



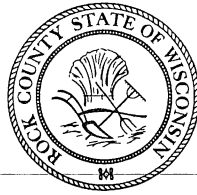
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, June 22, 2017 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday June 8, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Rock County Address Ordinance Revision 4.600 - 4.610 (Repeal & Recreate)
 - B. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
 - 2017 014 (Milton Township) – Longhenry
 - 2017 019 (Fulton Township) – Houfe
 - 2017 022R (Janesville Township) – Rollingwood Development
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
7. Committee Reports
8. Directors Report
 - A. NeighborWorks Blackhawk Region Funding
9. Adjournment

Future Meetings/Work Sessions

July 13, 2017 (8:00 am)
July 27, 2017 (8:00 am)
August 10, 2017 (8:00 am)
August 24, 2017 (8:00 am)
September 14, 2017 (8:00 am)



May 26, 2017

PUBLIC NOTICE

ROCK COUNTY ADDRESS ORDINANCE REVISION

The Rock County Board, via the "Rock County Address Ordinance" manages 16,661 addresses within the unincorporated areas of the County (outside of Cities & Villages). Originally adopted in 1994, the "Rock County Address Ordinance" establishes and maintains a consistent rural address number and road name system. Each location is assigned a unique address which will aid emergency personnel in providing fire protection, emergency medical services, police services, civil defense, and delivery of mail and meet other general location needs of the public.

Various County Departments (i.e. 911 Communication, Planning & Development Agency, Real Property Lister and County Clerk) and Town Officials (representing unincorporated areas), which actively use and manage this addressing system, deemed it necessary to amend the current Ordinance to incorporate new and improved address sign specifications. Older signs installed in 1994 were one sided facing parallel to the road. The amendment will require two sided signs placed perpendicular to the roadway to facilitate ease of recognition. The new signs incorporate 3M High Intensity Prismatic sheeting with clear anti-graffiti/UV- stabilizer film applied over the finished sign.

Notice is hereby given that the Rock County Planning & Development Committee will hold a Public Hearing to gather citizen input concerning the proposed revisions to the Rock County Address Ordinance 4.600 - 4.610 of the Rock County Code of Ordinances.

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, June 22, 2017.

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

Colin Byrnes
Director - Rock County Planning, Economic & Community Development

LG2017008

RESOLUTION NO. _____

AGENDA NO. _____

**ORDINANCE
ROCK COUNTY BOARD OF SUPERVISORS**

PLANNING & DEVELOPMENT
COMMITTEE
INITIATED BY _____



COLIN BYRNES, DIRECTOR OF
PLANNING & DEVELOPMENT
DRAFTED BY _____

PLANNING & DEVELOPMENT
COMMITTEE
SUBMITTED BY _____

JUNE 14, 2017
DATE DRAFTED _____

**REPEALING AND RECREATING ROCK COUNTY ORDINANCE
4.6—ROCK COUNTY ADDRESS ORDINANCE**

1 The Rock County Board of Supervisors at its regular meeting this ____ day of _____,
2 2017, does ordain as follows:

3
4 I. Ordinance 4.6—Rock County Address Ordinance is hereby repealed and recreated to read as
5 follows:

Part 6 – Rock County Address Ordinance

8
9 **4.600 General Provisions**

10
11 ~~(1) Purpose and Intent. The purpose of this ordinance is to establish and maintain a consistent~~
12 ~~rural address number and road name system in the unincorporated area of Rock County. The~~
13 ~~intent in establishing an address system is to assign each structure a unique and identifiable~~
14 ~~address which will aid emergency personnel in providing fire protection, emergency medical~~
15 ~~services, police services, civil defense, the delivery of mail, and meet other general location needs~~
16 ~~of the public.~~

17
18 (2) Committee. The Planning and Development Committee, appointed by the Rock County
19 Board, shall have policy supervision over this ordinance. The Committee shall have the authority
20 necessary to enforce/litigate the provisions of this ordinance.

21
22 (3) Committee Designee. This ordinance shall be administered and enforced by the Committee
23 Designee. The Committee Designee is herein delegated the authority and responsibility to
24 administer, assign address numbers, assure that address and intersection signs are properly
25 installed and reinstalled on a timely basis, enforce and police the provisions of this ordinance.

26
27 (4) Authority. This ordinance is adopted under the authority granted to the County in Section
28 59.54(4) of the Wisconsin Statutes which provides for the establishment of a rural numbering
29 system in towns for the purpose of aiding in fire protection, emergency services, and civil defense
30 under which:

- 31
32 (A) Each rural road and each home, business, or farm shall be assigned a name and number.
33
34 (B) Such names or numbers may be displayed on uniform signs posted on rural roads and
35 intersections, and at each home, business or farm.
36
37 (C) This subsection shall be carried out in cooperation with any town or towns in the County.
38

39 (5) Powers. The Planning and Development Committee shall have all the powers necessary to
40 administer, enforce and litigate the provisions and/or violations of this ordinance.

