



PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, FEBRUARY 23, 2017 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING)  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday February 9, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing – Shoreland Condition Use Permit 2017 001 - ABC North River Hills LLC
  - B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2017 001 – ABC North River Hills LLC
  - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
    - 2017 002 (Union Township) – Francis
    - 2017 005 (Milton Township) – Jones Rev. Trust
6. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
7. Community Development
  - A. Action Item: Citizen Grievance Resolution – Loan ID 006088D1
8. Committee Reports

9. Directors Report

A. City of Janesville Water Quality Management Plan Amendment

10. Adjournment

**Future Meetings/Work Sessions**

March 9, 2017 (8:00 am)

March 23, 2017 (8:00 am)

April 13, 2017 (8:00 am)

April 27, 2017 (8:00 am)



**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Shoreland Conditional Use Permit #2017 001 – ABC North River Hills LLC  
Hackbarth Road Extension

**DATE:** February 13, 2017

**Summary:**

The Rock County P&D Staff has received a request from ABC North River Hills LLC for a Shoreland Conditional Use Permit (CUP) for filling and grading activities associated with the construction of a new public road on the property. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the Rock River). The property is located in part of Section 10, Janesville Township at 4166 N West River Drive.

A copy of the road construction plans are included in the packet for reference and larger copies will be available at the meeting.

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.214(3)(C) references “Standards Applicable to All Conditional Uses.” In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **This standard can generally be met. From a public safety standpoint, the new road construction at the intersection with Hwy 14 should provide an improvement over existing conditions and make the intersection safer for the travelling public.**
2. *The prevention and control of water pollution including sedimentation.* **Erosion control measures must be established and maintained during construction to minimize runoff. The chance of offsite impact to the river should be minimal based on the plans for the project. The proposed Conditions of Approval (below) further address this evaluation factor.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The project area is not within the Floodplain Zoning District. Surface water drainage from the new road will be managed by a storm water facility.**

4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. Erosion potential from the site should be relatively minimal due to generally flat topography, provided that the construction is completed and stabilized in a timely fashion.*
5. *The location of the site with respect to existing or future access roads. The new public road in this location will be replacing a portion of an existing joint private drive which serves a number of properties. No additional future access roads are planned in this area.*
6. *The need of the proposed use in a shoreland location. The proposed project consists of replacing a private driveway with a new public road which will serve existing residences and future development. Considering all of the factors involved, there appears to be no reasonable alternative in which the road can be built outside of the Shoreland Zoning jurisdiction. At the closest point, the new road will be approximately 450 feet from the Rock River.*
7. *Its compatibility with uses on adjacent land. Construction of the new public road to replace a joint private is compatible with adjacent land uses.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not applicable for this project.*
9. *Location factors under which:*
  - a. *Domestic uses shall be generally preferred; This standard can generally be met.*
  - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.*
  - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.*

**Recommendation(s) or Action(s):**

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2017 001 with the following conditions:

1. The project shall be completed according to the approved construction plans.
2. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
3. Any topsoil piles that will remain on site shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
4. All other necessary permits or approvals for the project shall be obtained prior to starting construction.
5. This permit expires one year from the date of Committee approval unless approved otherwise.

7600

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



AGENCY USE ONLY	
Application No.	CUP2017001
Date Received	1/20/17
Received by	AB

### SHORELAND CONDITIONAL USE PERMIT APPLICATION

#### APPLICANT INFORMATION

OWNER INFORMATION					
(1) Name	ABC NORTH RIVER HILLS LLC			Telephone	608-289-2664
Address	4166 N. WEST RIVER DR.	City	JANESVILLE	State	WI Zip 53548

#### PROPERTY INFORMATION

LOCATION					
Subdivision Name	Section 10-3-12		Lot & Block	#	
Lot Size	57,422 sF (1.32 AC)	Present Use	AGRICULTURAL & GRAVEL ACCESS DRIVE		
Present Improvements on Land	GRAVEL DRIVE SERVING MULTIPLE RESIDENCES				
Proposed Use or Activity	CONSTRUCTION OF A TYPE B-Z INTERSECTION AND PAVED PUBLIC ROAD (N. HALKBARTH RD.)				

#### PROJECT INFORMATION

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

Amount of fill in cubic yards	0
Amount of disturbed area (square feet)	88,000
Planned Completion Date	NOVEMBER 2017

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

#### SIGNATURE

Property Owner \_\_\_\_\_ OR Agent/Surveyor Ralph J. Linder

Approved by the Rock County Planning & Development Committee on \_\_\_\_\_  
 Committee Designee \_\_\_\_\_ Date \_\_\_\_\_



February 2, 2017

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from ABC North River Hills LLC for a Shoreland Conditional Use Permit for filling and grading activities associated with the construction of a new public road on the property. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the Rock River). This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 10, Janesville Township, Parcel 6-8-193. The applicant's address and the general address for this proposed project is 4166 N West River Drive, Janesville.

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, February 23, 2017.

