



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, DECEMBER 13, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday November 15, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division:
 - 2018 072 (Turtle Township) – Walsh Trust
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
7. Community Development
 - A. **Action Item:** Appeal of Administrative Denial of Subordination Request – Loan ID 604011
8. Committee Reports

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

9. Directors Report

- A. Reallocation of Housing Rehabilitation Funding - HOME Consortium
(Rock County & Cities of Beloit & Janesville)

10. **Executive Session:** Per Section 19.85(1)(c) Wis. Stats. – Annual Review of Planning, Economic & Community Development Director

11. Adjournment

Future Meetings/Work Sessions

- January 10, 2019 (8:00 am)
- January 24, 2019 (8:00 am)
- February 14, 2019 (8:00 am)
- February 28, 2019 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: December 13, 2018

Land Division Summary:

The following owners are seeking Land Division Preliminary Approval from the P&D Committee:

2018 072 (Turtle Township) – Walsh Trust

As of December 4, 2018, the Walsh Trust land division has been preliminarily approved by the City of Beloit Plan Commission and recommended to the Turtle Town Board for approval by the Town Planning and Zoning Committee. It is scheduled to be acted upon by the Town Board on December 12th, the evening prior to the County P&D Committee meeting. As you are aware, standard policy is to not have Land Divisions on the Committee agenda until approval has been granted by the Town Board. However, considering there will be one meeting in December, Staff has included this item on the agenda for action. If the Town Board takes no action on December 12th, we will simply change our recommendation and suggest tabling the matter until such time that the Board acts.

Land Division Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval the above referenced Land Division(s) with conditions as presented.



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. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lots 2 and 3 contain existing buildings which utilize an existing private sewerage system at the time of this survey.	
3. ..."However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>[Signature]</i></u>	DATE: <u>11/20/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input 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. <u>Scheduled for action by Board 12/12/18.</u>	
2. <u>Recommended for approval by P&Z committee</u>	
3. <u></u>	
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>	

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
- 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...
- 5. ...of wastewater disposal is approved by the necessary governmental agencies."
- 6. The P&D Committee shall decide whether creation of a flag lot in this case meets the special circumstances tests in the Ordinance.
- 7. Dedicate a 33 foot half road right of way along State Line Road at the discretion of the Town.
- 8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 9. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates three lots from a 50.3 acre parent lot in Turtle Township. Proposed Lots 2 (20.4 acres) and 3 (3.7 acres) will include existing buildings. Proposed Lot 1 (25.2 acres), is vacant and the current intention is to continue to use the land for agricultural purposes. The future land use plan for this area is Urban Expansion and the City of Beloit Comprehensive Plan designates this area as future Business Park.

The current zoning is Exclusive Agricultural (A-E). Due to the proposed new lot sizes, the applicant has requested that the Town consider rezoning the proposed lots to General Agricultural (A-G), which requires a 3 acres minimum lot size. The A-E District is certified for the Wisconsin Farmland Preservation Program. Therefore, the Town of Turtle Zoning Ordinance contains specific standards that should be affirmed when acting on a request to rezone property out of the A-E District.

Proposed Lot 1 is by definition a flag lot. The creation of flag lots are generally discouraged by County Ordinance (per sec. 4.116(2)), but if approved the lot must meet specific standards (found in 4.116(2)(e)). That complete section of the Ordinance is included in the packet for reference, but generally speaking It allows the P&D Committee to approve a flag lot in excess of 250 feet in length if deemed necessary to avoid degradation or depletion of an environmental sensitive area, cultural resources, productive ag soils, woodlands or disruption of efficient ag operations. In this case the pole is approximately 438 feet long. If the intention is to maintain the ag use on Lot 1 and not utilize it for a new building site, it could be reasonable to approve a flag lot. The Committee could consider a restriction that no habitable buildings be allowed on Lot 1.