41
42 (6) Jurisdiction. The jurisdiction of this ordinance is applicable to all the unincorporated area
43 located in the geographic boundaries of the County of Rock, Wisconsin.
44

45 (7) Amendments. The Rock County Board of Supervisors may from time to time amend the
46 provisions of this ordinance. A public hearing shall be held on all proposed amendments by the
47 Planning and Development Committee after giving a Class 2 legal notice. The Committee shall
48 then review the public hearing comments and make appropriate recommendations to the County
49 Board.
50

51 **4.601 Official Database**
52

53 (1) Official Address and Road Database. The address numbers contained within the Official
54 Address Database (hereafter called the Database) accompanies and is made part of this Ordinance.
55 The Database shall be regularly updated by the Committee Designee and kept on file in the Office
56 of the Planning and Development Agency and 911 Communications Department with a copy on
57 file in the County Clerk's office. The Rock County Planning and Development Agency as well as
58 the 911 Communications Department shall keep the original version of said Database and add all
59 new address numbers, address number changes, new road names, and road name changes as they
60 are established. A "Master Database of Rock County Road Names" shall be an integral part of the
61 Official Address and Road Database.
62

63 (2) Road Names. There is hereby established a uniform system of names for all roads in the
64 unincorporated areas of Rock County, Wisconsin as follows:
65

66 (A) U.S. and State Trunk Highways, which are presently designated by number by the State
67 Department of Transportation, Division of Highways, shall retain such designation. All
68 U.S. and State Trunk Highways shall be numbered by the State Department of Highways
69 and the sign name shall be N, S, E, or W, U.S. "#", and STH "#" respectively.
70

71 (B) All County Highways which are presently designated by letter by Rock County shall
72 retain such designation. All new County Highways or change of designation shall be
73 named by the Rock County Board of Supervisors. County Highway sign names shall be
74 N, S, E or W, CTH "#".
75

76 (C) All other public roads shall be designated by name on the Official Address and Road
77 Map prepared by the Rock County Planning and Development Agency in cooperation
78 with the respective Towns and approved as part of this ordinance shall retain their names
79 as indicated on the map.
80

81 (3) The Planning and Development Committee will confer with the Town Boards in the
82 naming or renaming of roads. New road names crossing the boundary from one town into
83 another, or a new road that is an extension from an existing road shall bear the same name. In
84 Towns that have roads which continue into an adjoining Town, the respective towns in
85 conjunction with the Committee shall mutually agree on the naming or renaming of roads. Failing
86 agreement of the town, the Committee shall notify the respective Town with a 60 day prior notice
87 of the Committee's intent to assign a road name. The Committee shall herein have the authority to
88 establish the Official Road Name after following the above procedure.
89

90 (4) The name of a proposed new road or the renaming of an existing road shall not duplicate, or
91 too closely approximate phonetically, the name of any other road or street name in the County.
92

93 (5) New roads resulting from the approval of new land divisions shall be named in accordance
94 with the Land Division Regulations of Rock County. The road names shall be added to the
95 "Official Address and Road Map" and the Master Index of Rock County Road Names upon final
96 approval of a land division.
97

98 **4.602 Signs**
99

100 (1) Road Name Signs. Road name signs shall be erected at the intersections of all roads within the
101 towns. The Towns shall be responsible for maintenance and replacement of these signs after
102 initial placement by the County. They shall be so erected and maintained as to be clearly visible
103 to those who use the road at all hours of the day and night. All signs shall be of uniform pattern
104 and color and mounted on suitable posts in a consistent manner throughout the County. Road
105 name signs shall show the names of the roads, the block numbers, and N, S, E, or W as depicted
106 on the "Official Address and Road Map" as to respective location within the County-wide Address
107 Numbering System.

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(2) Road Sign Materials: The type of lettering, material of the sign plate and the mounting post shall be:

- (A) Each sign plate shall have a deep green background with white numbering which shall be totally reflectorized utilizing either Engineer Grade Sheeting (or a combination of) silk screen/die cut letters and numerals,
- (B) Each sign plate shall be a minimum of six (6) inches in height and twenty (20) inches in length or longer depending on length of road name and the respective hundred block involved,
- (C) The face of the sign plate shall have the name of the respective road located in the center (top to bottom and length) in four (4) inch letters,
- (D) The face of the sign plate shall have the respective County address grid number (spaced appropriately) in two (2) inch numbers at the end of the Official Road Name,
- (E) The letters and numbers shall meet Federal Highway Administration Series B or C specifications,
- (F) The sign plate shall be extruded aluminum with a minimum 0.091 web thickness with a thicker top and bottom to strengthen the sign plate,
- (G) Each intersection sign unit will consist of two or more road name sign plates and a post which shall be oriented in the same direction as the respective road being named,
- (H) Sign posts shall be:
 - 1. a "U" Channel Post with a minimum length of twelve (12) feet weighing a minimum of 2 pounds (or 3 pound for larger signs) per linear foot and finished with a protective coating of deep green enamel, or
 - 2. a 12 foot by 2 inch galvanized pipe, 13 gauge, 2.31 lbs per foot, including an anchor plate welded to the pipe with the top of the plate 24 inches from the bottom of the pipe, or
 - 3. a 1-3/4" X 1-3/4" quick punch type square tube post of the same length, fourteen gauge steel, in line holes, hot-dipped galvanized zinc coating per AASHTO M-120, with a cromate conversion coating and a clear organic exterior coating. A minimum 46 inch sleeve section of 2" X 2" - 12 gauge quick-punch type post to the above standards, one size larger than the sign post, is to be driven into the ground leaving a maximum of 4 inches above the surface. The sign post will be inserted into the ground anchor section and bolted with a tamper proof bolt.
- (I) The bracket attaching the sign plate to the post shall be a minimum of five (5) inches long and designed for attaching a U Channel post or a galvanized tubular steel post to an extruded aluminum sign. The cross bracket shall connect on the extruded aluminum sign plates for a minimum of five (5) inches. Two tamper proof sets of nuts and bolts will go through the brackets to or through the sign plates securing the signs and brackets and four tamper proof set screws will secure the sign bracket to the post.
- (J) The sign post shall be placed in the ground a minimum of 3.5 feet with the sign unit clearly visible from the traveled roadway.