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

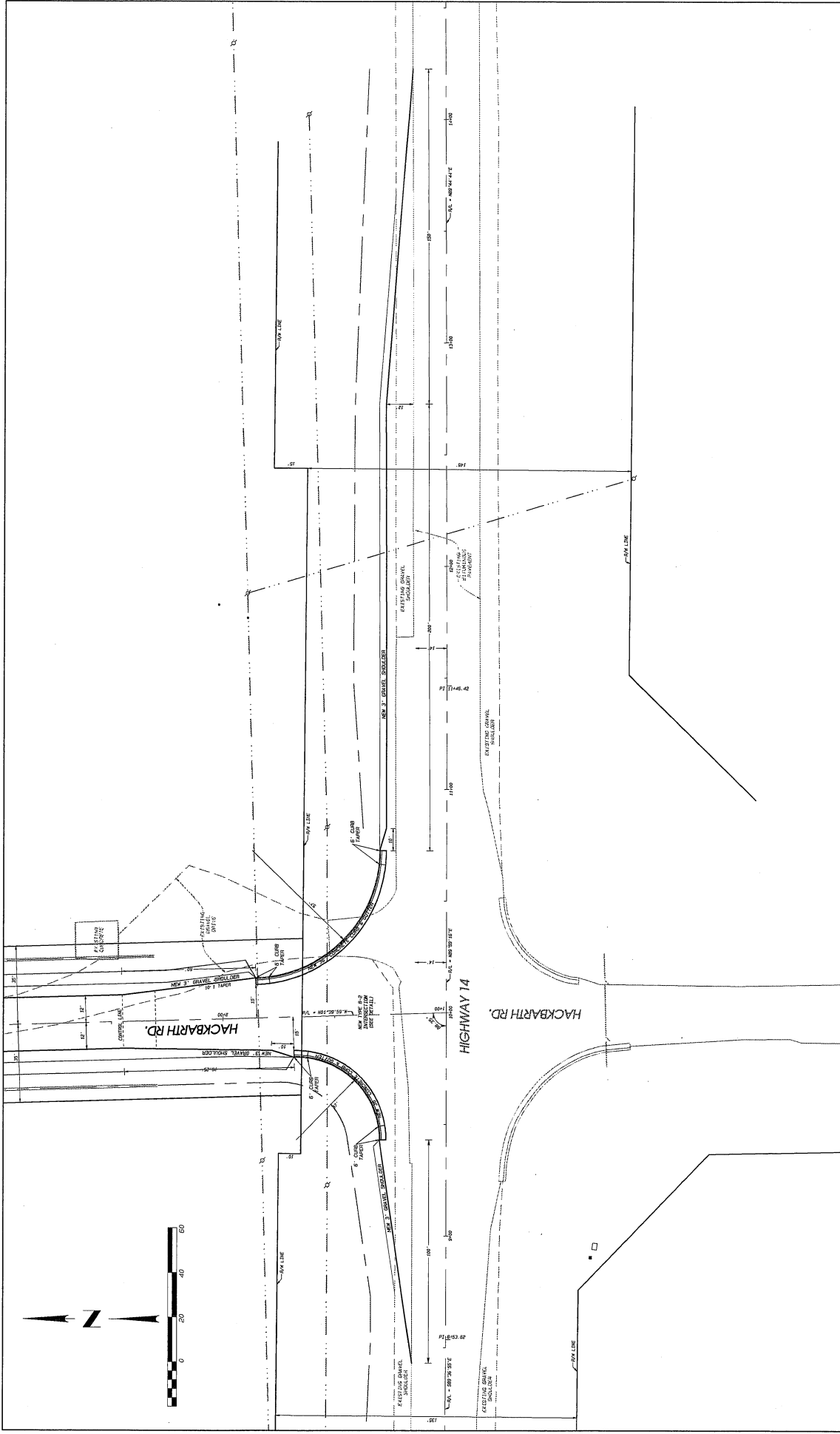
Andrew Baker  
Senior Planner - Rock County Planning, Economic & Community Development

