



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JULY 23, 2015 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday, June 25, 2015
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – Stankus
 - B. **Action Item:** Shoreland Conditional Use Permit Approval – Stankus
 - C. **Action Item:** Preliminary Land Division Approval
 - LD 2015 037 (Beloit Township) – Patch
 - LD 2015 041 (Newark Township) – Leeth
 - D. Information Item: Quarterly Report
6. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
7. Committee Reports
8. Directors Report
 - A. CDBG – Public Facilities Grant Edgerton (ECO)
9. Adjournment

Future Meetings/Work Sessions

August 13, 2015 (8:00 am)
August 27, 2015 (8:00 am)
September 10, 2015 (8:00 am)
September 24, 2015 (8:00 am)
October 8, 2015 (8:00 am)



July 15, 2015

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Joe Stankus for a Conditional Use Permit for activities associated with placing fill on a lot for a potential residential structure. Construction will take place within the Shoreland District of Lake Koshkonong. This request is being made in compliance with Section 4.208 of the Rock County Shoreland Zoning Ordinance.

The property is located in the NE1/4 of SW1/4 of Section 5, Milton Township. More commonly known as 11407 N. Charley Bluff Rd., Milton, WI.

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, July 23, 2015.

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

Colin Byrnes
Acting Director of Planning, Economic & Community Development

LG2015 014 Stankus

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

RECEIVED

JUL 8 2015



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application No. SLCUP-004

Date Received 7/13/15

Received by CB

DISTURB 1000 SQ FT
SR 40 CU YDS FILL

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

| | | | | | |
|----------|-------------------------------|------|---------------|-----------|----------------------------|
| (1) Name | <u>Joe & Pat Stankus</u> | | | Telephone | <u>(608) 362-1487</u> |
| Address | <u>11407 Charley Bluff Rd</u> | City | <u>Milton</u> | State | <u>WI</u> Zip <u>53563</u> |

PROPERTY INFORMATION

LOCATION

| | | | |
|------------------------------|---------------------------------|-------------|--------------------------|
| Subdivision Name | <u>Charley Bluff</u> | Lot & Block | |
| Lot Size | <u>440 X 360 FT</u> | Present Use | <u>Ext Trailer Home.</u> |
| Present Improvements on Land | <u>Excavation plus draitile</u> | | |
| Proposed Use or Activity | <u>New Modular Home</u> | | |

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 | <u>95 yds 3" stone 95 yds 3/4" stone</u> |
| Amount of disturbed area (square feet) | <u>4,300 sq. Ft.</u> |
| Planned Completion Date | <u>August 22 - 2015</u> |

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 Joseph Stankus OR Agent/Surveyor James Beider

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____

ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
Room 266, 2nd Floor, East Wing
51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587
Fax: 608-757-5586
Website: www.co.rock.wi.us

May 15th, 2015

To: Patrick Stankus

Shoreland Zoning/Building Permit for 11407 N. Charley Bluff Rd
(Parcel # 6-13-36.1)

Dear Patrick,

I did some analysis on your property concerning Floodplain location and Shoreland Zoning Overlay. Your property is within the 100 yr. Floodplain as delineated by the FEMA Flood Insurance Rate Map (FIRM) of your location, and is within the Rock County Shoreland Zoning Area.

The Base Flood Elevation (BFE) for your location as determined using FEMA maps is 785 ft. This means that any replacement of your current Mobile Home with a Manufactured Home would need to ensure that the new structure's lowest floor (including basement, if applicable) be set to an elevation of at least 787ft. We would highly recommend adding an additional foot to this elevation bringing it to 788 ft. to more aggressively protect your structure from possible future flood damage.

Prior to construction, it may be advisable to have the elevation of the foundation/pad, etc. surveyed by a Professional Land Surveyor to ensure that a Building Permit is able to be issued for your proposed work.

I have enclosed several maps and a link to the ordinances on our website.

<http://www.co.rock.wi.us/planning-ordinances-and-plans>

All construction and landscaping activities shall comply with the Rock County Shoreland Zoning Ordinance 4.201 thru 4.216. and the Rock County Floodplain Ordinance.

Feel free to contact us if you have any additional questions going forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt J. Wheeler". The signature is written in a cursive style with a large, looped "W" at the end.

