



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 25, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday October 11, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Approval or Denial of an Access Change of Use Request on an Access Controlled Highway:
 - 3606 W County Hwy A – Heath Brothers LLC
 - B. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division:
 - 2018 053 (Newark & Plymouth Township) – Jewett
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
 - C. **Action Item:** Review and Recommendation to County Board Planning & Development Agency 2019 Budget

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

7. Committee Reports
8. Directors Report
 - A. November Planning & Development Committee Meeting
9. Adjournment

Future Meetings/Work Sessions
November 8, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Change of Use on Access Controlled Highway – Heath Brothers LLC Property
Driveway located at 3606 W County Hwy A, Janesville Township

MEETING DATE: October 25, 2018 .

Summary:

The County Trunk Highway Access Control Regulations, Section 4.5 of the Rock County Code of Ordinances, states that the change of a use (volume or type) of a permitted access point shall be subject to the review and approval of the Public Works Committee and the Planning and Development Committee. The owners of Heath Brothers LLC have submitted an application to the Public Works Department to initiate this change of use review by each Committee. The request is being made to approve the change the use of a driveway which is currently being used for a private entrance for the farm. As proposed, the future use of the driveway would be as a shared driveway to serve the existing dwelling and the remaining parent parcel. A Certified Survey Map (CSM) has been preliminarily approved by the Committee (June 2018) to divide the farmstead area from the remaining farm land. One of the conditions of approval is that a shared access to Hwy A be approved by separate action. Final approval of the CSM will not be granted until all conditions have been met, including approved access.

A shared driveway is the only way that an access to the proposed new lot can be approved due to the fact that any new single driveway would not meet the Ordinance standard for spacing between driveways (600 feet).

A copy of the application and the Issue Paper written by Public Works Department staff, which further explains the request, the ordinance standards and policy provisions to consider, is included in the packet. The Public Works Committee will take action on this request at the October 23th Committee meeting, which is recommended for approval by DPW Staff.

Recommendation(s) or Action(s):

Considering that the existing driveway is in a generally safe location and there will be minimal change in the use over current conditions, P&D Agency Staff recommends to follow the recommendation of DPW Staff and approve the change of use as presented.

**Rock County Department of Public Works
Division of Highways – Issue Paper**

ISSUE - Controlled access highway driveway permit approval.

DISCUSSION - CTH A (CTH H – City of Janesville Limits) is a controlled access highway as defined under Rock County Ordinance Chapter 4, Part 5 – County Trunk Highway Access Control Regulations. The applicant, Heath Brothers, LLC, is requesting a change of use from a private entrance to a shared access. (See attached)

The primary purpose for a controlled access ordinance is to protect the asset of the county highway and to promote the safe, efficient flow of traffic. Every driveway entrance or side road interferes with traffic flow. Either crashes or travel delays occur as more conflicts are permitted.

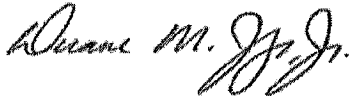
Heath Brothers, LLC has previously requested a land division. The Planning and Development Committee has conditionally approved the land division upon approval of a change of use of the access from a private entrance to a shared access.

The Rock County Driveway Access Policy defines a shared access as an access for a private residence or business that is shared with the adjoining property owner for the purpose of sight distance or reducing accesses along the public road.

Per ordinance 4.518 Change of Use, a change of use requires review and approval by the Rock County Public Works Committee and the Rock County Planning and Development Committee.

RECOMMENDATION – Approval.