LG2017001



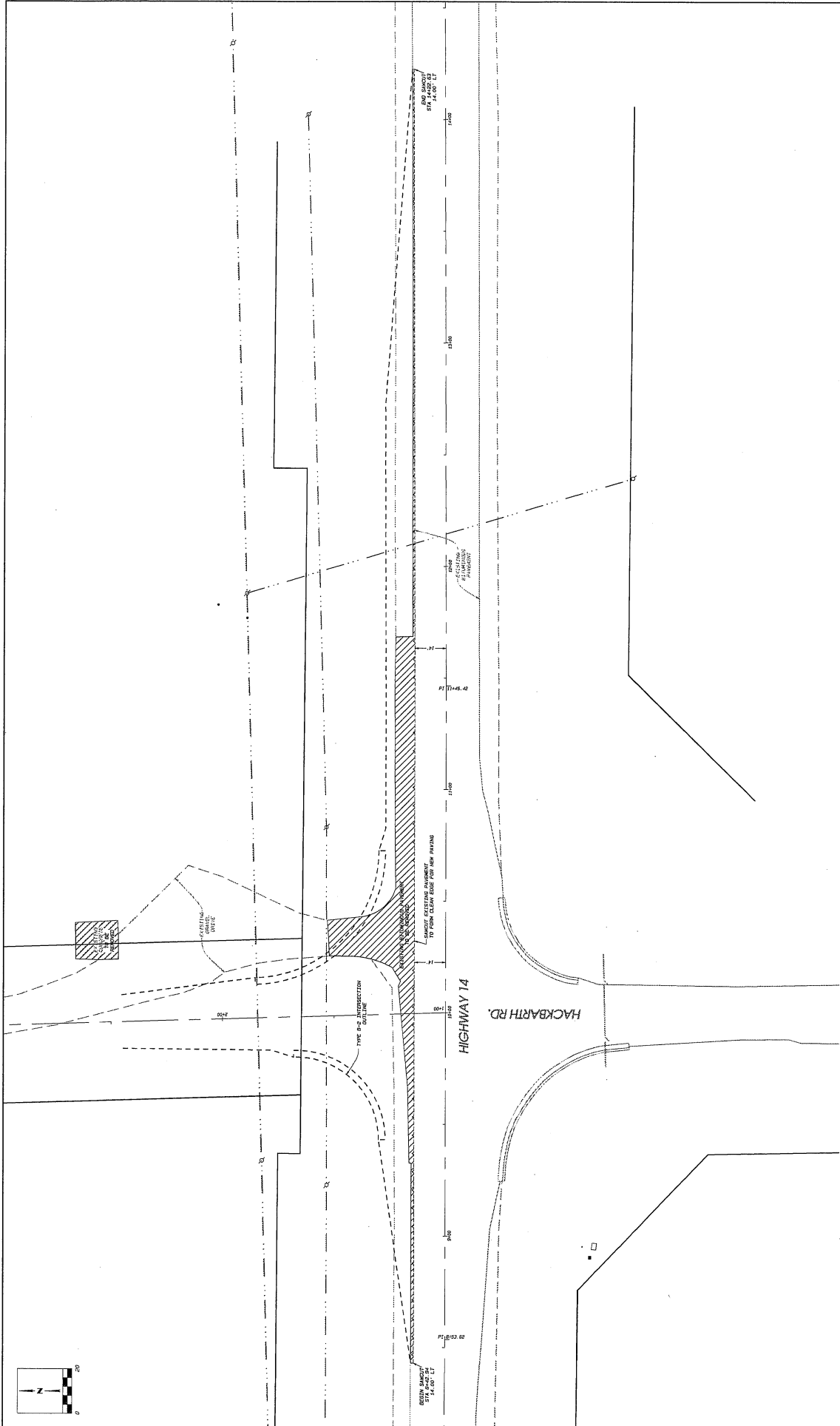






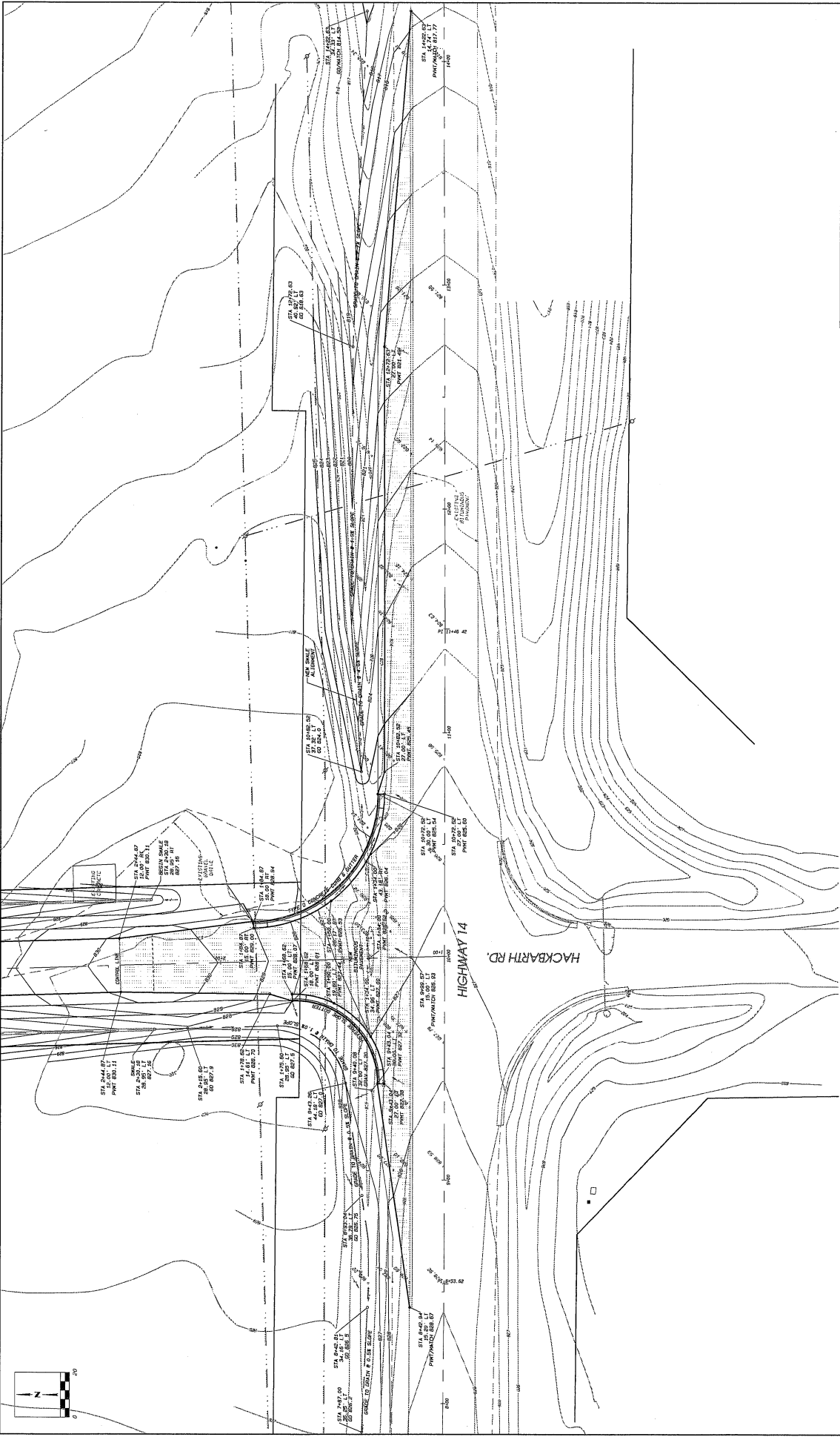
 100 N. PLUMMER ST. WASHINGTON, MO 64785 WWW.COMBS-ASSOCIATES.COM	DATE	11/23/15	
	LAND SURVEYING	BY	AFG
	LAND PLANNING	APPROVED	
	CIVIL ENGINEERING	PROJECT NO.	115-415
		DATE	11/23/15

TYPE B-2 INTERSECTION DIMENSION PLAN



<b>Coombs ASSOCIATES</b> 100 W. Milwaukee St. Milwaukee, WI 53233 www.coombs-associates.com	DATE	11/23/16
	BY	AFG
LAND SURVEYING	LAND PLANNING	CIVIL ENGINEERING
PROJECT NO.	15-415	

DEMOLITION PLAN SHEET 4 OF 11



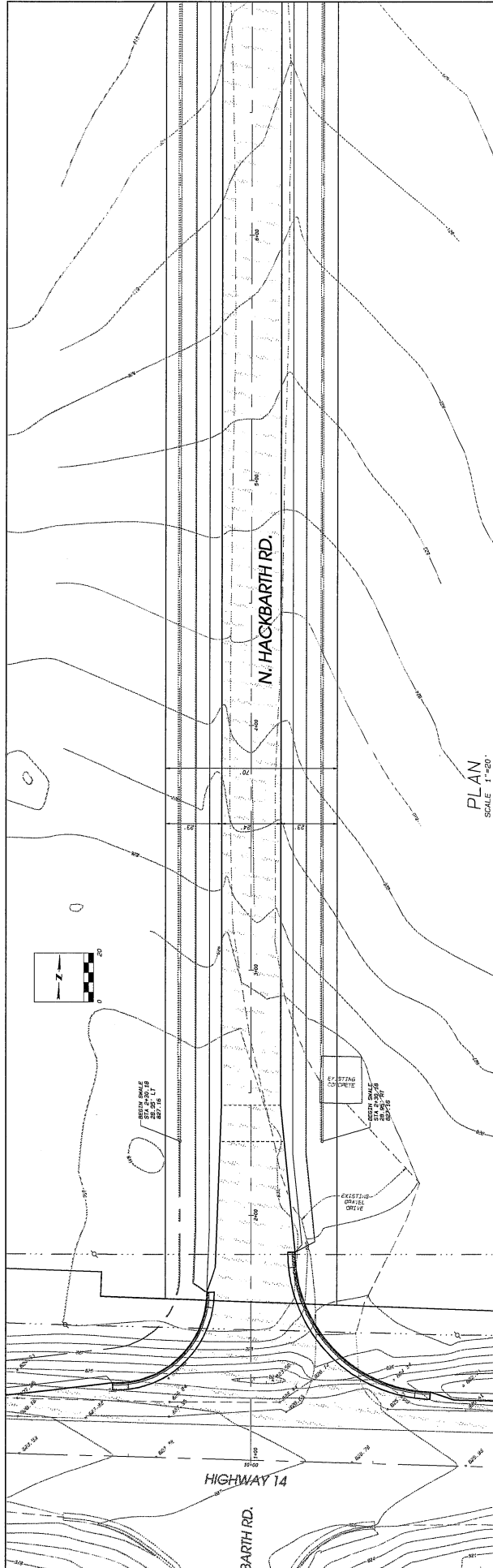
**Combs & Associates**  
 100 S. KILBUCK ST.  
 WASHINGTON, WI 53090  
 TEL: 262.782.0574  
 FAX: 262.782.0574