Kurt J. Wheeler B.S.
Phys/Env. Geographer
Planner II/Code Enforcement
Rock County Planning and Development Agency



BUILDING PERMIT APPLICATION AND RECORD

Effective January 1, 2010

Receipt # _____

Check # _____

Date June 6, 2015

Location 11407 on N. Charley Bluff Rd. Subdivision _____
(House #) (Street)

Owner Joe & Pat Stankus Owner Address Prairie Du Chemin Wi. Phone # (608) 326-1487
(Name)

Occupancy Pat Stankus Ownership: Private Public _____ Architect HD Building & Design
(Residential/Commercial, etc)

Dwelling Contractor: James Heider 2110 Highland Ave. Janesville Wi.
(Name, Address, Phone)

Dwelling Contractor Credential # _____ Dwelling Contractor Qualifier # _____

Estimated Cost of Work Complete \$ 110,000 (Modular home on Molecular slab)

Number of Stories 1 Number of Rooms _____ Height from footing to top of roof 18'

The undersigned hereby agrees that all work shall be done in accordance with this application, all ordinances of the City of Milton and all laws and orders of the State of Wisconsin. If applicable, plot, building plans, erosion plans, off street parking plans and specifications of the above described work must accompany this application.

Joseph Stankus
Applicant's Signature

31998 Gran Grae Rd. Prairie Du Chemin Wi.
Applicant's Address

(608) 326-1487
Applicant's Phone Number

N/A
Applicant's Fax Number

Type of Zoning _____ Water Supply _____ Sewerage _____

Building/Deck Set-Back: Front (Address Side) _____ Rear _____ Side _____ Side _____

Siding Type _____

Cubic Contents of Dwelling (L) _____ x (W) _____ = _____ sf x (H) _____ = _____ cf

Cubic Contents of Garage (L) _____ x (W) _____ = _____ sf x (H) _____ = _____ cf

Square Foot of Shed (L) _____ x (W) _____ = _____ sf

Square Foot of Deck (L) _____ x (W) _____ = _____ sf

Square Foot of Parking Lot (L) _____ x (W) _____ = _____ sf

Other _____ Cubic Contents (Total) _____

| ITEM | FEE | TOTAL |
|------------------------------|-------------------------------|-------|
| Plan Review | \$45.00 | _____ |
| Erosion Control Permit | \$45.00 | _____ |
| Early Start Permit | \$45.00 | _____ |
| Non-Compliance/Re-inspection | \$45.00 | _____ |
| Certificate of Occupancy | \$45.00+\$25.00 ea add'l unit | _____ |
| Parking Lot Permit | \$45.00 | _____ |
| Minimum Fee | \$45.00 | _____ |
| Total Fee | | _____ |

Approved On _____, 20____

Building Inspector

Over

Call 608-868-6914 for Inspection

Comm 20.09 (5)(c) Pursuant to s. 101.65 (1m), Stats., a Wisconsin uniform building permit may not be issued to a person unless the person complies with all of the following, except as provided under s. 101.654 (1)(b) and (c) 2., Stats.:

Note: Section 101.654 (1)(b), Stats., exempts an owner of a dwelling who resided or will reside in the dwelling and who applies for a building permit to perform work on the dwelling from obtaining a dwelling contractor financial responsibility registration. Under s. 101.65 (1r), an owner who obtains a building permit needs to sign a statement advising the owner of the potential consequences of hiring a contractor to perform work under the permit who is not bonded or insured under s. 101.654 (2)(a), Stats.

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2)(a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

The undersigned hereby acknowledges receipt of the above information and understands the potential liability.

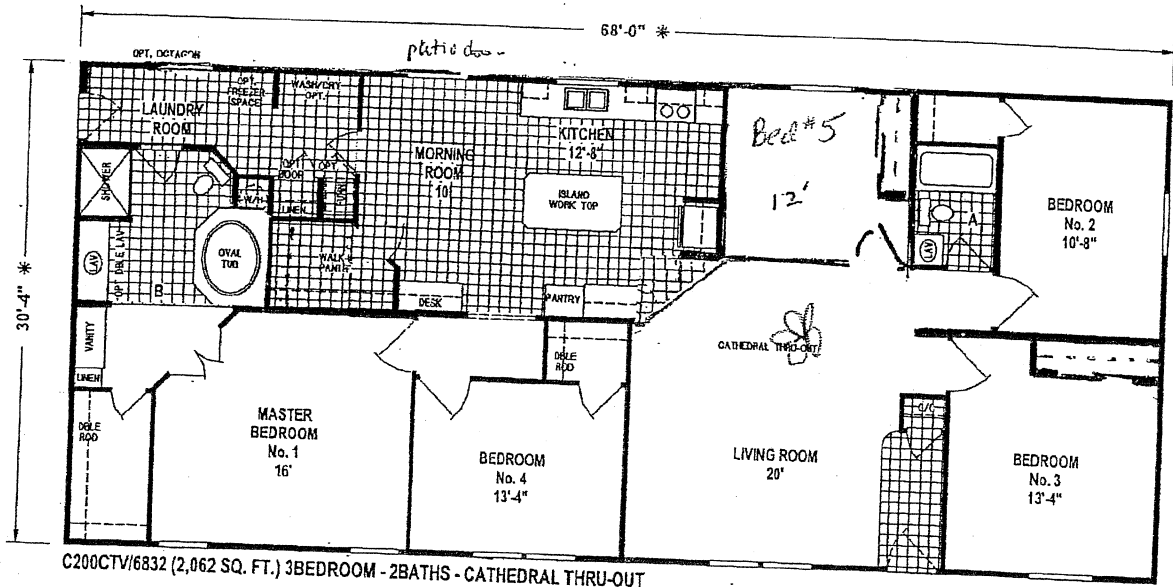
Date: June 20, 2015

Signature: Joseph Stambur

Over

6

Proposed New Modular Home
 @ 11407 N. Charley Bluff Rd. Milton W.
 Rock County.



32' x 68'

2040 sqft.



ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit 2015 004 – Joseph & Patricia Stankus Trust - Parcel 6-13-36.1, 11407 N. Charley Bluff Rd., NE1/4 of the SE1/4 Section 5, Milton Township

DATE: July 14, 2015

Summary:

Zoning of Shorelands Rock County Code of Ordinances (Chapter 4 Part 2 Subpart 1) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits (CUP). These types of permits require a public hearing, review and action (to deny, approve or approve with conditions) by the Planning & Development Committee.

Per Section 4.213(3)(B) The Planning & Development Committee shall state, in writing, the grounds for granting or denying a conditional use permit.

Per Section 4.213(3)(C) Standards Applicable to All Conditional Uses. In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use for a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.
9. Location factors under which:
 - a. Domestic uses shall be generally preferred;
 - b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;
 - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 4.208 outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more than 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Planning & Development Agency Staff has received a request from the Joseph & Patricia Stankus Trust for a Shoreland Conditional Use Permit (CUP) for disturbing ground and placing fill within the Floodplain of Lake Koshkonong. The 4 acre lot is located at 11407 N. Charley Bluff Rd. This application proposes to place approximately 95 cubic yards of fill to floodproof a new single family residence.

According to Sec. 4.404(3)(A) of the Rock County Code of Ordinances residential uses shall meet the following standards:

1. The elevation of the lowest floor, excluding the basement or crawlway, shall be at or above the flood protection elevation on fill. The fill shall be one foot or more above the regional flood elevation extending 15 feet beyond the limits of the structure.
2. The basement or crawlway floor may be placed at the regional flood elevation if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.

In this location the regional flood elevation is 785 feet. The flood protection elevation is 787 feet.

Recommendation(s) or Action(s):

P&D Agency Staff recommends approval of the Shoreland Conditional Use Permit to place fill in an effort to floodproof a proposed residential structure in the Shoreland Zoning District of Lake Koshkonong for the following reasons:

1. The impact upon the adjacent lands, in terms of displaced floodwaters, is managed by FEMA Floodplain regulations. Floodplain regulations require data indicates that the Base Flood Elevation shall not be raised by more than .01 feet due to the fill. The proposed project shall meet these specifications.
2. The project will remove the potential for property damage due to flooding. Therefore, reducing the costs to the property owner and future Federal emergency funding.

Conditions of Approval:

1. Placement of fill shall be Floodplain Compliant. This includes filing a Letter of Map Revision based on Fill with FEMA (LOMR-F)
2. Erosion control measures shall be in place during construction.
3. All disturbed ground shall be seeded and mulched by September 15, 2015.



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: July 14, 2015

Summary:

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

- LD2015 037 (Beloit Township) – Patch
- LD2015 041 (Newark Township) - Leeth

Recommendation:

P&D Agency Staff recommends Preliminary Approval of LD2015 037 and LD2015 041 with conditions as indicated.