4.603 Administration

- (1) Address Numbering Administration: The Rock County Planning and Development Committee shall have policy supervision over this ordinance and shall be administered and enforced by the Committee Designee.
 - (A) Master Address Road Names Database – The Rock County Planning and Development Agency in cooperation with Rock County 911 Communications Department shall

- 171 maintain and update a Geographic Information System (GIS) Master Database of
172 assigned road names.
173
174 (B) Official Address Number Database – An Official Address Number and Road Geographic
175 Information System (GIS) Database will be prepared and updated by the Committee
176 Designee in conjunction and in cooperation with the 911 Communications Department
177 for the unincorporated areas of Rock County.
178
179 (C) Delegation - The Committee Designee is hereby delegated the authority and
180 responsibility to administer and enforce the provisions of this ordinance without
181 limitation by reason of enumeration, including the Following:
182
183 1. To require complete and accurate information pertaining to the location and
184 placement of address signs,
185
186 2. To inspect the location and condition of intersection signs and officially notify the
187 respective town as to missing or damaged signs.
188
189 3. The authority to administer, enforce, and litigate the provisions and violations of this
190 ordinance.
191
192 4. To establish an Address Sign Application and process to cover the location,
193 installation, and aid in the administration of this ordinance.
194
195 (D) Address Application - An application for an address number and sign shall be made to
196 the Committee Designee for any new building or address number. The application fee
197 shall be set by policy action of the Planning and Development Committee.
198
199 (E) Rules - The Planning and Development Committee will have the authority to make
200 reasonable rules to insure an orderly and speedy implementation of the address
201 numbering system.
202

203 4.604 Address Numbering

204

- 205 (1) The Address Numbering System: The Address Numbering System will utilize a grid system
206 and extend from the intersection of Main Street and Milwaukee Street in the City of Janesville and
207 number addresses north, south, east, and west over the rural areas of the County. State Highway
208 11 West to Footville and thence following the township line to the edge of the county and County
209 MM East will serve as the east-west base line. U.S. Highway 51 North and County G South
210 (Prairie Rd.) to Townline Road, thence west along Townline Road to the Rock River and thence
211 south along the centerline of the Rock River will serve as the north-south baseline.
212
213 (2) Address Number Assignment. New address numbers will be assigned by the Committee
214 Designee. Where possible, address numbers will originate at the base lines and extend north,
215 south, east, and west assigning 1,000 numbers to every mile, or 100 numbers to every 528 feet.
216 Each hundred series of numbers will originate at the nearest section or quarter section line. Where
217 possible, individual address numbers will be assigned at 22 foot intervals from the nearest
218 hundred marks. Even numbers will be assigned to the right hand side of roads and odd numbers
219 will be assigned to left hand side of roads as one would go from the center of the system to the
220 north, south, east and west. The number shall be assigned at the intersection of the centerline of
221 the driveway and the right-of-way line of the public road (in areas that are not platted) or at the
222 center of the front lot line (in areas that have lots).
223
224 (3) Town of Beloit. Address numbering in the Town of Beloit will utilize a grid system based
225 on the City of Beloit Address System expanded into Beloit Township. The grid system will
226 extend from the State Line as a base line and number addresses north to Town Line Road. The
227 center of the Rock River from the State Line to Town Line Road will be the base line for
228 addresses numbered east and west. Where possible, address numbers will originate from base
229 lines and extend north, east and west assigning 1,000 numbers to every mile, or 100 numbers
230 every 528 feet. Each hundred series of numbers will originate at the nearest section or quarter
231 section line. Individual address numbers will be assigned at 30 foot intervals from the nearest
232 hundred marks. Even numbers will be assigned to the left hand side of the road and odd
233 numbers will be assigned to the right hand side of the road as one would go from the base lines

234 of the system to the north and west. East of the river base line even numbers will be assigned to
235 the right hand side and odd numbers assigned to the left as one would go from the river to the
236 east. The number shall be assigned at the intersection of the centerline of the public road (in
237 areas that are not platted) or at the center of the front lot line (in areas that have lots).

238
239 (4) Cities and Villages. The cities and villages in the County will retain their current address
240 systems with the County addresses and road names being utilized in the surrounding rural areas.
241

242 4.605 Address Signs

243
244 (1) General. All buildings and other locations within the unincorporated areas of Rock County,
245 shall have an assigned address number. The assigned address number shall be posted on an
246 address sign unit located as provided by the following specifications:

247
248 (A) The sign shall be installed so that the plate is perpendicular to the roadway and not more
249 than three feet from the road right-of-way, and not closer than five (5) feet or further than
250 ten (10) feet from the driveway serving the building.