DATE	11/23/16
BY	AFG
APPROVED	AFG
PROJECT	145-415

REVISION

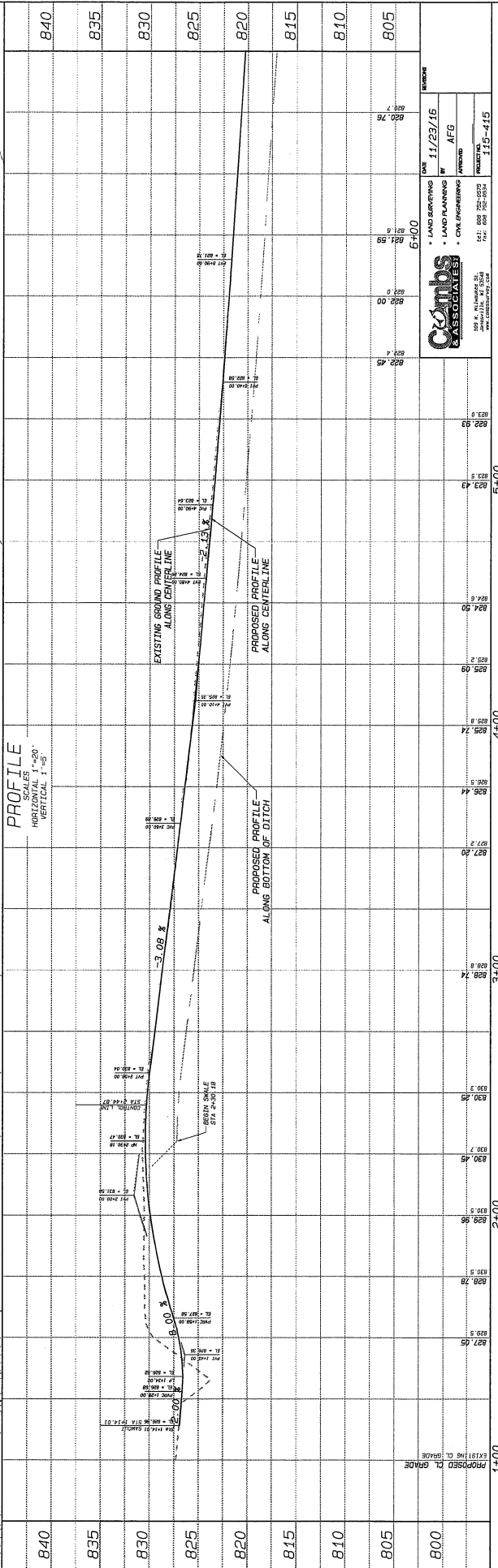
TYPE B-2 INTERSECTION GRADING PLAN SHEET 5 OF 11





PLAN  
SCALE 1"=20'

PROFILE  
SCALE 1"=20'  
HORIZONTAL 1"=20'  
VERTICAL 1"=5'



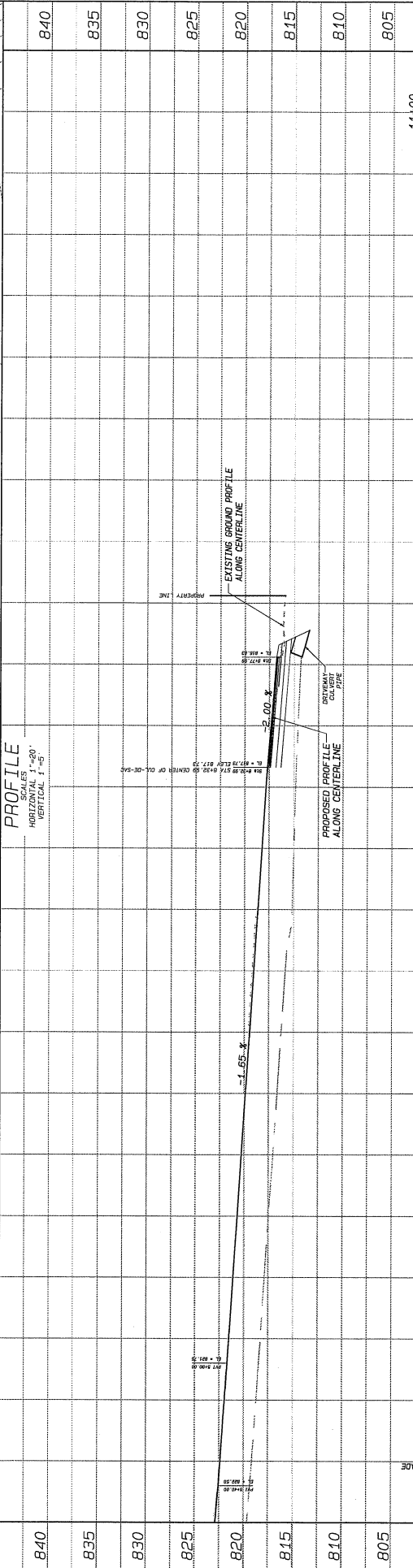
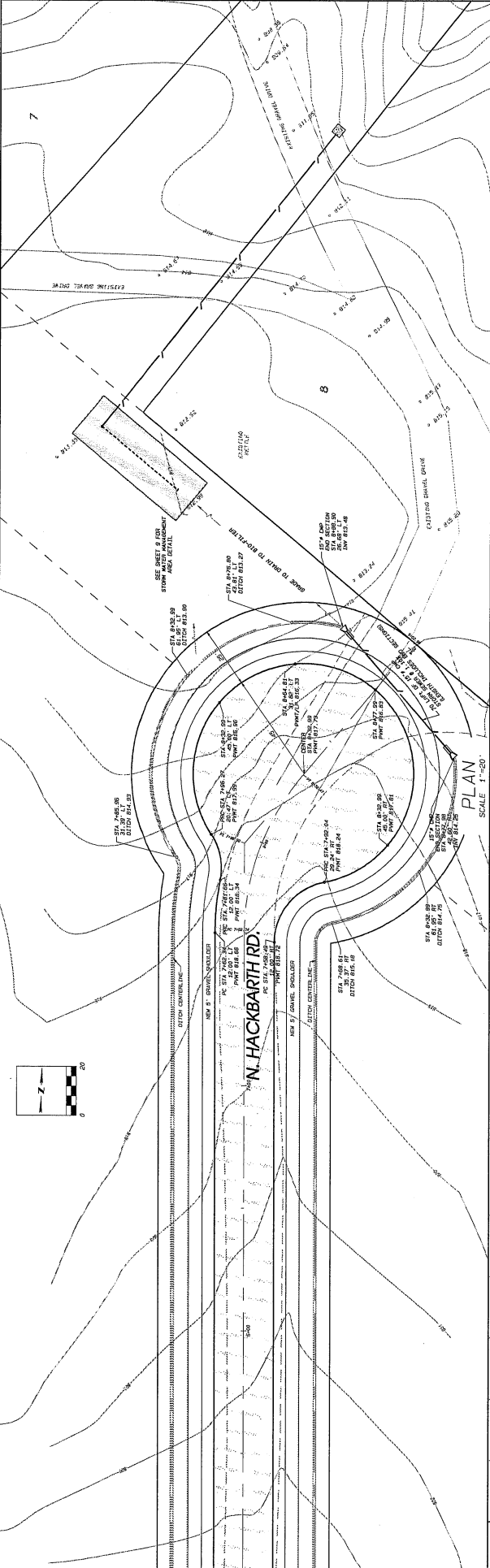
**COMBS ASSOCIATES**  
 100 W. Williams St.  
 Columbus, OH 43260  
 www.combsass.com