RECEIVED

MAY 26 2015



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2015 037

Received By - Date (MM/DD/YYYY): 5-26-15

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

| | | | | | | | |
|----------|---------------------|-------|--------|------------|--------------|------|-------|
| a. Name: | PATCH WORLDWIDE LLC | | | Telephone: | 608.751.6164 | | |
| Address: | 1400 E INMAN PKWY | City: | BELOIT | State: | WI | Zip: | 53511 |
| b. Name: | | | | Telephone: | | | |
| Address: | | City: | | State: | | Zip: | |

7. AGENT (SURVEYOR AND DEVELOPER)

| | | | | | | | |
|--------------------|---------------------|-------|--------|------------|--------------|------|-------|
| a. Surveyor name: | R.H. BATTERMAN | | | Telephone: | 608.365.4464 | | |
| Address: | 2857 BARTELLS DRIVE | City: | BELOIT | State: | WI | Zip: | 53511 |
| b. Developer name: | BRYCE PATCH | | | Telephone: | 608.751.6164 | | |
| Address: | 1400 E INMAN PKWY | City: | BELOIT | State: | WI | Zip: | 53511 |

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 BELOIT | NW 1/4 of NE 1/4 |
| | Section 13 | Tax parcel number(s) - 004 013006 |

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 BELOIT

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

| | | |
|--|--|---|
| 13. Landowner's contiguous property area (Square feet or acres): 11.098 AC | 14. Land division area (Square feet or acres): 11.098 AC | 15. Current zoning of land division area: I-1 |
| 16. Number of new/additional lots created by land division: 2 | 17. Future zoning of new/additional lot(s) created by land division: I-1 | 18. Future zoning of parent lot: I-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~~ COMMERCIAL
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

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

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: Pat Lauer DATE: 5/26/15

| APPLICATION CHECKLIST | | | |
|---|-------------------------------------|-------------------------------------|------------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Location of the land division area by section, township, and range: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (1) Buildings: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (2) Streets, alleys, and public ways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (3) Driveways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (4) Rail lines: | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Sewer/Water |
| (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"/> | Lawn/agriculture |
| (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"/> | Existing |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. Have you provided all required application form information and has the required party signed this application form? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

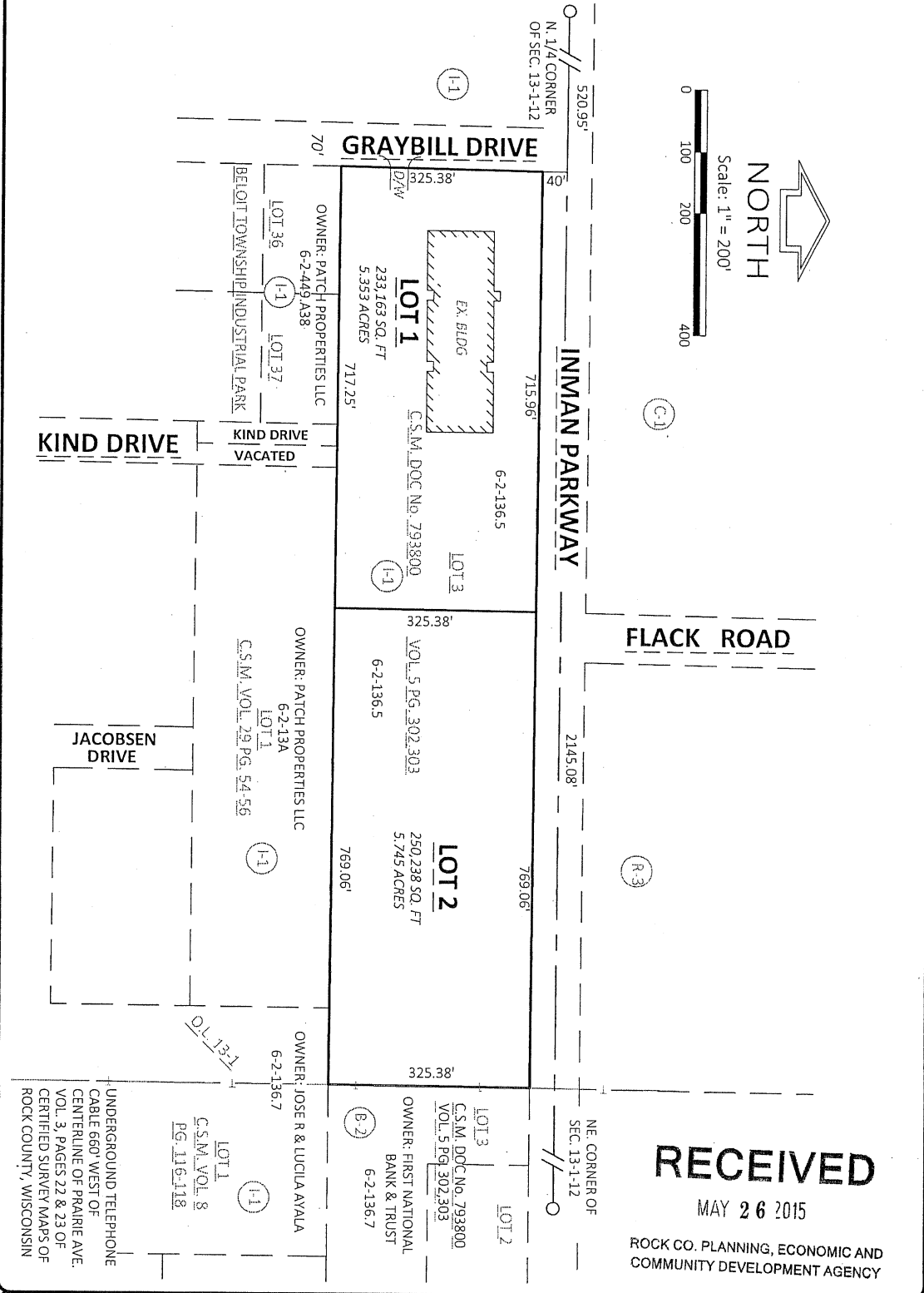
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF LOT 3 OF CERTIFIED SURVEY MAP DOCUMENT #793800 RECORDED IN VOLUME 5 ON PAGES 302 AND 303, BEING PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 13 T. 1 N., R 12 E. OF THE 4TH P.M. BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



RECEIVED
 MAY 26 2015
 ROCK CO. PLANNING, ECONOMIC AND
 COMMUNITY DEVELOPMENT AGENCY

ORDER NO. 31981
FOR: BRYCE PATCH
 DATE: January 8, 2015
 BOOK: SEE FILE

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

13



Application Number: LD2015 037 Patch

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 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"/> |

14

| 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. Lot 2 receives access onto E. Inman Parkway from the Town of Beloit. | |
| 2. Lot 2 is provided sanitary sewer. If not, include the following note on the CSM, "No Building Which Produces Wastewater Allowed on Lot." | |
| 3. Existing structures on Lot 1 shall meet Town of Beloit setback regulations. | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | DATE: <u>6/29/15</u> |

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

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

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

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

AGENCY RECOMMENDATION

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

- 3. The Final CSM shall be submitted for review and approval to Agency Staff within one year of Preliminary Approval.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The Applicant proposes dividing an existing 11 acre lot (CSM Vol., 5 Pg. 302-303) into two 5-plus acre lots along E. Inman Parkway in the Town of Beloit. The proposed Lot 1 has an existing structure on it. A 40-foot half ROW along E. Inman Parkway has been dedicated to the Town in the past.

TOWN ACTION

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

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

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

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

RECEIVED
JUL 10 2015
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY
Application Number: LD2015 041
Received By - Date (MM/DD/YYYY): 7-10-15

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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: | David & Sally Leeth | | | Telephone: | | | |
| Address: | 8201 S Smythe School Road | City: | Beloit | State: | WI | Zip: | 53511 |
| b. Name: | | | | Telephone: | 608 774 1087 | | |
| Address: | | | | State: | | | |

7. AGENT (SURVEYOR AND DEVELOPER)

| | | | | | | | |
|--------------------|------------------------|-------|----------|------------|--------------|------|-------|
| a. Surveyor name: | Batterman | | | Telephone: | 365 4464 | | |
| Address: | 2857 Bartells Drive | City: | Beloit | State: | WI | Zip: | 53511 |
| b. Developer name: | Marshall Fairman | | | Telephone: | 608 558 9289 | | |
| Address: | N 2236 Mount Hope Road | City: | Brodhead | State: | WI | Zip: | 53520 |

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 Newark | NW 1/4 of SW 1/4 |
| Section 12 | Tax parcel number(s) - 6-14-89.1 |

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

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

| | | |
|---|---|--|
| 13. Landowner's contiguous property area (Square feet or acres): 29.8 | 14. Land division area (Square feet or acres): 29.8 | 15. Current zoning of land division area: A2 |
| 16. Number of new/additional lots created by land division: 2 | 17. Future zoning of new/additional lot(s) created by land division: A3 | 18. Future zoning of parent lot: A2 |

19. Covenants or restrictions will be placed on the land division area: Yes No REMNANT PARENT LOT HAS A BUILDING RESTRICTION; NO BUILD
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): N/A

22. Public improvement construction will begin on (mm/dd/yyyy): N/A

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: DATE: 7/10/2015

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 type="checkbox"/> | <input checked="" type="checkbox"/> | not shown |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | unknown |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (14) Detention or retention areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| l. Any other information required by the Agency: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | none |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 300 scale |
| 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"/> | |

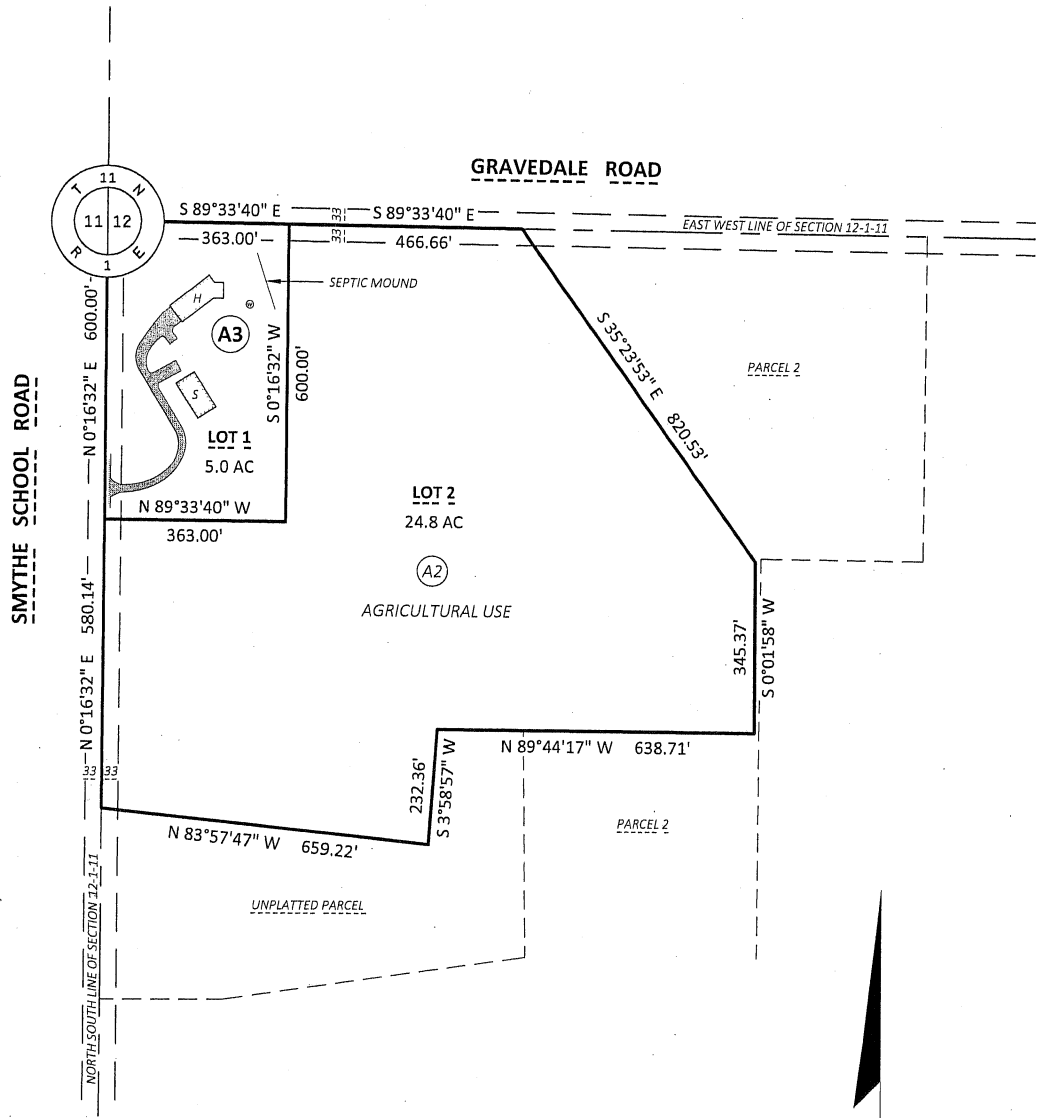
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

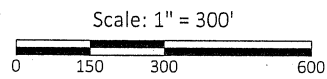
PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12, T. 1 N.,
R 11 E., OF THE 4TH P.M.
TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



LEGEND

-  Existing Zoning
-  Proposed Zoning
-  Existing House
-  Existing Shed
-  Existing Driveway



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE WEST LINE OF THE SOUTHWEST QUARTER BEING N 0°16'32" E

| | | |
|--|---|--|
| <p>ORDER NO: 32211</p> <p>BOOK: SEE FILE FILED CREW: JDT DRAWN BY: CM DATE: July 10, 2015</p> | <p>FOR THE EXCLUSIVE USE OF: DAVID & SALLY LEETH 8201 S SMYTHE SCHOOL ROAD BELOIT, WI 53511</p> <p><small>File Name: K:\wp\2015 Plan Sets for Proposals\Marshall Fairman</small></p> | <p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p> |
|--|---|--|

19



Application Number: LD2015 041 Leeth

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 " <i>PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP</i> ", identifying the land division area and containing all of the following information: | <input type="checkbox"/> |
| a. Location of the land division area by section, township, and range: | <input type="checkbox"/> |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input type="checkbox"/> |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input type="checkbox"/> |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: | <input type="checkbox"/> |
| 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. 33' half road right of way dedicated to the public at the discretion of the Town of Newark along S. Smythe School Rd & W. Gravedale Rd. | |
| 2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system, no | |
| 3. soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to replacement of the system." | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | DATE: <u>7/13/15</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: _____ TITLE: _____ | DATE: _____ |

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

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

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

AGENCY RECOMMENDATION

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

- 3. Indicate septic and well locations on Final Map for proposed Lot 1.
- 4. All structures shall meet setback regulations.
- 5. Indicate Wetland Boundary on Final CSM.
- 6. Note on Final CSM for proposed Lot 2, "No building which produces wastewater allowed on lot."
- 7. The Final CSM shall be submitted for review and approval to Agency Staff within one year of Preliminary Approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

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 and Development
Q2 Administrative Report

| Q2 2014 | Applications | Denials | Approvals |
|---------------------|--------------|---------|-----------|
| Board of Adjustment | 3 | 1 | 2 |
| Land Divisions | 18 | 0 | 11 |
| Building Permits | 6 | 0 | 6 |

| Q2 2015 | Applications | Denials | Approvals |
|---------------------|--------------|---------|-----------|
| Board of Adjustment | 5 | 1 | 4 |
| Land Divisions | 15 | 0 | 22 |
| Building Permits | 19 | 0 | 19 |

| Q2 2015 | Approvals |
|----------------------------|-----------|
| Shoreland Building Permits | 25 |

ADMINISTRATIVE QUARTERLY REPORT

| | 1st Quarter | | | 2nd Quarter | | | 3rd Quarter | | | 4th Quarter | | | Totals | | |
|--------------------|-------------|---------|-----------|-------------|---------|-----------|-------------|---------|-----------|-------------|---------|-----------|------------|---------|-----------|
| | # of Appl. | Denials | Approvals | # of Appl. | Denials | Approvals | # of Appl. | Denials | Approvals | # of Appl. | Denials | Approvals | # of Appl. | Denials | Approvals |
| | 2010 | | | | | | | | | | | | | | |
| Brd. of Adjustment | 2 | 1 | 1 | - | - | - | 2 | 2 | 2 | - | - | 1 | 1 | 1 | 2 |
| Land Divisions | 11 | - | 8 | 15 | - | 10 | 21 | - | 16 | 16 | - | 24 | 24 | 67 | 58 |
| Bldg. Permits | 4 | - | 4 | 21 | - | 21 | 6 | - | 6 | 6 | - | 9 | 9 | 40 | 40 |
| 2011 | | | | | | | | | | | | | | | |
| Brd. of Adjustment | - | - | - | 2 | - | 2 | 1 | 1 | 1 | - | - | 1 | 1 | 4 | 3 |
| Land Divisions | 9 | - | 12 | 17 | - | 9 | 17 | - | 14 | 14 | - | 14 | 14 | 61 | 53 |
| Bldg. Permits | 6 | - | 6 | 4 | - | 4 | 10 | - | 10 | 10 | - | 5 | 5 | 25 | 25 |
| 2012 | | | | | | | | | | | | | | | |
| Brd. of Adjustment | - | - | - | 2 | - | 2 | - | - | - | - | - | 1 | 1 | 3 | 2 |
| Land Divisions | 11 | - | 14 | 19 | - | 14 | 6 | - | 12 | 12 | - | 14 | 14 | 50 | 48 |
| Bldg. Permits | 3 | - | 3 | 8 | - | 8 | 4 | - | 4 | 4 | - | 2 | 2 | 17 | 17 |
| 2013 | | | | | | | | | | | | | | | |
| Brd. of Adjustment | 1 | - | 1 | 2 | - | 2 | 2 | - | 2 | 2 | - | 4 | 2 | 9 | 6 |
| Land Divisions | 13 | - | 11 | 10 | - | 9 | 18 | - | 17 | 17 | - | 10 | 11 | 51 | 48 |
| Bldg. Permits | 4 | - | 4 | 9 | - | 9 | 10 | - | 10 | 10 | - | 5 | 5 | 28 | 28 |
| 2014 | | | | | | | | | | | | | | | |
| Brd. of Adjustment | 2 | 1 | 1 | 3 | 1 | 2 | 2 | 2 | 2 | 2 | - | 7 | 7 | 2 | 5 |
| Land Divisions | 14 | - | 9 | 18 | - | 11 | 19 | - | 9 | 9 | - | 19 | 19 | 51 | 29 |
| Bldg. Permits | - | - | - | 6 | - | 6 | 6 | - | 6 | 6 | - | 6 | 6 | 12 | 12 |
| 2015 | | | | | | | | | | | | | | | |
| Brd. of Adjustment | 2 | - | 2 | 5 | 1 | 4 | - | - | - | - | - | - | - | - | - |
| Land Divisions | 25 | - | 4 | 15 | - | 22 | - | - | - | - | - | - | - | - | - |
| Bldg. Permits | 14 | - | 14 | 19 | - | 19 | - | - | - | - | - | - | - | - | - |

COMMITTEE APPROVAL REPORT

| Account Number | Account Name | PO# | Inv Date | Vendor Name | Inv/Enc Amt |
|--------------------|------------------|----------|------------|-------------------------------|-----------------|
| 13-1730-0000-64702 | SEC CORNER MONUM | P1502167 | 06/15/2015 | AMERICAN INDUSTRIAL STEEL AND | 320.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 750.00 | 0.00 | 0.00 | 320.00 | 430.00 |
| | | | | SURVEYOR PROG TOTAL | 320.00 |

I have examined the preceding bills and encumbrances in the total amount of **\$320.00**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JUL 23 2015**

Dept Head _____

Committee Chair _____

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| Account Number | Account Name | PO# | Inv Date | Vendor Name | Inv/Enc Amt |
|--|-----------------|----------|------------|-------------------------------|-----------------|
| 64-6400-0000-63100 ENC | OFC SUPP & EXP | R1502852 | 07/13/2015 | AMAZON.COM | 54.68 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 2,875.00 | 514.59 | 0.00 | 54.68 | 2,305.73 |
| PLANNING PROG TOTAL | | | | 54.68 | |
| 64-6460-0000-63110 | ADMIN.EXPENSE | | | | |
| | | P1502482 | 07/02/2015 | NEIGHBORWORKS BLACKHAWK REGI | 300.00 |
| | | P1502502 | 07/07/2015 | DEPARTMENT OF HEALTH SERVICES | 200.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 4,960.00 | 819.07 | 0.00 | 500.00 | 3,640.93 |
| HOUSING GRANT CLEARING ACCOUNT PROG TOTAL | | | | 500.00 | |
| 64-6900-0000-62100 | CONTRACTED SERV | | | | |
| | | P1502373 | 06/15/2015 | VON BRIESEN PURTELL AND ROPER | 6,050.00 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 3,632.00 | 3,380.00 | 0.00 | 6,050.00 | (5,798.00) |
| 64-6900-0000-63107 | PUBL & LEGAL | | | | |
| | | P1500213 | 06/30/2015 | BELOIT DAILY NEWS | 18.68 |
| | Budget | YTD Exp | YTD Enc | Pending | Closing Balance |
| | 320.00 | 221.16 | 0.00 | 18.68 | 80.16 |
| BOARD OF ADJUSTMENT PROG TOTAL | | | | 6,068.68 | |

I have examined the preceding bills and encumbrances in the total amount of **\$6,623.36**
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
 B. Bills under \$10,000 to be paid.
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JUL 23 2015** Dept Head _____
 Committee Chair _____

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