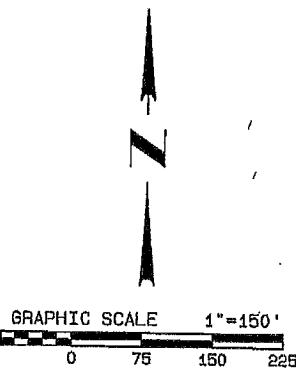
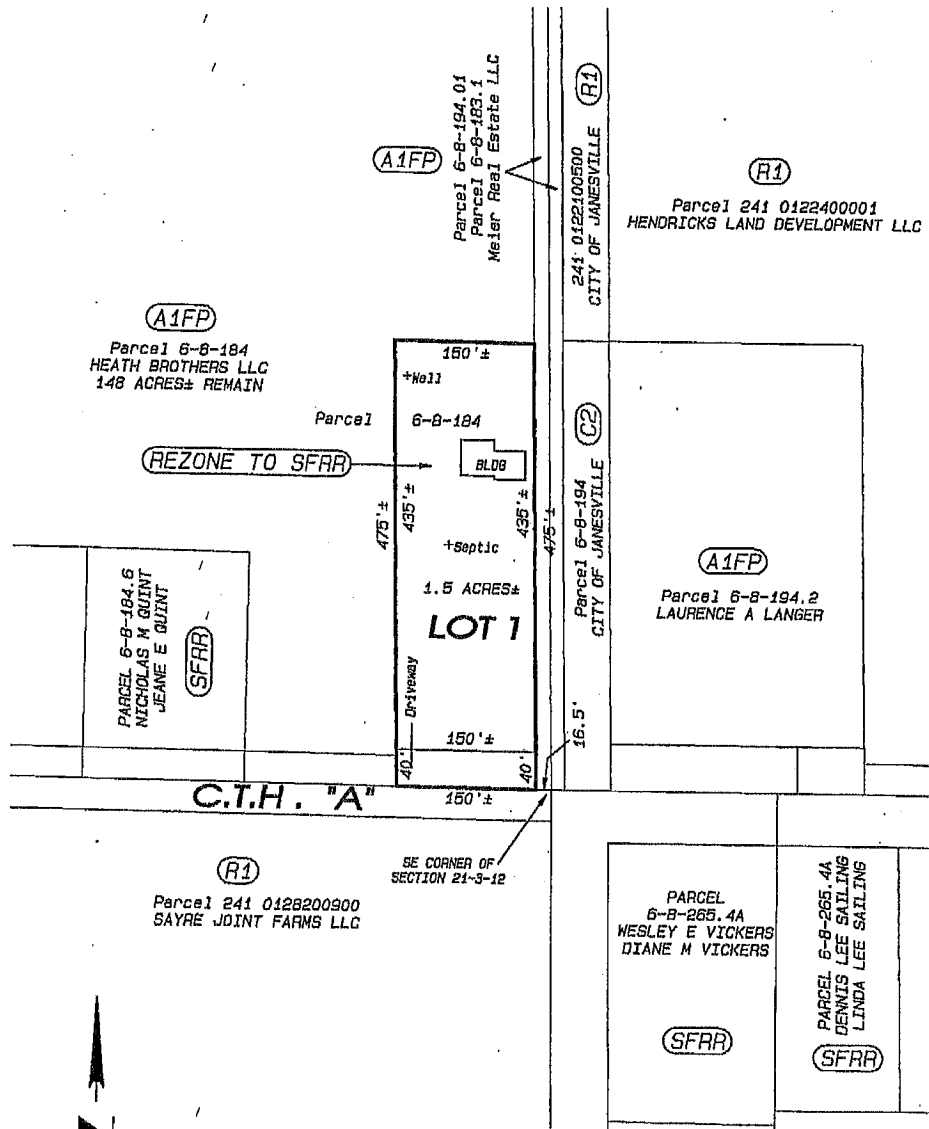
Respectfully submitted,



Duane M. Jorgenson, Jr., P.E.
Director of Public Works

PRELIMINARY CERTIFIED SURVEY MAP / REZONE MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118-094 For: HEATH

DATE: MARCH 26, 2018

Combs & Associates
 • LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com
 tel: 608 752-0575
 fax: 608 752-0534



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: October 25, 2018

Land Division Summary:

The following owner is seeking Land Division Preliminary Approval from the P&D Committee:

2018 053 (Plymouth and Newark Townships) – Jewett

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

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



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

AGENCY REVIEW

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

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

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input type="checkbox"/>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 2 contain existing buildings which utilize an existing private sewerage system at the time of this survey.	
3. ..."However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Ann Bal</i></u>	DATE: <u>9/20/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

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

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

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

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

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
- 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...
- 5. ...of wastewater disposal is approved by the necessary governmental agencies."
- 6. Shared driveway shall be approved and constructed according to DOT standards prior to final approval of CSM.
- 7. Note on final CSM indicating no access to highway other than at proposed shared driveway location.
- 8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 9.
- 10. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two lots from a 7.5 acre parent lot. Proposed Lot 2 will include the existing residence, other buildings and 4.5 acres. Proposed Lot 1, consisting of approximately 3 acres is vacant and intended to be used as a new building site. The future land use plan for this area is agriculture, woodlands and scattered residential.