DATE: 11/23/16  
 DRAWN BY: AFG  
 CHECKED BY: AFG  
 PROJECT NO: 115-415

LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING

REG. NO. 68872-002  
 EXPIRES 12/31/18  
 REG. NO. 68872-004  
 EXPIRES 12/31/18

13



PROPOSED CL GRADE	STATION	ELEVATION (FEET)
800.00	6+00	800.00
802.00	6+00	802.00
802.6	6+00	802.6
801.89	6+00	801.89
802.75	6+00	802.75
803.7	6+00	803.7
805.0	6+00	805.0
805.99	6+00	805.99
807.0	6+00	807.0
809.40	6+00	809.40
810.8	6+00	810.8
811.8	6+00	811.8
812.28	6+00	812.28
812.9	6+00	812.9
817.1	6+00	817.1
818.28	6+00	818.28
819.4	6+00	819.4
820.75	6+00	820.75
821.6	6+00	821.6
822.00	6+00	822.00
822.6	6+00	822.6
823.6	6+00	823.6
824.99	6+00	824.99
826.0	6+00	826.0
827.0	6+00	827.0
827.6	6+00	827.6
828.00	6+00	828.00
828.6	6+00	828.6
829.4	6+00	829.4
830.0	6+00	830.0
830.75	6+00	830.75
831.6	6+00	831.6
832.00	6+00	832.00
832.6	6+00	832.6
833.6	6+00	833.6
834.99	6+00	834.99
836.0	6+00	836.0
837.0	6+00	837.0
837.6	6+00	837.6
838.00	6+00	838.00
838.6	6+00	838.6
839.4	6+00	839.4
840.0	6+00	840.0