251
252 (B) The sign plate shall be installed not less than four feet and not more than five feet from
253 ground level. The sign unit shall be installed in a clear and unobstructed view from the
254 roadway.

255
256 (C) Multi-family dwellings and industrial or business complexes will be assigned individual
257 address numbers as determined by the Committee Designee.

258
259 (D) A driveway servicing multiple buildings or acting as a joint driveway for multiple parcels
260 shall have a sign unit indicating the range of individual addresses being served on the
261 driveway. The multiple sign unit shall be placed at the intersection of the driveway and
262 the public road. Individual address signs shall also be placed at each building or location
263 on the driveway.

264
265 (E) Additional address signs may be located on a building. Any second number sign erected
266 on a building shall not be in place of the primary sign unit required by this ordinance.

267 (2) Address Sign Specifications

268
269 (A) The address sign unit shall consist of a Flag Style sign plate (on which the address
270 numbers, town name, and road name are enumerated on both sides) mounted on a sign
271 post with associated hardware. The sign plate, post, and hardware shall meet the
272 minimum specifications of this ordinance.

273
274 (B) The Address sign unit shall have a red background with white letters and border. All
275 signs shall be on 3M high Intensity Prismatic sheeting 3930 utilizing 3M ink with clear
276 anti-graffiti/UV-stabilizer film applied over finished sign. The address number shall be
277 four (4) inches high: series B or C numbers (which will be a maximum of 5 (5) integers
278 long) located in the appropriate center of the sign. Based on National Manual for Traffic
279 Control Signs.

280
281 (C) Sign Plates shall be manufactured of flat sheet aluminum, at a minimum thickness gauge
282 of 0.080 of an inch with 3/4 inch radius curved corners. There shall be two (2) 3/8 inch
283 holes in the attachment side of the sign a minimum of one (1) inch from top, bottom and
284 edge.

285
286 (D) Sign Plates shall be at least eight (8) inches in height and twenty (20) inches in width or
287 longer depending on length of number, town name, and/or road name.

288
289 (E) Sign Posts shall be seven foot "U" channel steel posts, with a minimum weight of 1.12
290 pounds per linear foot. A minimum of 2 holes shall be contained in each post with
291 diameters of 3/8 to 1/2 inches beginning at the center one inch from the top of the post
292 and the second hole located in direct alignment with the bottom hole on the sign plate.
293 Sign posts shall be finished with a deep-green enamel.
294
295

- 296 (F) Attachment bolts shall consist of two 3/8 to 1/2 inch diameter two inch threaded bolts
297 and two 5/8 to 7/8 inch diameter hex nuts.
298
299 (G) The face of the sign shall have the name of the respective town centered on the top in
300 one (1) inch letters.
301
302 (H) The face of the sign shall have the name of the respective road centered on the bottom in
303 one (1) inch letters.
304

305 (3) Urban Area Address Signs. With the Committee Designee's approval buildings in urban areas
306 which are served with public sewer and water and are at less than thirty-five (35) feet from the
307 edge of a public road-right-of-way may attach address numbers to the respective building. These
308 address numbers shall:

- 309
310 (A) Be placed above or immediately to the right of the main entrance door, or centrally above
311 the attached garage door of the building for the address and road name assigned,
312
313 (B) Address numbers shall be a minimum of four (4) inches high and two and one-half (2
314 1/2) inches wide,
315
316 (C) Be made of material that is readily visible from the public road,
317
318 (D) Address numbers shall be numerals not alphabetical letters spelling the number, and
319
320 (E) Be installed in clear view and unobstructed view from the roadway.
321

322 (4) Exemptions. All property owners within the unincorporated areas of Rock County shall
323 comply with the specifications of this ordinance, unless a written exemption has been obtained
324 from the Rock County Planning and Development Committee. Posts that were used for another
325 numbering system may be used if the above specifications are met and approved by the
326 Committee Designee.
327

328 **4.606 Sign Application and Installation**

- 329
330 (1) Application. Upon application by the owner or agent and payment of the address sign fee the
331 Committee Designee shall issue an address number and order the sign unit for installation.
332
333 (2) Installation. The Planning and Development Agency shall consult with the Towns on the
334 procedures for the installation of new and replacement signs.
335
336 (3) Damage or Replacement. It is unlawful to willfully damage or destroy any sign erected under
337 the provisions of this ordinance.
338
339 (4) Civil Remedies. Owner or occupant may pursue civil remedies for the reimbursement of sign
340 or sign unit costs from the person(s) causing the damage or destruction.
341
342 (5) Responsibility. Owners or occupants of a building or location having an assigned address
343 number shall be responsible for the placement of new signs and replacement of damaged signs
344 located on their property through the Committee Designee.
345

346 **4.607 Enforcement**

- 347
348 (1) Written Order. The Committee Designee shall have the power to issue a written order to
349 correct any violation of this ordinance that shall specify the following:
350
351 (A) The nature of the violation and the steps needed to abate and/or correct it.
352
353 (B) The time period in which the violation must be corrected and/or abated.
354
355 (C) The penalty or penalties the violator will be subject to if the alleged violation is not
356 abated and/or corrected within the given time period.
357

358 (2) Non-Compliance with Order. If the owner or occupant person does not comply with a written
359 order from the Committee Designee the owner or applicant shall be subject to one or more of the
360 following actions and/or penalties:

361
362 (A) The issuance of a citation under the provisions of Chapter 7—County of Rock
363 Ordinances.