This existing property is unique because it lies in the Towns of Plymouth and Newark. As proposed, Lot 1 will be entirely within Plymouth Township, but Lot 2 will cross the Town line. This Lot will require two tax parcels because parcel boundaries cannot cross Town lines. However, this proposal is generally acceptable from a land division prospective because the result will be a Certified Survey Map (CSM). Therefore, it will be clear via the title and deed this it is one lot that cannot be sold separately based on the tax parcel boundaries. The boundaries of the land in Newark will not change with this proposal, therefore the Town may decide not to take formal action. The minimum lot size in the Town of Plymouth A3 District is three acres. The portion of Lot 2 in Plymouth will be 1.2 acres. However, the lot as a whole will be consistent with A3 requirements and, as noted above, cannot be sold separately without approval through the land division process. Therefore, it would be reasonable for the Town consider whether to approve or deny this proposal based on the process/criteria used with any other land division within the Town (i.e. Comp Plan, Zoning Ordinance, Future Land Use Plan, etc) and not make a decision solely on the portion of the Lot in Plymouth. Conversely, it would also be reasonable to choose to require a variance for minimum lot size in the A3 district to be 100% consistent with the Ordinance requirements.

TOWN ACTION

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

The town of Newark has decided to defer approval authority to the town of Plymouth and Rock County.

15. Town action rationale and findings of fact:

The town of Plymouth has approved the Division subject to County recommended conditions and also requiring a separate instrument for the shared

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:

shared driveway easement which specifies maintenance responsibilities.

September 5, 2018

Town of Plymouth
8219 W. High Street
Orfordville, WI 53576

Re: Land Division Request for Cindy Jewett (6416 S. State Road 213)
RHB Project No. 33110

Clerk Sue Douglas:

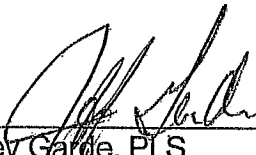
Attached please find a copy of the Preliminary Certified Survey Map for Cindy Jewett, for a 2-Lot Land Division for a parcel of land located at 6416 S. State Road 213. This land division is of an existing improved lot, separating the unimproved portion of three acres to create a separate buildable lot. The new three-acre lot is located in Plymouth Township which the remainder lot located in both Plymouth Township and Newark Township being a total of 4.5 acres.

Also attached are the following for reference...

1. Copy of the signed Rock County Preliminary Minor Land Division Application Form.
2. Copy of the existing Certified Survey Map Document No. 1031387 showing the current lot configuration.
3. Copy of the DOT Application for Permit of Connection to State Trunk Highway (this will be submitted simultaneously with the land division). A DOT official has marked the proposed driveway location and its location has been noted on the survey. The existing driveway access to 6416 S. State Road 213 will be required to be removed and the new driveway location will be shared by both lots. A proposed cross access easement is provided for on the Preliminary Certified Survey Map.
4. Copy of the Soil and Site Evaluation Report for the proposed septic system for Proposed Lot 1.

Please place this on your next planning agenda and the subsequent Town of Plymouth board meeting for consideration. Thank you for your attention to this matter, should you have any questions, please call at your earliest convenience.

On Behalf Of Cindy Jewett;
Very Truly Yours,



Jeffrey Garde, PLS
R. H. BATTERMAN & CO., INC.
Engineers - Surveyors - Planners
jgarde@rhbatterman.com

**DUPLICATE
COPY**

RECEIVED

SEP 7 2018



AGENCY USE ONLY

Application Number: LD2018 053

Received By - Date 9-7-18
(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:	Cindy Jewett		Telephone:	815-218-7033	
Address:	6416 S. State Road 213	City:	Beloit	State:	WI Zip: 53511
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc.		Telephone:	608-365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

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

LAND DIVISION INFORMATION

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

10. Land division area location:	Town of Plymouth/Newark	SE 1/4 of SW 1/4
	Section 35 (Plymouth)/2 (Newark)	Tax parcel number(s) - 6-15-342.2 & 6-14-8B

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

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

13. Landowner's contiguous property area (Square feet or acres): 7.52 Total	14. Land division area (Square feet or acres): 7.52 Total	15. Current zoning of land division area: A-3 (Plymouth)/A (Newark)
16. Number of new/additional lots created by land division: 2 Total	17. Future zoning of new/additional lot(s) created by land division: No Change	18. Future zoning of parent lot: No Change