**PROFILE**  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=5'

**PLAN**  
SCALE 1"=20'

10+00

9+00

8+00

7+00

6+00

11-00

11/23/16

115-415

LAND SURVEYING

LAND PLANNING

CIVIL ENGINEERING

PROJECT NO. 115-415

DATE 11/23/16

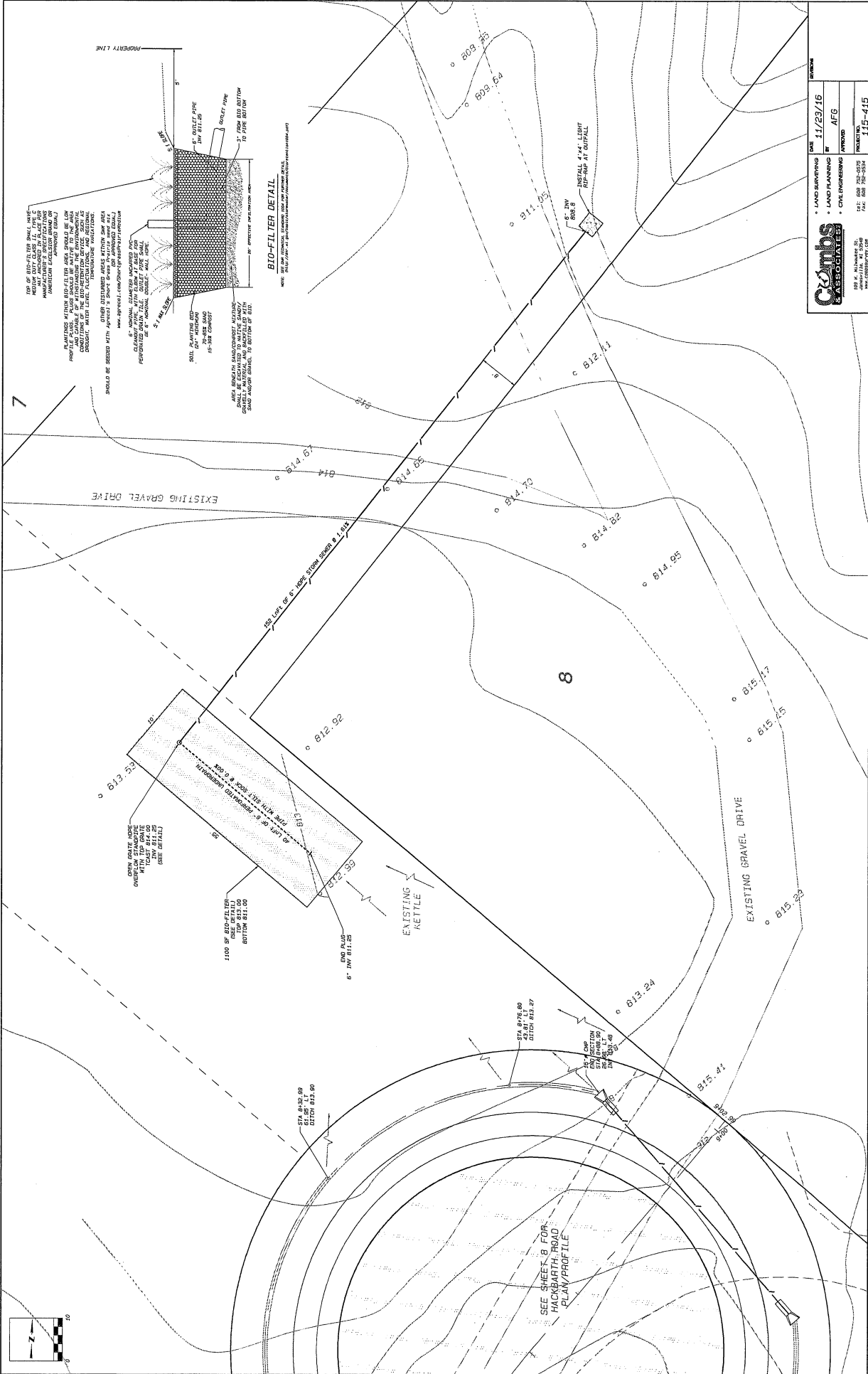
BY AFG

**Crump & Associates**

115-415

115-415

N. HACKBARTH RD. (NORTH) SHEET 8 OF 11

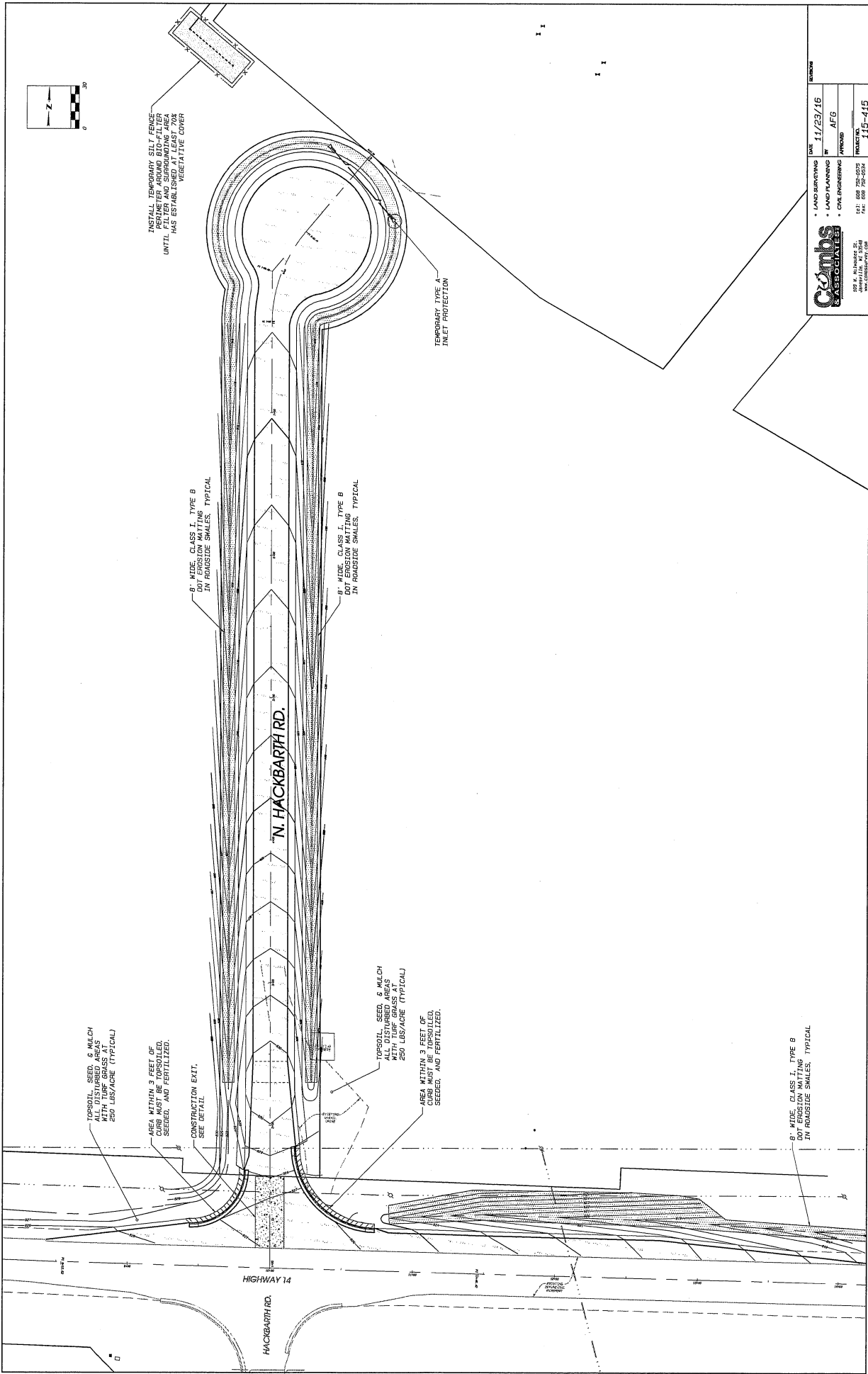


DATE: 11/23/15  
 APPROVED BY: AFG  
 APPROVED BY: [Signature]

**Combs ASSOCIATES**  
 199 N. ALHAMBRA BL.  
 SUITE 200  
 WEST GAITHERSBURG, MD 20894  
 TEL: 866-752-0525  
 FAX: 866-752-0524  
 WWW.COMBS-ASSOCIATES.COM

PROJECT NO.: 115-415

15



INSTALL TEMPORARY SILT FENCE  
 WITH 10' HIGH FILTER AND SURROUNDING AREA  
 UNTIL FILLER AND SURROUNDING AREA  
 VEGETATIVE COVER

TEMPORARY TYPE A  
 INLET PROTECTION

6' WIDE, CLASS I, TYPE B  
 DOT EROSION MATTING  
 IN ROADSIDE SHOULDER, TYPICAL

6' WIDE, CLASS I, TYPE B  
 DOT EROSION MATTING  
 IN ROADSIDE SHOULDER, TYPICAL

N. HACKBARTH RD.

TOPSOIL, SEED, & MULCH  
 ALL DISTURBED AREAS  
 WITH TURF GRASS AT  
 250 LBS/ACRE (TYPICAL)

AREA WITHIN 3 FEET OF  
 DISTURBED AREAS  
 SEED, AND FERTILIZED.

CONSTRUCTION EXIT.  
 SEE DETAIL.

TOPSOIL, SEED, & MULCH  
 ALL DISTURBED AREAS  
 WITH TURF GRASS AT  
 250 LBS/ACRE (TYPICAL)

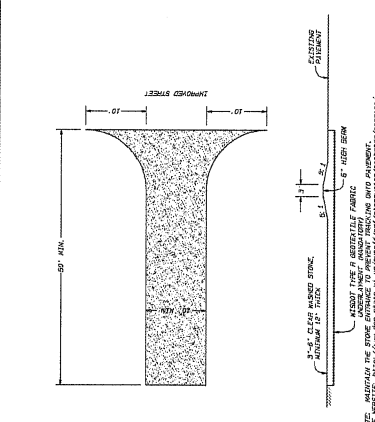
AREA WITHIN 3 FEET OF  
 DISTURBED AREAS  
 SEED, AND FERTILIZED.

6' WIDE, CLASS I, TYPE B  
 DOT EROSION MATTING  
 IN ROADSIDE SHOULDER, TYPICAL

 109 N. Riverside St. West Chester, OH 45381 WWW.COMBS-ASSOCIATES.COM	DATE	11/23/16	
	LAND SURVEYING	BY	AFG
	LAND PLANNING	BY	AFG
	CIVIL ENGINEERING	PROJECT NO.	115-415
		DIST.	688 725-0272
		FAX	688 725-0254

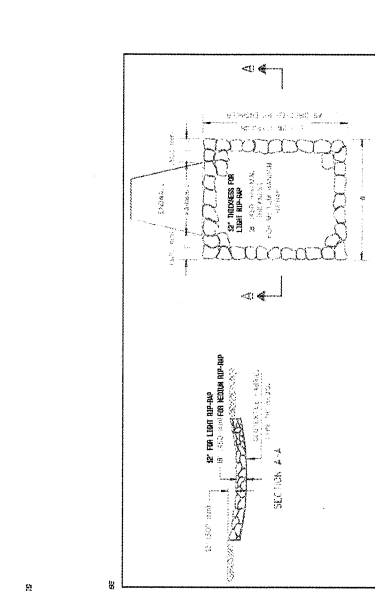
EROSION CONTROL PLAN FOR N. HACKBARTH RD. SHEET 10 OF 11





**CLEAR STONE STABILIZED CONSTRUCTION EXIT**  
 SEE PLAN DRAWING 1037

NOTE: MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE. MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE. MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE.