364
365 (B) Commencement of legal action seeking a court imposed forfeiture.
366

367 (3) Penalties. Any person, firm or corporation who fails to comply with, or violates, the
368 provisions of the Ordinance shall, upon conviction thereof, forfeit not less than \$100 nor more
369 than \$500 and the costs of prosecution for each violation. Said person, firm or corporation shall
370 also be responsible for all damages including sign replacement. Each day a violation exists or
371 continues shall constitute a separate offense.

372
373 **4.608 Effect on Other Ordinances**

374
375 (1) Should any section or provision of this Ordinance be declared unconstitutional, invalid or
376 repealed, the constitutionality or validity of the remainder of the Ordinance shall not be
377 affected.

378
379 (2) Provisions of other Rock County Ordinances inconsistent herewith are hereby repealed and
380 superseded.

381
382 (3) This Ordinance shall take effect upon passage by the Rock County Board of Supervisors
383 and publication.

384
385 **4.609 Definitions**

386
387 ~~Agency - Includes the Planning and Development Committee and the Planning and Development~~
388 ~~Department Staff authorized to act in all matters pertaining to this Ordinance and other planning and~~
389 ~~development activities as provided in Wisconsin Statutes 59.69.~~

390
391 Committee Designee - Director of the Planning and Development Agency (or his/her designee) delegated
392 the authority and responsibility to administer and enforce these regulations or, to perform a specific
393 function in association with this Ordinance.

394
395 Committee - The standing committee of the Rock County Board of Supervisors established as Planning
396 and Development Committee under Wisconsin Statutes 59.69 that has been delegated policy supervision
397 over this Ordinance.

398
399 Sign - The individual address or road name sign plate which is mounted on a post.

400
401 Sign Unit - One or more address or road name sign plates mounted on a post with bolts and/or brackets.

402
403 **4.610 Effective Date**

404
405 This Ordinance shall become effective the date the adopted Ordinance is published.

Respectfully submitted:

PLANNING & DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

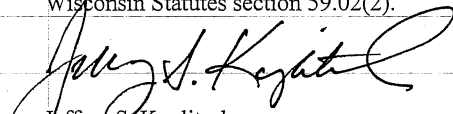
Wes Davis

Wayne Gustina

Jason Heidenreich

LEGAL NOTE:

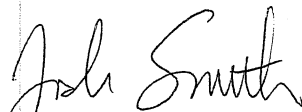
The County Board is authorized to take this action by Wisconsin Statutes section 59.02(2).



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:


Recommended.



Josh Smith
County Administrator

FISCAL NOTE:

No fiscal impact.



Sherry Oja
Finance Director



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: June 22, 2017

Land Division Summary:

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

2017 014 (Milton Township) – Longhenry

2017 019 (Fulton Township) -- Houfe

2017 022 (Janesville Township) – Rollingwood Development

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions with conditions as presented.

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

APR 5 2017



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2017 014

Received By - Date (MM/DD/YYYY): 4-5-17

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 A. Longhenry Revocable Trust Telephone: _____

Address: 2545 E M H Townline Road City: Milton State: WI Zip: 53563

b. Name: _____ Telephone: _____

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

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: Combs & Associates, Inc. Telephone: 608.752.0575

Address: 109 W Milwaukee Street City: Janesville State: WI Zip: 53548

b. Developer name: _____ Telephone: _____

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

8. Identify the individual from 6, or 7, that will serve as the primary contact: 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 SW 1/4
Section 32 Tax parcel number(s) - 6-13-240

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 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): 153.5 AC +/-

14. Land division area (Square feet or acres): 3.5 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-1

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: *Ry M Cal* DATE: 4-3-17

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"/>	To be drilled
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be installed
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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 aerial 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.

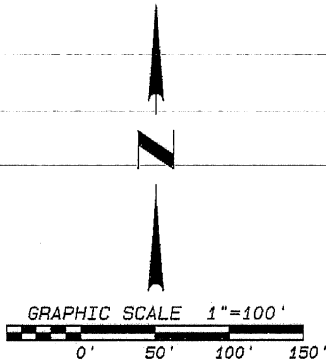
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

CERTIFIED SURVEY MAP

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

NEST 1/4 CORNER
OF SECTION 32-4-13



LEGEND:

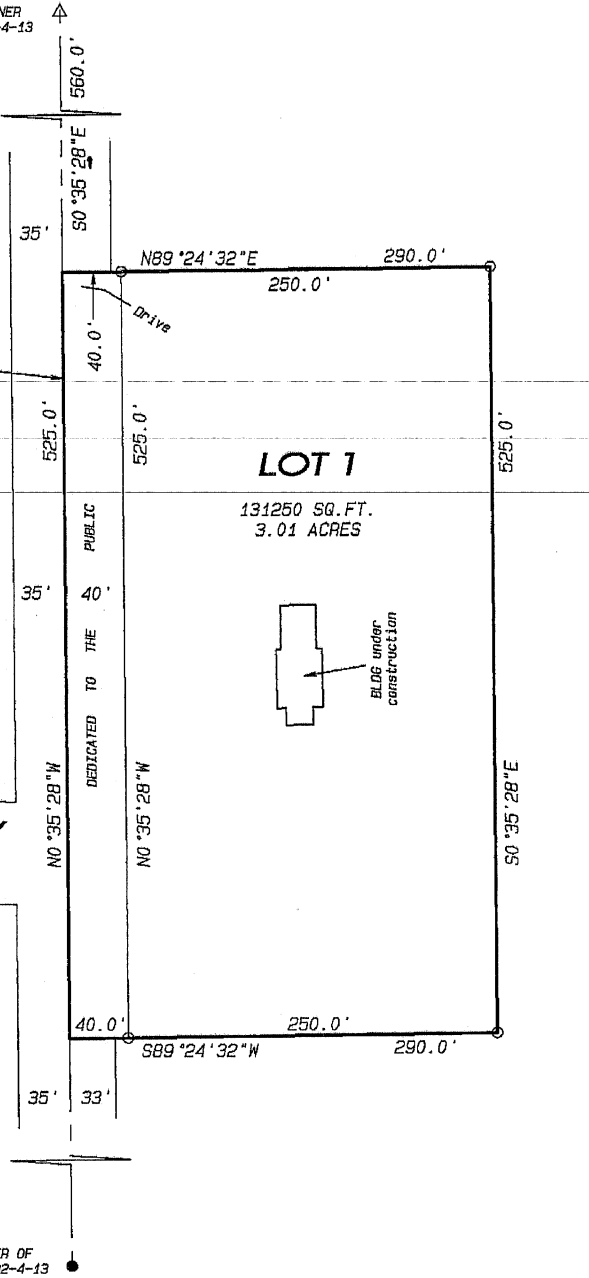
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- △ FOUND PK NAIL

E. CARLY COURT

N. KENNEDY ROAD

WEST LINE OF THE SW 1/4 OF SECTION 32-4-13.
S0°35'28"E 2646.23'

SW CORNER OF
SECTION 32-4-13



NOTES:

- FIELD WORK COMPLETED _____
- ASSUMED S0°35'28"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 32-4-13.

Project No. 116 - 152 For: LONGHENRY SHEET 1 OF 4 SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: LD2017014 Longhenry

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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes , proceed to 4. If you answered No , proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of	
3. this survey. 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>4/25/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" 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>See separate documentation provided by Town in file</u>	
2. <u>See separate documentation provided by Town in file</u>	
3. <u>See separate documentation provided by Town in file</u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: <u><i>Approved by Town @ 6/12/17 meeting</i></u>	DATE: <u>6/12/17</u>
TITLE: <u>Chair - Rock County Planning & Development Committee</u>	

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. <u>See separate documentation provided by Town in file</u>	
2. <u>See separate documentation provided by Town in file</u>	
3. <u>See separate documentation provided by Town in file</u>	
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 shall include the POWTS area with the building that utilizes the system.
 - 4. Indicate the location of the Floodplain on Lot 1 based on, and with a reference to, the September 16, 2015
 - 5. FIRM applicable to the property.
 - 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
 - 7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
 - 8.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division separates an existing residence and land from the parent parcel in MiltonTownshlp. A new residence is under construction on proposed Lot 1, whic will consist of approximately 3.0 acres. The remaining parent parcel, consisting of approximately 150 acres, will include the existing farmstead area along Townline Rd.

The parent parcel is currently zoned Agricultural District One (A1) by the Town of Milton and the future land use for the parcel is Mixed Use. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for the new lot would require a rezone to A3. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District, where applicable.

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:



AGENCY USE ONLY

Application Number: LD2017 019

Received By - Date (MM/DD/YYYY): 4-20-17

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 HOUFE			Telephone:		
Address:	10016 N COUNTY RD F	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 FULTON	SW 1/4 of SE 1/4
	Section 9	Tax parcel number(s) - 6-6-76

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 EDGERTON

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): 64 ACRES	14. Land division area (Square feet or acres): 1.3	15. Current zoning of land division area: RRS
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RRS	18. Future zoning of parent lot: RRS

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: <u></u>	DATE: <u>4/18/17</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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(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
(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"/>	

