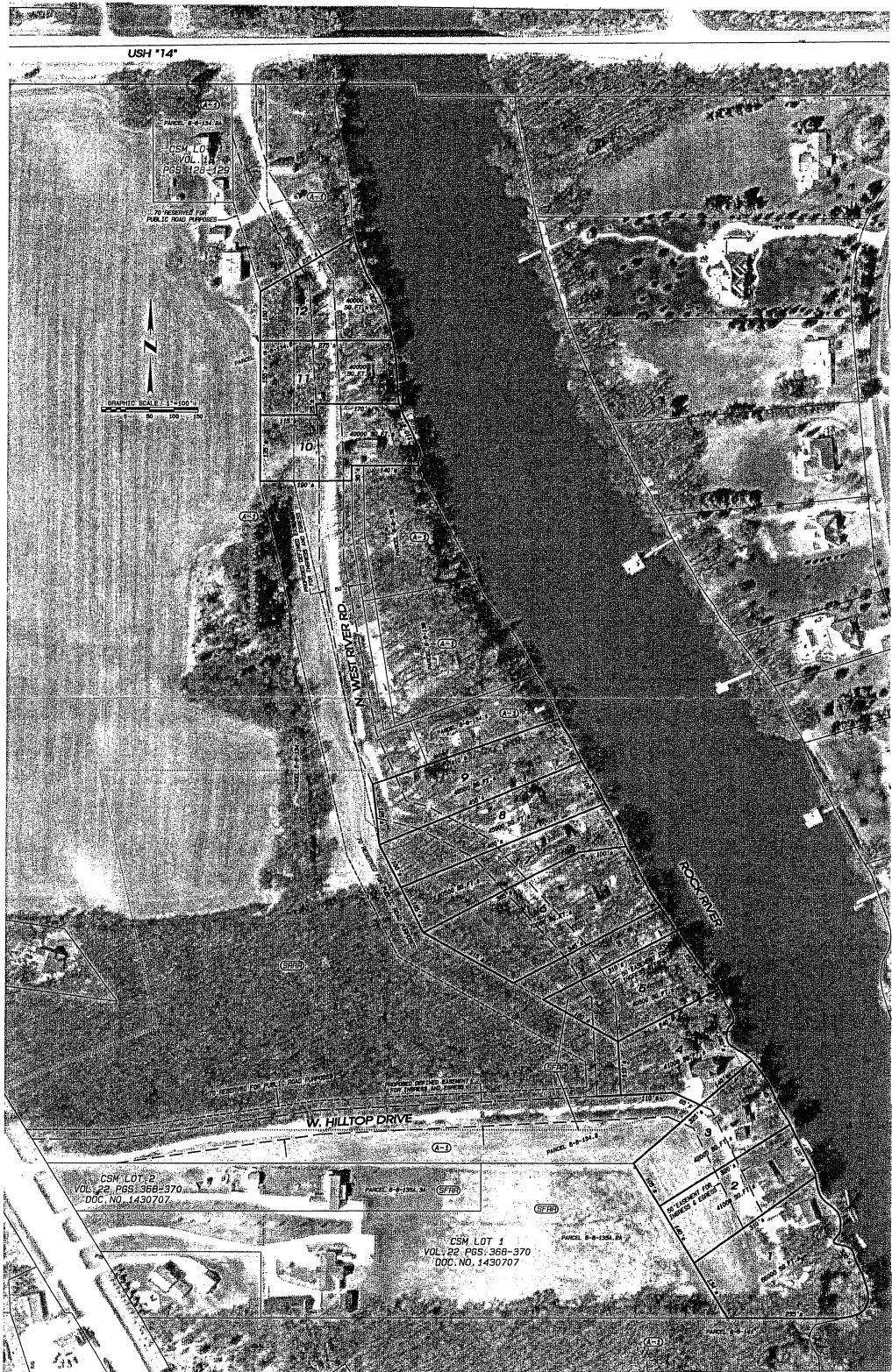
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM.

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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 MAP

PART OF GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 15, T.3N., R.12E. OF THE 4TH P.M.,
TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

	• LAND SURVEYING	DATE 10/29/12
	• LAND PLANNING	REVISED 6/26/14
	• CIVIL ENGINEERING	BY SJJ
		PROJECT NO. 11R-295
100 N. Hillside St. Janesville, WI 53408 www.combs-va.com	TEL: 608 782-0870 FAX: 608 782-0834	DRAFTER SCHNEIDER



PRELIMINARY MAJOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

LAND DIVISION NAME: _____

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials: Yes No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered **Yes**, proceed to **5**. If you answered **No**, proceed to **6**.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
6. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
7. Land division will require a zoning change: Yes No
8. Preliminary major land division application is complete: Yes No

If you answered **Yes** to **8.**, proceed to **10**. If you answered **No** to **8.**, indicate the missing information below, **8a. – 8e**. After all missing information is supplied, proceed to **9**. An Agency recommendation (**11.**) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
8a. A map clearly marked " <i>PRELIMINARY MAJOR LAND DIVISION</i> ", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
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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"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
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(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>