**MEDIUM RANDOM RIPRAP TREATMENT AT CULVERTS**  
 SECTION A-A

NOTE: MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE. MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE. MAINTAIN THE STONE SURFACE TO PREVENT ICE AND SNOW FROM ACCUMULATING ON THE SURFACE.

**GENERAL EROSION NOTES**

1. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.
2. ALL CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
3. CONSTRUCTION SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
4. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REGULATIONS AND STANDARDS.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION.
6. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.
7. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.
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9. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.
10. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.

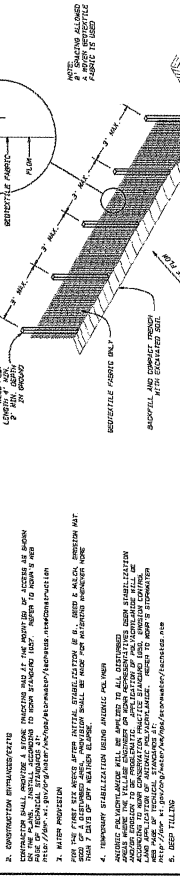
**CONSTRUCTION SEQUENCE**

1. PREPARE EROSION CONTROL PLAN AND OBTAIN APPROVAL.
2. INSTALL EROSION CONTROL MEASURES BEFORE ANY EARTHWORK.
3. CONDUCT REGULAR INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES.
4. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
5. REMOVE EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE.
6. RESTORE EROSION CONTROL MEASURES TO ORIGINAL CONDITION.
7. CONDUCT FINAL INSPECTION AND REPORT.

**MAINTENANCE**

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION. THE DESIGNER SHALL PROVIDE SUFFICIENT PLAN DIMENSIONS TO DETERMINE THE LOCATION OF ALL EROSION CONTROL MEASURES.

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION.
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10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION.



**FIGURE 1. INLET PROTECTION TYPES A, B, C AND D**

**INLET PROTECTION TYPES A, B, C AND D**

1. TYPE A: INLET PROTECTION WITH 18\"/>
2. TYPE B: INLET PROTECTION WITH 18\"/>
3. TYPE C: INLET PROTECTION WITH 18\"/>
4. TYPE D: INLET PROTECTION WITH 18\"/>



**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:** February 23, 2017

**Land Division Summary:**

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

2017 002 (Union Township) – Francis

2017 005 (Milton Township) – Jones Revocable Trust

**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

JAN 24 2017



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2017 005

Received By - Date (MM/DD/YYYY): 1-24-17

**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: FRANK L & DOROTHY S JONES REV TRUST Telephone: \_\_\_\_\_  
Address: 122 WINSOME HAVEN DR City: SEAFORD State: VA Zip: 23696

b. Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**7. AGENT (SURVEYOR AND DEVELOPER)**

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

b. Developer name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

**LAND DIVISION INFORMATION**

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

10. Land division area location: Town of MILTON SE 1/4 of NW 1/4  
Section 10 Tax parcel number(s) - 6-13-78

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

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

13. Landowner's contiguous property area (Square feet or acres): 124 ACRES

14. Land division area (Square feet or acres): 22

15. Current zoning of land division area: A-1

16. Number of new/additional lots created by land division: 2

17. Future zoning of new/additional lot(s) created by land division: A-2

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: *Ruth Jones* DATE: 1/10/17

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"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BLDGS. HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

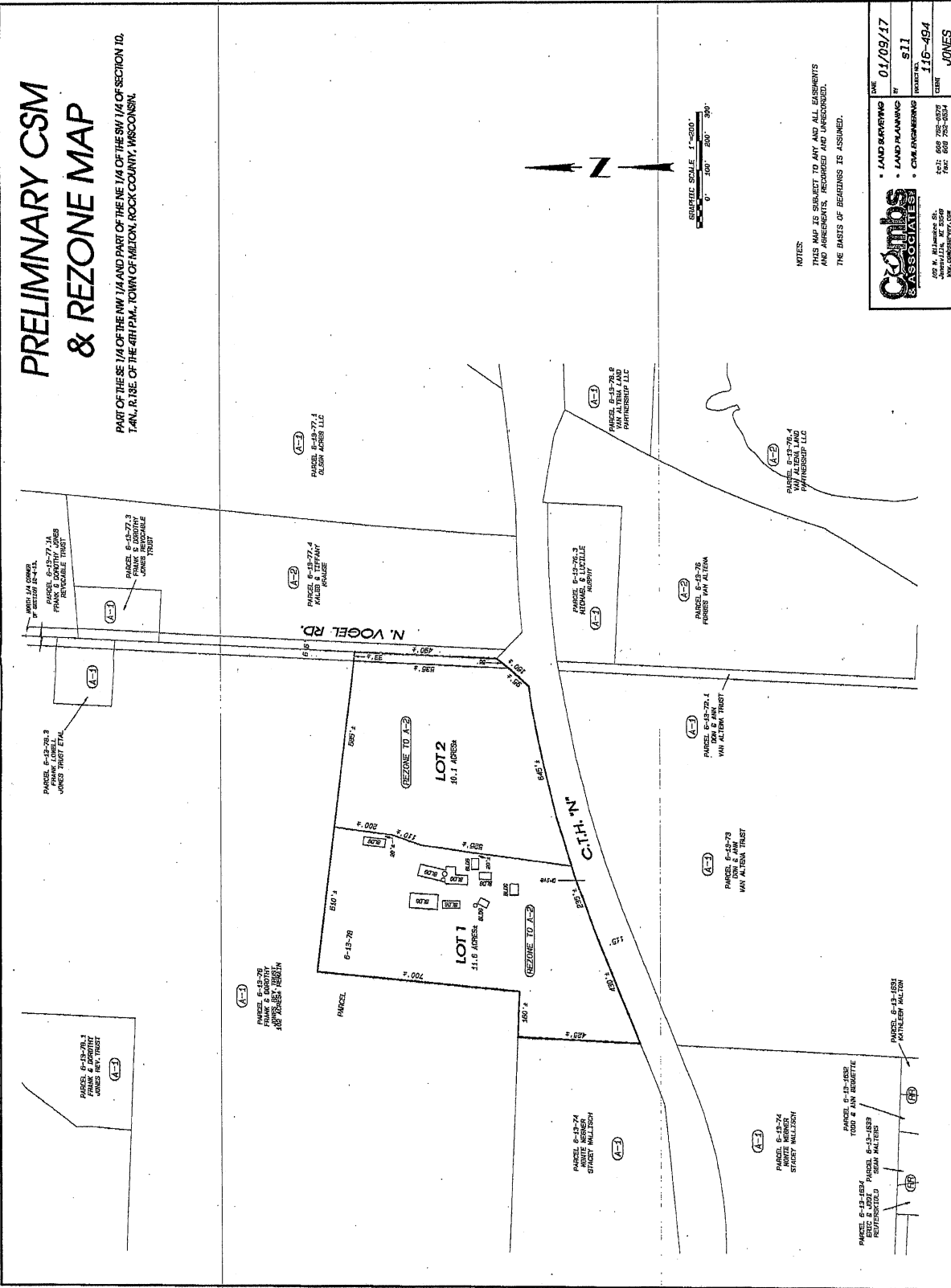
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

# PRELIMINARY CSM & REZONE MAP

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10,  
T.4N., R.13E. OF THE 4TH P.M., TOWN OF MELTON, ROCK COUNTY, WISCONSIN.