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

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

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

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: Cynthia A. Jones DATE: 9-5-2018

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>	<input checked="" 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"/>	
(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"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" 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"/>	

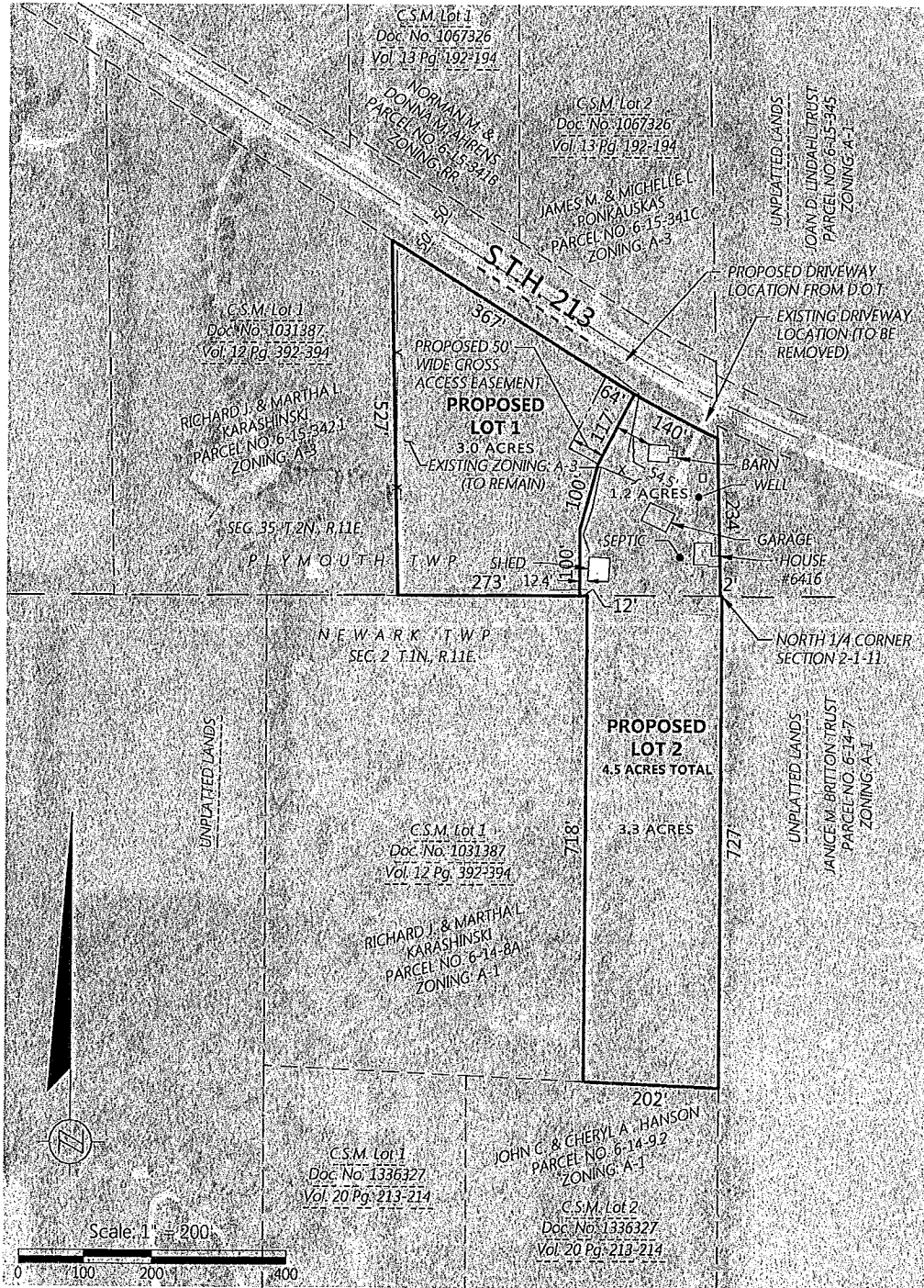
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1031387 BEING SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T. 2 N., R. 11 E., OF THE 4TH P.M., PLYMOUTH TOWNSHIP, AND PART OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, T. 1 N., R. 11 E., OF THE 4TH P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 33110 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: JDT, KJB DATE: August 27, 2018</p>	<p>FOR THE EXCLUSIVE USE OF: CINDY JEWETT 6416 S. STATE RD. 213 BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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