AGENCY REVIEW	
	Missing Information
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>
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l. Scale, north arrow, and date of creation:	<input type="checkbox"/>
m. Any other information required by the Agency:	<input type="checkbox"/>
8b. Map 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 page is required, and total map pages identified on each page:	<input type="checkbox"/>
8c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
8d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
8e. A hard copy of the 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 type="checkbox"/>
9. Preliminary major land division application is complete:	<input type="checkbox"/> Yes
10. Preliminary major land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input type="checkbox"/> Yes <input type="checkbox"/> No If you answered No , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
11. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):	
1. The Plat access onto USH 14 shall be approved by the Wisconsin State Department of Transportation and access onto N CTH E by Rock County.	
2. Indicate FEMA Floodplain on Final Plat	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>9/29/15</u>

TOWN ACTION	
14. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
18. If you answered Approve With Conditions to 17., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
19. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____ TITLE: <u>Chair – Rock County Planning & Development Committee</u>	DATE: _____

AGENCY RECOMMENDATION

12. If you answered **Approve With Conditions** to **11.**, list conditions:

- 3. Note on Final Plat: "Since lots 1 thru 12 have existing buildings which utilize existing private sewage systems
- 4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the
- 5. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system.
- 6. Require a Rock County Conservation Easement for areas of steep slope (12% or greater).
- 7. Show septic and well locations on Final Plat.
- 8. Indicate "70' Reserved For Public Road Purposes" area on Lots 1,2 & 3.
- 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approval.
- 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval.

13. Agency recommendation rationale and findings of fact:

The proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of Janesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70' Reserved For Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and USH 14 shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. These future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, access is achieved via cross easements on an existing interior private road network. The plat area is within the Rock County Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring a Conservation Easement to manage development in areas of steep slope 12% or greater.

TOWN ACTION

15. If you answered **Approve With Conditions** to **14.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

16. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

18. If you answered **Approve With Conditions** to **17.**, list conditions:

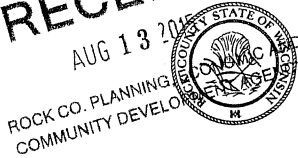
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

19. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

RECEIVED
AUG 13 2015



AGENCY USE ONLY

Application Number: LD 2015 049

Received By - Date (MM/DD/YYYY): 8-13-15

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.****

- 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
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- 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.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOHN ABRAHAMSON			Telephone:	290-8640	
Address:	11816 W SPRING VALLEY CORNERS RD	City:	JANESVILLE	State:	WI	Zip: 53548
b. Name:				Telephone:		
Address:		City:		State:		Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575	
Address:	109 W MILWAUKEE ST	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: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:

Town of PLYMOUTH	SE 1/4 of SE 1/4
Section 6	Tax parcel number(s) - 6-15-54 & 54.1

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of VILLAGE OF FOOTVILLE

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 29 ACRES ml	14. Land division area (Square feet or acres): 29 ml	15. Current zoning of land division area: A-2 & A-3
16. Number of new/additional lots created by land division: Q	17. Future zoning of new/additional lot(s) created by land division: R-R	18. Future zoning of parent lot: A-2 & A-3

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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: Ruth J. Lusk DATE: 8-12-15

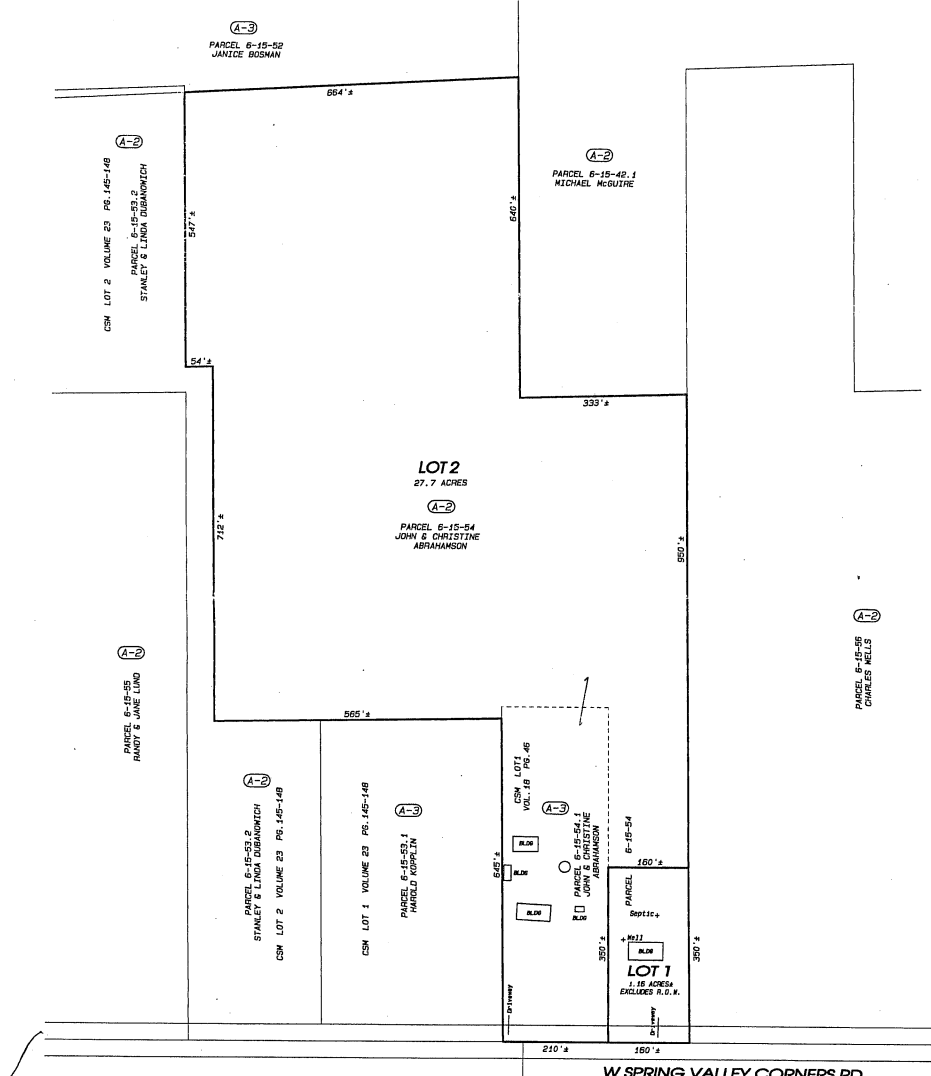
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the 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"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BLDG.HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
 AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

<p>105 N. Wilmurke St. Whippany, NJ 07981 www.combsurvey.com</p>	• LAND SURVEYING	DATE	08/13/15
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	115-149
		CLIENT	ABRAHAMSON

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



Application Number: LD2015 049 Abrahamson

ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

SEP 16 2015

RECEIVED

PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) 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 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 is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. 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 type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<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 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 type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map 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 type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Indicate well and septic system location for proposed Lots 1 & 2 on the Final Certified Survey Map.	
2. Dedicate 33' 1/2 road right of way along proposed Lots 1 & 2 at the discretion of the Town of Plymouth.	
3. Note on Final Certified Survey Map: "Since Lots 1 & 2 contain existing building which utilize an existing private sewage systems no soil evaluation on the lots were required"	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>8/24/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: <u>Dan Small</u>	DATE: <u>9/8/2015</u>
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

Town of Plymouth
 8219 W High St.
 Orfordville, WI 53576
 608-879-4012
 www.townofplymouthwi.com

TOWN OF
 PLYMOUTH
 ROCK COUNTY

John Abrahamson
 Application Number: 2015-02

**ZONING/LAND USE CHANGE – APPLICATION:
 REVIEW AND ACTION FORM**

TOWN REVIEW

- 1. Zoning/land use change type (please check only one): Re-zone Conditional use permit Variance
- 2. Zoning/land use change is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- 3. The zoning/land use change area is in a State-certified Farmland Preservation zoning district: Yes No
- 4. Zoning/land use change meets Town Base Farm Tract requirements: Yes No
- 5. A land division will be required as a component of the zoning/land use change: Yes No
 If you answered Yes, proceed to 6. If you answered No, proceed to 7.
- 6. Applicant has met with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village officials (if applicable) and these parties have determined proposed land division is feasible: Yes No
- 7. The zoning/land use change area is in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zoning district: Yes No
- 8. Town zoning/land use change application is complete: Yes No
 If you answered Yes to 8., please proceed to 10. If you answered No to 8., please indicate the missing information below, 8a. – 8d. After all missing information is supplied, proceed to 9. Town action (10.) will not be taken until all missing information has been supplied by the applicant.

	Missing Information
8a. A map clearly marked "ZONING/LAND USE CHANGE", identifying the zoning/land use change area and containing all of the following information:	<input type="checkbox"/>
a. Location of the zoning/land use change area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of EXISTING/PROPOSED property lines and streets, including ownership, in the zoning/land use change area	<input type="checkbox"/>
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	<input type="checkbox"/>
e. Scale, north arrow, and date of creation:	<input type="checkbox"/>
8b. Map prepared at a convenient 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:	<input type="checkbox"/>
8c. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
8d. Four (4) hard copies of the application form, four (4) hard copies of the map, and the application fee:	<input type="checkbox"/>
9. Town zoning/land use change application is complete:	<input checked="" type="checkbox"/> Yes

TOWN ACTION

- 10. Town action: Approve Approve With Conditions Deny
- 11. If you answered Approve With Conditions to 10., please list conditions (Use additional page (1a) if necessary):
 - 1.
 - 2.
 - 3.

12. Town action rationale and findings of fact (Use additional page (1a) if necessary) : Recommended By Planning & Zoning

TOWN SIGNATURE: Donna C. Small DATE: 9/8/2015
 TITLE: Town Chairperson

PLEASE PROVIDE A COPY OF THIS FORM, ALONG WITH THE APPLICATION FORM, TO:
 ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY
 51 S. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BYRNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

RECEIVED
SEP 1 2015

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT



AGENCY USE ONLY

Application Number: LD2015 054
Received By - Date: 9-1-15
(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.****

- 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
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- 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.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Kevin Rogers			Telephone:	608 295-0929		
Address:	3807 E Jacobs Drive	City:	Milton	State:	WI	Zip:	53563
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Batterman			Telephone:			
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip:	53511
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:	Town of Milton	SE 1/4 of NW 1/4
	Section 12	Tax parcel number(s) - 6-13-96

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 61.5 AC	14. Land division area (Square feet or acres): 3.1 AC	15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

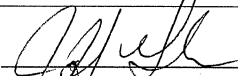
20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

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: 9/28/2015

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"/>	PRIVATE WELL
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PRIVATE SEPTIC MOUND SYSTEM
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRASSES AND SOME TREES
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	STEEP SLOPES
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRASSES AND SMALL TREES
(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"/>	NONE
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"/>	

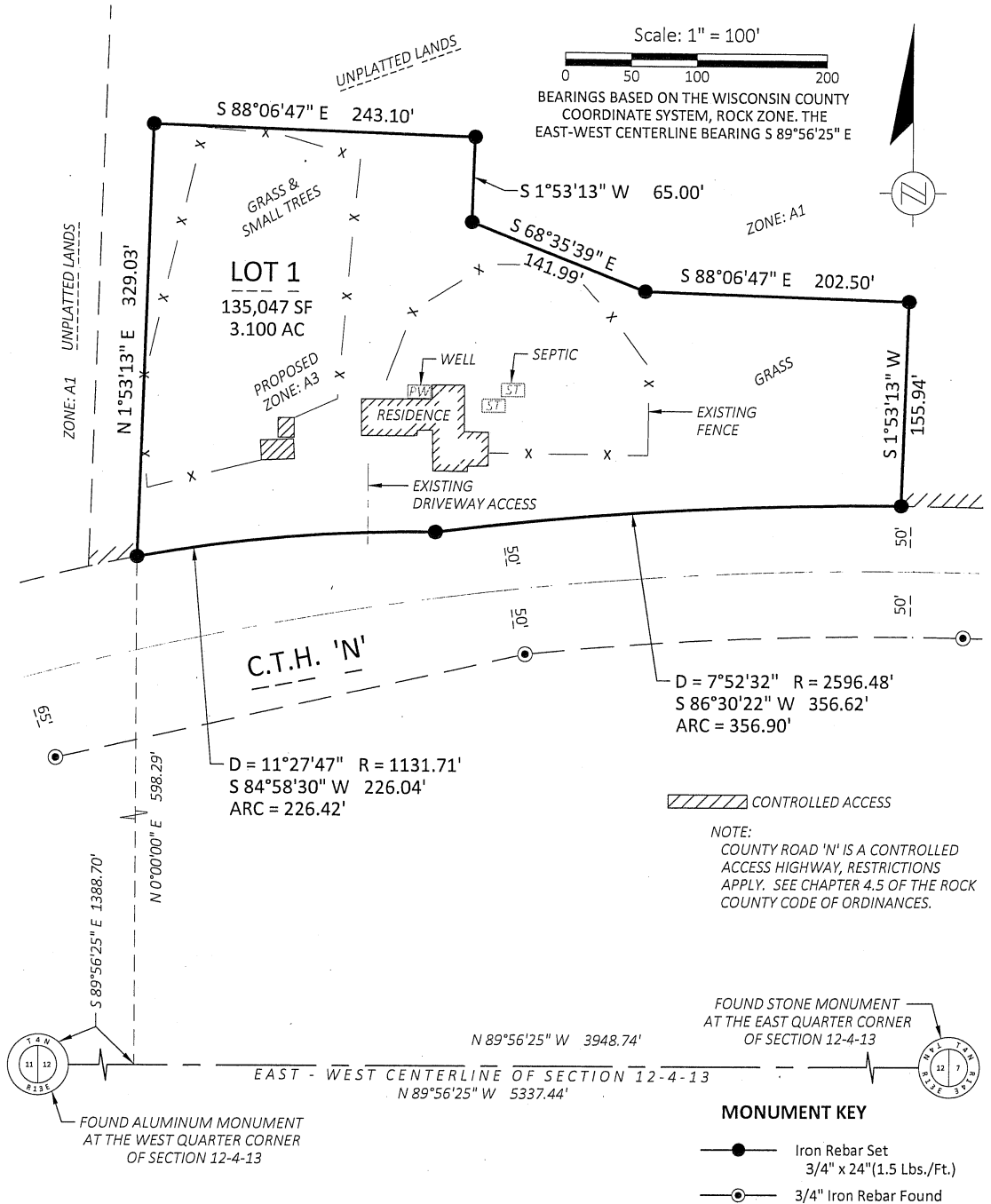
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

CERTIFIED SURVEY MAP

OF PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, T. 4 N., R. 13 E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 32186</p> <p>BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: CM DATE: August 25, 2015</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>KEVIN ROGERS 3807 E JACOBS DR MILTON, WI 53563</p> <p><small>File Name: J:\32101-32199\32186 ROGERS\SURVEY\RH8 DRAWING FILES</small></p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) 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 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 is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered **Yes** to 7., proceed to 9. If you answered **No** to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. 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 type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<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 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 type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED , in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map 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 type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the	
2. lot was required at the time of this survey. However, soils on the lot may be restrictive to replacement of the existing system."	
3. Show well and septic system location on Final CSM.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>9/29/15</u>

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____ TITLE: <u>Chair – Rock County Planning & Development Committee</u>	DATE: _____

AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions** to **10.**, list conditions:

- 3. Adjust west lot line for proposed Lot 1 to align with existing westerly Parent Parcel lot line.
- 4. Final CSM to be submitted for Agency approval one year after Preliminary Approval.
- 5. Certified Survey Maps subject to local approval must be recorded within 6 months of their last approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division splitting off an existing residential structure on a 3.1 acre lot and leaving approximately 58 acres. CTH N is a Controlled Access County Highway. The Controlled Access Map shows two access points for the former farmstead. Airphotos indicate there may have been a loop access with two driveways out onto CTH N. The layout for the Parent Parcel shows a 329' flag pole west of the proposed lot (code allows a pole length of 250' with a minimum width of 100 feet. This is problematic as there is not enough room (600') between the existing mapped accesses and the potential access request in the future on the flagpole. The solution can take one of two routes. First, move the proposed westerly lot line for Lot 1 all the way to the west Parent Parcel line (Staff recommended). Secondly, indicate access restrictions along the CTH N road frontage on the Final CSM and Parent Parcel.

TOWN ACTION

14. If you answered **Approve With Conditions** to **13.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

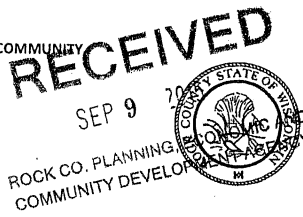
17. If you answered **Approve With Conditions** to **16.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: LD 2015 058
Received By - Date: 9-9-15
(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:	MARGARET HAZELTINE			Telephone:	
Address:	2828 S KESSLER RD	City:	JANESVILLE	State:	WI Zip: 53548
b. Name:	(LOT IS FOR SON OF LAND OWNER)			Telephone:	
Address:		City:		State:	Zip:
7. AGENT (SURVEYOR AND DEVELOPER)					
a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W MILWAUKEE ST	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 type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:		
10. Land division area location:	Town of ROCK Section 18	NE 1/4 of NW 1/4 Tax parcel number(s) - 6-17-168
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 CITY OF JANESVILLE		
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): 164.3 ACRES	14. Land division area (Square feet or acres): 3.4	15. Current zoning of land division area: AFP
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: AFP
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 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: <u><i>Rell Herb</i></u>	DATE: <u>7/27/15</u>
--	----------------------

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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"/>	
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(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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTP
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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"/>	
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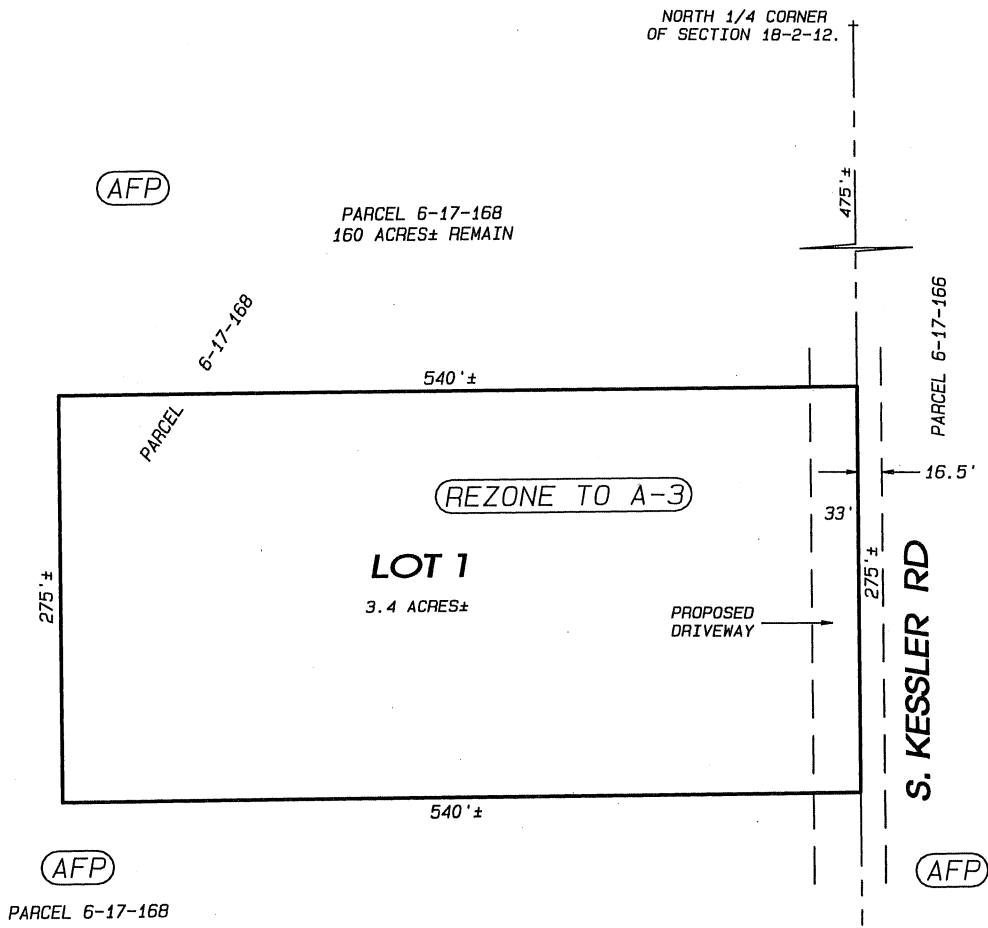
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, T.2N., R.12E. OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 005 For: HAZELTINE

DATE: JULY 20TH, 2015

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Town of Rock Zoning - A-FP

(v) The operation does not substantially impair or limit the current or future *agricultural use* of other *protected farmland*.

(vi) The conditional use permit requires the landowner and/or the operator to restore the affected land after the nonmetallic mineral extraction operation is completed. The permit shall require the landowner and/or the operator to restore the land to a condition suitable for *agricultural use*, according to a written restoration plan included with the permit.

A-FP →

(4) Rezoning Land out of Agricultural Farmland Preservation District (A-FP)

(A) Except as provided in subsection (4)(B) below, the Town Board may not rezone land out of the A-FP District unless the Town Board does all of the following prior to the rezoning:

(i) Finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

(a) The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

(b) The rezoning is consistent with any comprehensive plan, adopted by the Town Board, which is in effect at the time of the rezoning.

(c) The rezoning is substantially consistent with the Rock County farmland preservation plan, certified under Chapter 91, Wis. Stats., which is in effect at the time of the rezoning.

(d) The rezoning will not substantially impair or limit current or future *agricultural use* of other *protected farmland*.

(B) Subsection (4)(A) above does not apply to any of the following:

(i) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Chapter 91, Wis. Stats.

(ii) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Rock County farmland preservation plan map, certified under Chapter 91, Wis. Stats., which is in effect at the time of the rezoning.

(C) By March 1 of each year, the Town Clerk shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection and the County of Rock a report of the number of acres that the Town has rezoned out of the A-FP District during the previous year and a map that clearly shows the location of those areas.

Town of Rock

Rock County, Wisconsin

www.tn.rock.wi.gov

September 8, 2015

Public Hearing-Chairman Gunn called to order the public hearing petitioned for by Margaret Hazeltine to consider rezoning certain property from Agricultural Farmland Preservation District (A-FP) to Agricultural District 3 (A-3). Margaret explained her son intends to build a home on the family farm, the parcel needs to be rezoned for him to proceed. No one spoke against. The public hearing was closed.

Call to Order-Chairman Gunn called the monthly Board meeting to order with all Board members present.

Minutes-Supervisor Parker noted a correction the roads that the City of Janesville picked rocks up from was Spring Park Subdivision. Supervisor Parker moved to approve the minutes as corrected. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Treasurer's Report-Supervisor Parker moved to approve the treasurer's report as presented. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Zoning Officer Report-Dave Diestler gave his zoning report.

Planning and Zoning Report-Supervisor Dubanowich reported the Planning and Zoning Committee gave a favorable recommendation to rezone for Margaret Hazeltine as petitioned for.

Audience Communication-Jack Pokorney reported on his project of restoring the cemetery on Sherman Road for his Eagle Scout award. The Town thanks Jack for his commitment and accomplishment. Suzanne Parker asked the Board to consider lowering the speed limit on Rockport Road. Town of Janesville would need to cooperate in a reduction. Carolyn Robb asked about reducing the speed limit on S. River Road.

Act upon Public Hearing to Rezone-Margaret Hazeltine-After considering the findings for said petition, Supervisor Parker moved to adopt ordinance no. 2015-01 to rezone certain property from A-FP to A-3. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Vacating Old Wood Road-Daniel and Deb Clark and Andy Gleichauf were present to ask the Town to sign off on Old Wood Road. Supervisor Parker moved to agree to vacate Old Wood Road for the Clarks and Andy Gleichauf with the stipulation that they bear the expenses incurred for the necessary documentation. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Cooperative Boundary Agreement-The process for amending the Cooperative Boundary Agreement was reviewed. Supervisor Dubanowich moved to adopt Resolution 2015-02 authorizing the Town Chairman or Designee to participate, pursuant to 66.0307 Wisconsin Statutes, in the preparation of an amendment to the Cooperative Boundary Plan between the Town of Rock and the City of Janesville, which was made effective as of May 16, 1996 and is scheduled to terminate on May 16, 2016 ("Boundary Plan"), with the objective of continuing the purpose of the Boundary Plan, which among other things,



Application Number: 2015 058 Hazeltine

PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) 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 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 is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
 6. Land division will require a zoning change: Yes No
 7. Preliminary minor land division application is complete: Yes No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. 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 type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<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 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 type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map 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 type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input type="checkbox"/> Yes <input type="checkbox"/> No If you answered No , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Driveway Permit is recieved for access to the proposed lot.	
2. Acceptable soil and site evaluation report received from the Rock County Health Department for an onsite septic system.	
3. Dedicate a 33' 1/2 road right of way at the discretion of the Town of Rock.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Lyons</u>	DATE: <u>9/29/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

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AGENCY RECOMMENDATION

- 11.** If you answered **Approve With Conditions** to **10.**, list conditions:
- 3. Final CSM shall be submitted within one year of Preliminary Approval.
 - 4. Certified Survey Maps that are subject to local approval shall be recorded within 6 months of their last approval.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:
 The proposed 3.4 acre lot is in the Town of Rock's Ag Farmland Preservation Zoning District (A-FP). the Applicant indicated the lot is for a son to construct a single family residence. The Town Board approved the rezone from A-FP to A-3.