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

	DATE	01/09/17
	PROJECT NO.	S11
• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	CLIENT	JONES
100 N. Milwaukee St. Appleton, WI 54912 Phone: 920.755.8554 Fax: 920.755.8554 www.combsandassociates.com		



## 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.	
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>[Signature]</u>	DATE: <u>1/31/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; 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>Driveway for Lot 2 to be on Vogel Rd.</u>	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: <u>See separate doc on file</u>	DATE: <u>2/13/17</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 &amp; Development Committee</u>	

**AGENCY RECOMMENDATION**

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

- 3. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means
- 4. of wastewater disposal is approved by the necessary governmental agencies."
- 5. Dedicate 33-foot half road right of way along N Vogel Rd at the discretion of the Town of Milton.
- 6. County Hwy N is an Accessed Controlled Hwy in this location, therefore the CSM shall indicate no access from Lot 2 onto Hwy N.
- 7. The parent parcel is currently Zoned A1 by the Town of Milton. Based on the proposed size of Lot 1, a rezone is required.
- 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 two new lots from an existing 124 acre parcel in Milton Township. As proposed, Lot 1 would contain existing buildings (11.6 acres) and Lot 2 would be vacant (10.1 acres). The parent parcel is currently zoned Agricultural District (A1) by the Town of Milton and the future land use for the parcel is Agriculture. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for the new lots would require a rezone to A2. 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.

Access to Lot 2 shall be from Vogel Rd because County Hwy N is an Access Controlled Hwy in this location.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

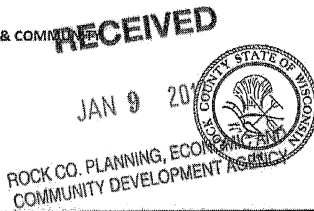
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:



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

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



AGENCY USE ONLY

Application Number: LD2017 002

Received By - Date 1-9-17  
(MM/DD/YYYY):

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	ALVIN G FRANCIS LIVING TRUST	Telephone:	
Address:	17226 W COUNTY RD C	City:	EVANSVILLE
		State:	WI
		Zip:	53536
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 UNION	SW&SE 1/4 of SW 1/4
Section 20	Tax parcel number(s) - 6-20-162

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 EVANSVILLE

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): 118 ACRES ML	14. Land division area (Square feet or acres): 1.3 ACRES	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: CUP - A1	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: *Alvin G Francis* DATE: 11/10/16

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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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"/>	TO BE REMOVED
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(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
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(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"/>	
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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.

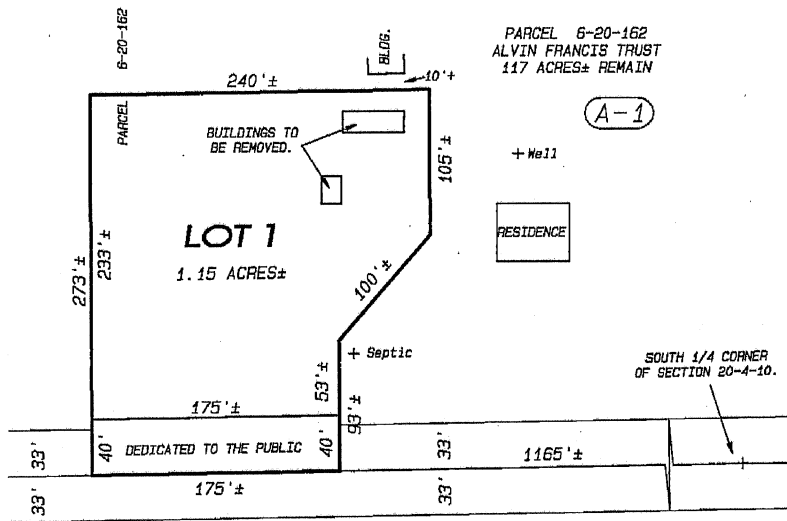
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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 20,  
T.4N., R.10E OF THE 4TH PM., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

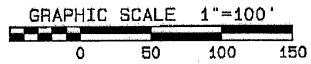
NOTE: LOT BEING CREATED FOR DAUGHTER OF LAND OWNER.



PARCEL 6-20-242  
ALVIN FRANCIS TRUST

(A-1)

C.T.H. "C"



DATE: NOVEMBER 3, 2016.

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 116 - 452 For: FRANCIS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



## 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
<b>7a.</b> 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"/>
<b>a.</b> Location of the land division area by section, township, and range:	<input type="checkbox"/>
<b>b.</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"/>
<b>c.</b> 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"/>
<b>d.</b> 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"/>
<b>e.</b> Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
<b>f.</b> 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"/>
<b>g.</b> 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"/>
<b>h.</b> 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"/>
<b>i.</b> 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"/>
<b>j.</b> 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: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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. Dedicated a 40 foot half road right of way along County Hwy C	
3. Note to be included on the final CSM: "No buildings which produce wastewater are allowed on Lot 1..."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>[Signature]</u>	DATE: <u>2/09/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; 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.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>2/13/17</u>
TITLE: <u>(separate document sent from Town in file)</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.	
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 &amp; Development Committee</u>	

**AGENCY RECOMMENDATION**

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

- 3. ...until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
- 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5. The Rock County Treasurer shall certify that property taxes have been paid prior to approval by Agency.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 7.
- 8.
- 9.
- 10.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division separates a portion of a building site and land from the parent parcel in Union Township. The new Lot 1 consists of approximately 1.15 acres excluding the road right-of-way. The remaining parent parcel (consisting of approximately 117 acres) will include structures and farm land.

The parent lot is currently zoned Agricultural District One (A1) by the Town of Union. Due to the lot size of the new Lot, a rezone to Agricultural District Four (A-4) has previously been requested and approved by Town (as of January 5, 2017).

This portion of County Hwy C is not an access controlled highway.

**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:**