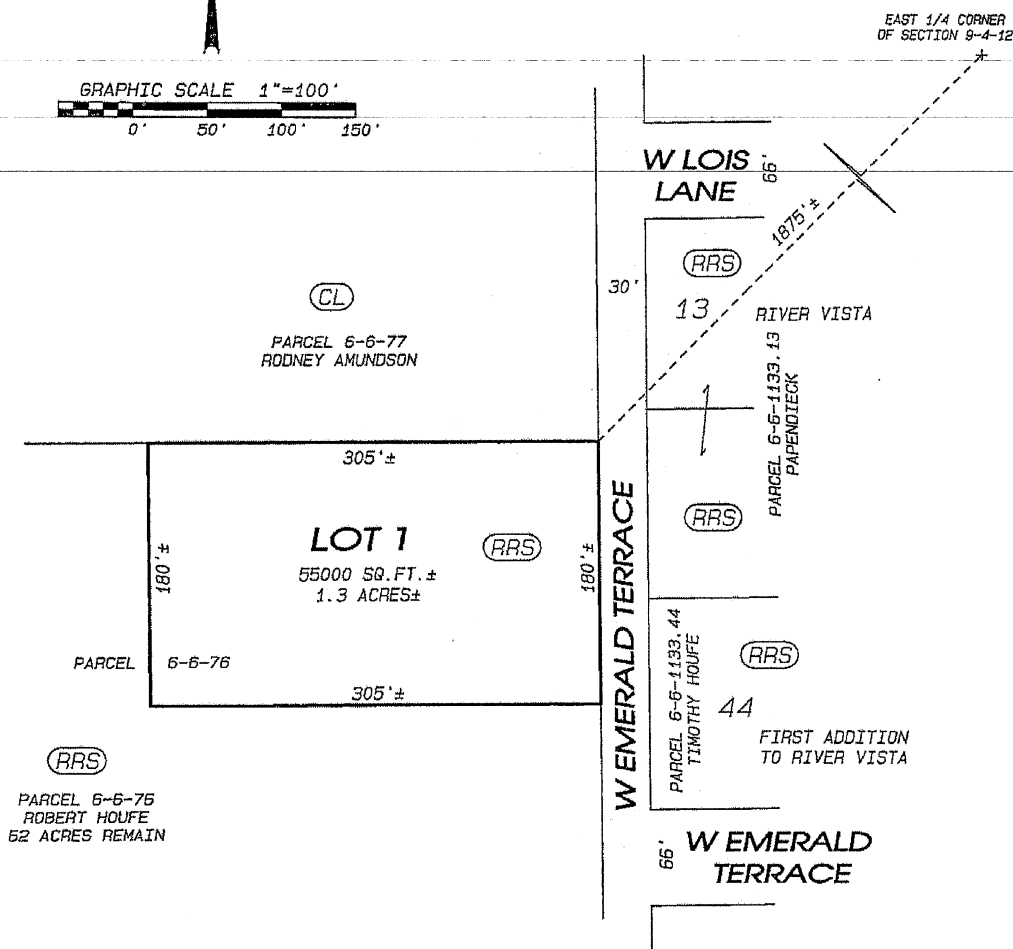
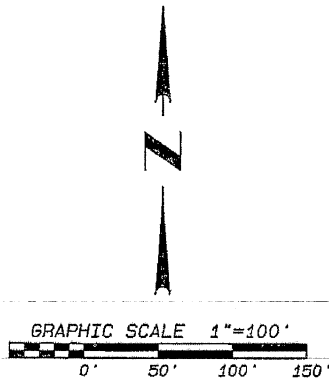
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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 SW 1/4 OF THE SE 1/4 OF SECTION 9, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, 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. 117 - 137 For: HOUFE

DATE: APRIL 18, 2017



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: LD2017 019 Houfe

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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes , proceed to 4. If you answered No , proceed to 5.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lots 1 until acceptable	
3. means of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>AMB</u>	DATE: <u>5/25/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" 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>Separate documentation in the file - 6/13/17</u>	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: <u>Approved by Town</u>	DATE: <u>6/13/17</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 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. Dedicate sufficient land to obtain a minimum of 33' half road right of way along W Emerald Terrace at the discretion of the Town of Fulton.
- 4. (Current half road right of way is approximately 16 feet)
- 5. A Conservation Easement shall be identified and delineated on the final CSM in the areas of slope exceeding
- 6. 16%. All building and land disturbance is prohibited in these areas. Complete Conservation
- 7. Easement language will be provided by the P&D Agency to be included on the CSM.
- 8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 9. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from an existing 64 acre parcel in Fulton Township, which will include approximately 1.3 acres. The parent parcel is currently zoned Residential-Rural Density Small (RRS) by the Town of Fulton, therefore no rezone will be required.

There is an area on the proposed lot with limitations in siting a building location due to slopes that exceed 16%. The MOA with the Town of Fulton authorizes the County to review and plan around this Environmentally Sensitive Area (ESA) and administer a Conservation Easement through the Land Division process. Therefore, it is proposed that protection of this ESA will be achieved through the use of a Conservation Easement granted to the Town.

This CSM is within the ETJ Plat Review of the City of Edgerton

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:



AGENCY USE ONLY

Application Number: LDZ017022R

Received By - Date (MM/DD/YYYY): 6/13/17

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:	ROLLINGWOOD DEVELOPMENT INC C/O CHRISTINE HUDSON		Telephone:		
Address:	614 N PINE ST	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:		
Address:	109 W. MILWAUKEE STREET	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 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 JANESVILLE	NE 1/4 of SW 1/4
Section 3	Tax parcel number(s) - 6-8-23.1

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 CITY OF JANESVILLE

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 ACRES ML	14. Land division area (Square feet or acres): <u>25</u>	15. Current zoning of land division area: B-1
16. Number of new/additional lots created by land division: <u>2</u>	17. Future zoning of new/additional lot(s) created by land division: B-1	18. Future zoning of parent lot: B-1

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 Hudson* DATE: 6/13/17

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 type="checkbox"/>	<input checked="" type="checkbox"/>	B-1
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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO EXISTING DRIVE
(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 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"/>	