TOWN ACTION

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

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:

- (2) Recordation. After Administrator approval of the final land division in accordance with this Ordinance, the altered or modified final land division shall be re-recorded in the Rock County Register of Deeds Office in accordance with 4.114 of this Ordinance, along with a copy of the original unmodified and unaltered land division indicating the area of the original land division so modified or altered.

Subpart 4: Land Division Development Design and Public Dedication and Reservation Requirements


4.116 Standard Development Design

- (1) Design. All land divisions shall be designed to achieve the intent and purpose of this Ordinance, as stated in 4.103 herein, and shall be appropriately coordinated with and related to existing land uses, future land uses as delineated in applicable comprehensive plans and official maps, the natural landscape, and County, Town, and City/Village (if applicable) zoning ordinances.
- (2) Lots. Lot size, dimension, configuration, orientation, and building setback lines shall be appropriate for the location of the land division and the land use proposed.  Lots shall generally be proportionate in length and width and the use of flag lots shall be discouraged. If flag lots are utilized, they shall be in accordance with (e) of this Sub-sec. Minimum lot size shall be appropriately increased to provide for a building envelope consistent with County, Town, and City/Village (if applicable) zoning ordinances.
- (a) Residential lots without access to a connection to a public sanitary sewer system shall have a minimum size of forty thousand (40,000) square feet for a single family residential building and fifty five thousand (55,000) square feet for a two (2) family residential building. Each residential building shall utilize a POWTS and water well, and the lot shall contain an adequate POWTS area, to include a primary area and replacement area. Each lot shall contain a building envelope of two thousand (2,000) square feet excluding front, rear, and side yards in accordance with applicable building setback lines, ESA, and cultural resources, with said building envelope not to be located closer than ten (10) feet from any part of the POWTS area. Each lot shall also contain useable open space of not less than seventy percent (70%) of the gross area of the lot, entailing the gross square footage of the lot, less three thousand (3,000) square feet for potential building, driveway, or parking use, less fifty percent (50%) of the POWTS area. The minimum lot width at the front yard building setback line for these lots, in accordance with applicable Town and County building setback lines, or (g) of this Sub-sec., shall be one hundred (100) feet.
- (b) Residential lots with access to a connection to a public sanitary sewer system shall have a minimum size of six thousand (6,000) square feet except in the Rock County Shoreland Overlay Zoning District, in accordance with *Chapter 44 – Zoning, Code of Ordinances, Rock County*, where the minimum size shall be

10,000
fifteen thousand (15,000) square feet. The minimum lot width at the front yard building setback line for these lots, in accordance with applicable Town and County building setback lines, or (g) of this Sub-sec., shall be fifty (50) feet.

(c) Commercial, industrial, and other non-residential lots shall be of adequate size, dimension, configuration, and orientation to provide for off-street parking and loading facilities required for the type of proposed use.

(d) Lot configuration shall recognize topography and other natural landscape conditions. Lot lines shall abut at right angles or radial to streets, when feasible. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a cul-de-sac. Double frontage lots shall be avoided except for corner lots where they may be required to separate residential land uses from arterial streets or in order to overcome topography, other landscape conditions, or orientation disadvantages. Dimensions of corner lots shall adhere to front yard building setback lines, in accordance with Town building setback lines or (g) of this Sub-sec., from both streets that bound the lot.

 (e) Flag lots shall be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The "pole" of a flag lot shall not exceed two hundred fifty (250) feet in length unless additional length is needed to either avoid significant degradation or depletion of ESA, cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. The "pole" shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the "pole". The "pole" shall maintain a minimum width of one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system, and fifty (50) feet for all lots with access to a connection to said system, for the entire length of the "pole". No "pole" shall be located within two hundred (200) feet of another on the same side of the street unless said "poles" utilize a joint driveway.

(f) Lot orientation shall be in a manner so as to obtain maximum solar access and energy conservation, with the lot length being north to south and block length being east to west when feasible.

(g) Front yard building setback lines as stated in this paragraph (g) shall be applicable only on those lots adjacent to a Rock County road and not within the Rock County Shoreland Overlay Zoning District. Front yard building setback lines from arterial and collector streets shall be one hundred and fifteen (115) feet from the street centerline or seventy five (75) feet from the right-of-way, whichever is greater. Front yard building setback lines from local streets shall be fifty (50) feet from the right-of-way for those lots without access to a connection to a public sanitary sewer system and twenty five (25) feet from the right-of-way

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF
THE SW 1/4 OF SECTION 32, T. 1 N., R. 13 E., OF THE 4TH
P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



ORDER NO: 32636
BOOK: SEE FILE
FIELD CREW: N/A
DRAWN BY: KJB
DATE: October 17, 2018

FOR THE EXCLUSIVE USE OF:
RICHARD J. WALSH TRUST
2637 E. STATE LINE ROAD
BELOIT, WI 53511

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.jhbatterman.com



RECEIVED
NOV 5 2018
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY

Application Number: LD2018 072

Received By - Date (MM/DD/YYYY): 11-5-18

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: Richard J. Walsh Trust Dated March 26, 2002 Telephone: _____

Address: 2637 E. State Line Road City: Beloit State: WI Zip: 53511

b. Name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: R.H. Batterman & Co., Inc. Telephone: 608-365-4464

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 Turtle All 1/4 of SW 1/4
Section 32 Tax parcel number(s) - 6-19-359

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 Beloit

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): 50.3

14. Land division area (Square feet or acres): 50.3

15. Current zoning of land division area: AE

16. Number of new/additional lots created by land division: 3 Total

17. Future zoning of new/additional lot(s) created by land division: AG

18. Future zoning of parent lot: n/a

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: Bridget Walsh trustee DATE: Oct 19, 2018

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 checked="" 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 type="checkbox"/>	
(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 type="checkbox"/>	<input type="checkbox"/>	
(9)	Vegetative land cover type:	<input type="checkbox"/>	<input type="checkbox"/>	
(10)	Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input type="checkbox"/>	
(11)	Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input type="checkbox"/>	
(12)	Surface water features:	<input type="checkbox"/>	<input type="checkbox"/>	
(13)	Drainageways:	<input type="checkbox"/>	<input type="checkbox"/>	
(14)	Detention or retention areas:	<input type="checkbox"/>	<input type="checkbox"/>	
(15)	Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>	
(16)	Bridges/culverts:	<input type="checkbox"/>	<input type="checkbox"/>	
(17)	Rock outcroppings:	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	
j.	Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k.	Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l.	Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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

COMMITTEE REVIEW REPORT
FOR THE MONTH OF NOVEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1721-0000-64200	TRAINING EXP	P1801790	11/15/2018	US BANK	151.29
LAND RECORDS PROG TOTAL					151.29
10-1726-2017-67161	CA \$5,000/MORE	P1802303	11/15/2018	LEICA GEOSYSTEMS INC	8,900.00
STRATEGIC INITIATIVE GRANT PROG TOTAL					8,900.00

I have reviewed the preceding payments in the total amount of **\$9,051.29**

Date:

Dept Head _____

Committee Chair _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF NOVEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	P1800061	11/15/2018	STAPLES BUSINESS ADVANTAGE	14.68
		P1800062	11/15/2018	OFFICE PRO INC	78.76
64-6400-0000-63107	PUBL & LEGAL	P1800064	11/15/2018	BLISS COMMUNICATIONS INC	441.11
		P1802615	11/01/2018	US BANK	539.00
PLANNING PROG TOTAL					1,073.55
64-6451-0000-64904	SUNDRY EXPENSE	P1800060	11/15/2018	LANGE ENTERPRISES INC	3,343.26
		ADDRESS SIGNS PROG TOTAL			
64-6730-0000-63100	OFC SUPP & EXP	P1801030	11/15/2018	HARRIS ACE HARDWARE LLP	28.98
		SURVEYOR PROG TOTAL			

I have reviewed the preceding payments in the total amount of **\$4,445.79**

Date:

Dept Head _____

Committee Chair _____