TOWN ACTION

- 14.** If you answered **Approve With Conditions** to **13.**, list conditions:
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

- 17.** If you answered **Approve With Conditions** to **16.**, list conditions:
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US



Marshall
AGENCY USE ONLY

Application Number: 2015-5

Received By - Date
(MM/DD/YYYY): 8-4-15

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: *NA* Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	LES MARZAHL	Telephone:	755-9999
Address:	1950 PINE RIDGE DR	City:	JANESVILLE
		State:	WI
		Zip:	53545
b. Name:	1950	Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC	Telephone:	752-0575
Address:	109 W MILWAUKEE ST	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: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:

Town of LIMA	NE 1/4 of NE 1/4
Section 32	Tax parcel number(s) - 6-11-282A

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 7.6 ML	14. Land division area (Square feet or acres): 7.6 ML;	15. Current zoning of land division area:
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-3

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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: <i>Paul J. [Signature]</i>	DATE: <u>7/28/15</u>
---	----------------------

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"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BLDG. HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	

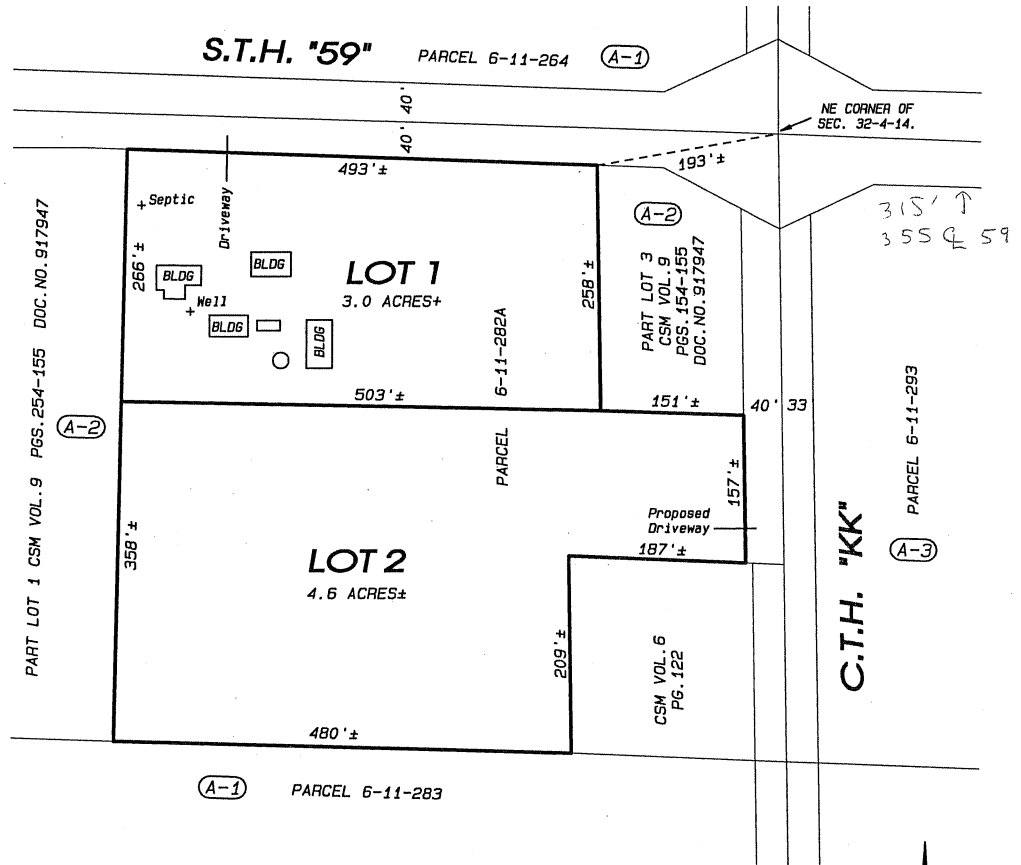
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, T.4N., R. 14E. OF THE 4TH P.M., TOWN OF LIMA, ROCK COUNTY, WISCONSIN.



NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 239 For: MARZAHL

DATE: JULY 27, 2015

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

TOWN OF LIMA
 PAM HOOKSTEAD, CLERK
 9504 N. DEMSPEY DR.
 WHITEWATER, WI 53190

EMAIL: PHOOKSTEAD@WWUSD.ORG

**TOWN OF
 LIMA
 ROCK COUNTY**

Application Number: 2015-5
Margall

**ZONING/LAND USE CHANGE – APPLICATION:
 REVIEW AND ACTION FORM**

TOWN REVIEW

1. Zoning/land use change type (please check only one): Re-zone Conditional use permit Variance
2. Zoning/land use change is consistent with Town’s Comprehensive Plan – Future Land Use Map: Yes No
3. The zoning/land use change area is in a State-certified Farmland Preservation zoning district: Yes No
4. Zoning/land use change meets Town Base Farm Tract requirements: Yes No
5. A land division will be required as a component of the zoning/land use change:
 If you answered Yes, proceed to 6. If you answered No, proceed to 7. Yes No
6. Applicant has met with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village officials (if applicable) and these parties have determined proposed land division is feasible: Yes No
7. The zoning/land use change area is in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zoning district: Yes No
8. Town zoning/land use change application is complete: Yes No
- If you answered Yes to 8., please proceed to 10. If you answered No to 8., please indicate the missing information below, 8a. – 8d. After all missing information is supplied, proceed to 9. Town action (10.) will not be taken until all missing information has been supplied by the applicant.

	Missing Information
8a. A map clearly marked “ZONING/LAND USE CHANGE”, identifying the zoning/land use change area and containing all of the following information:	<input type="checkbox"/>
a. Location of the zoning/land use change area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of EXISTING/PROPOSED property lines and streets, including ownership, in the zoning/land use change area	<input type="checkbox"/>
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	<input type="checkbox"/>
e. Scale, north arrow, and date of creation:	<input type="checkbox"/>
8b. Map prepared at a convenient 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:	<input type="checkbox"/>
8c. All required application form information and required party’s signature on the application form:	<input type="checkbox"/>
8d. Four (4) hard copies of the application form, four (4) hard copies of the map, and the application fee:	<input type="checkbox"/>
9. Town zoning/land use change application is complete:	<input type="checkbox"/> Yes

TOWN ACTION

10. Town action: Approve Approve With Conditions Deny

11. If you answered Approve With Conditions to 10., please list conditions (Use additional page (1a) if necessary):

1. *Both parcels will be rezoned A-3*
- 2.
- 3.

12. Town action rationale and findings of fact (Use additional page (1a) if necessary) :

TOWN SIGNATURE: *Dan Gle* DATE: _____

TITLE: _____

PLEASE PROVIDE A COPY OF THIS FORM, ALONG WITH THE APPLICATION FORM, TO:
 ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY
 51 S. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: STEVE@CO.ROCK.WI.US

11. If you answered **Approve With Conditions to 10.**, please list conditions:

- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Town action rationale and findings of fact:

[Empty box for Town action rationale and findings of fact]



Application Number: LD2015 050-Marzahl

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) 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 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 is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
 6. Land division will require a zoning change: Yes No
 7. Preliminary minor land division application is complete: Yes No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. 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 type="checkbox"/>
a. Location of the land division area by section, township, and range:	<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 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 type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<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 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 type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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"/>
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"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map 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 type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application-fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil test was	
2. required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
3. Indicate well and septic system location on Final CSM.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>9/28/15</u>

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____ TITLE: <u>Chair – Rock County Planning & Development Committee</u>	DATE: _____

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AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions to 10.**, list conditions:

- 3. Acceptable soil and site evaluation report received on Lot 2 from the Rock County Health Department.
- 4. Final CSM shall be submitted for Agency approval within one year of preliminary approval.
- 5. Certified Survey Maps subject to local approval shall be recorded within 6 months of their last approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The Applicant proposes to split a 7.6 acre lot with existing buildings into two lots. Proposed Lot 1 (3 acres) has frontage and an existing access on STH 59. The proposed Lot 2 (4.6 acres) fronts CTH KK for 157'. Any driveway location along the frontage on CTH KK meets specifications for distance (250') from the STH 59 intersection

TOWN ACTION

14. If you answered **Approve With Conditions to 13.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered **Approve With Conditions to 16.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt	
64-6400-0000-64200	TRAINING EXP	P1503104	09/16/2015	WISCONSIN COUNTY CODE ADMINIST	245.00	
	Budget		YTD Exp	YTD Enc	Pending	Closing Balance
	1,210.00		30.00	0.00	245.00	935.00
PLANNING PROG TOTAL					245.00	
64-6900-0000-62100	CONTRACTED SERV	P1503167	09/22/2015	LUBKEMAN,JODI L	412.50	
		P1503175	09/08/2015	VON BRIESEN PURTELL AND ROPER	3,806.00	
	Budget		YTD Exp	YTD Enc	Pending	Closing Balance
	3,632.00		14,946.98	0.00	4,218.50	(15,533.48)
64-6900-0000-63107	PUBL & LEGAL	P1503134	08/31/2015	JANESVILLE GAZETTE INC	48.76	
	Budget		YTD Exp	YTD Enc	Pending	Closing Balance
	320.00		369.08	0.00	48.76	(97.84)
BOARD OF ADJUSTMENT PROG TOTAL					4,267.26	

I have examined the preceding bills and encumbrances in the total amount of **\$4,512.26**
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
 B. Bills under \$10,000 to be paid.
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **OCT 08 2015**

Dept Head _____

Committee Chair _____