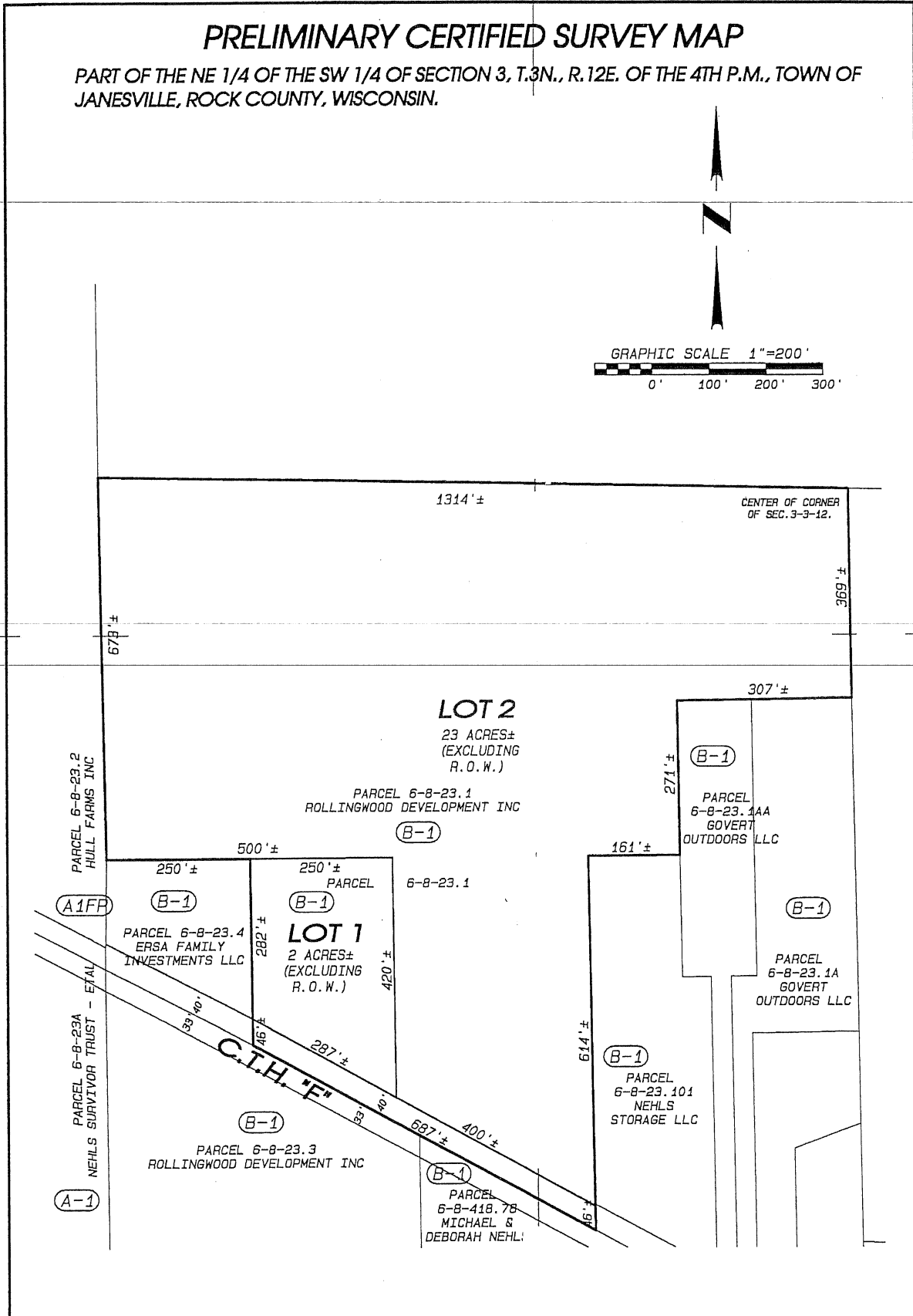
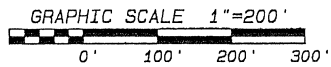
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

**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

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 3, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



DATE: JUNE 13TH, 2017

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117 - 176 For: ROLLINGWOOD DEVELOPMENT, INC



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.	
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(5) Private water wells or water supply systems:	<input type="checkbox"/>
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(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 and existing easements shall be shown on CSM.	
2. Note on Final CSM: "No buildings which produce wastewater allowed on Lots 1 or 2 until acceptable means	
3. of waste water disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>[Signature]</u>	DATE: <u>6/13/17</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. <u>See separate documentation in file from Town</u>	
2. <u>See separate documentation in file from Town</u>	
3. <u>See separate documentation in file from Town</u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: <u>Approved 6/5/17</u>	DATE: <u>6/5/17</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 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. Dedicate 40-foot half road right of way along County Hwy F.
 - 4. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
 - 5. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:
 The proposed Land Division creates two new lots from an existing 25 +/- acre parcel in Janesville Township. Lot 1 will consist of approximately 2 acres and Lot 2 will consist of approximately 23 acres. The parent parcel is currently zoned Local Commercial (B1) by the Town of Janesville and the future land use for the parcel is Commercial. A two lot CSM is required in this case because the result of the land division is two lots which are each less than 35 acres in size.

 The Land Division is within the extraterritorial approval Jurisdiction of the City of Janesville.

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: