



Note the
Time Change

PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, NOVEMBER 16, 2017 – 9:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday October 26, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2017 004 – Town of Beloit Armstrong Eddy Park
 - B. **Action Item:** Review and Denial or Approval with Conditions Conditional Use Permit 2017 004 – Town of Beloit Armstrong Eddy Park
 - C. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2017 005 – R & K & Sons Construction
 - D. **Action Item:** Review and Denial or Approval with Conditions Conditional Use Permit 2017 005 – R & K & Sons Construction
 - E. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2017 058 (Plymouth Township) – Miranda
 - 2017 061 (Fulton Township) – McKenna
 - 2017 067 (LaPrairie Township) – Rye
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
7. Committee Reports

8. Directors Report
 - A. Southern Housing Region Program Status
 - B. 911 Address
9. Adjournment

Future Meetings/Work Sessions

- December 14, 2017 (8:00 am)
- January 11, 2018 (8:00 am)
- January 25, 2018 (8:00 am)
- February 8, 2018 (8:00 am)
- February 22, 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: Shoreland Conditional Use Permit #2017 004 – Town of Beloit Armstrong Eddy Park

DATE: November 3, 2017

Summary:

The Rock County P&D Staff has received a request from the Town of Beloit for a Shoreland Conditional Use Permit for filling and grading activities associated with the improvements at the Armstrong Eddy Park boat launch and parking lot. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is also within the Floodplain Zoning District of the Rock River. This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part SE ¼ of the SE 1/4 of Section 23, Outlot 40, Beloit Township, Parcel 6-2-291. The applicant's address is 2871 S Afton Rd, and the general location for this proposed project is the 1900 Block of S Riverside Dr directly west of the intersection with E Bayliss Ave, Beloit, WI

The project will include removal and replacement of the existing boat launch and reconfiguration of the existing parking lot. Select pages of the construction plans are included in the packet for reference and larger full sets will be available at the meeting.

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

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

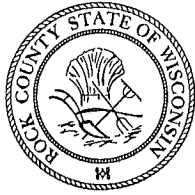
1. *The maintenance of safe and healthful conditions.* **This standard can generally be met if all other permitting requirements are met.**
2. *The prevention and control of water pollution including sedimentation.* **Erosion control measures must be established and maintained during construction to minimize runoff. The proposed plan should be an improvement in runoff water quality as compared to the existing site conditions. The proposed Conditions of Approval (below) further address this evaluation factor.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The grading plan around the boat launch area requires some fill within the Floodfringe portion of the Floodplain. This fill area is balanced by a planned excavation area to the south within the Floodplain, resulting in a planned net cut (or increase of flood storage) of 9 cubic yards.**

4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. Erosion potential will be minimized through the use of management practices and competition of construction and stabilization in a timely fashion.*
5. *The location of the site with respect to existing or future access roads. The park currently has two entrances to Riverside Drive. The revised plan will eliminate one of the entrances.*
6. *The need of the proposed use in a shoreland location. The proposed project is a rehabilitation of an existing boat launch and associated parking lot already existing on the property.*
7. *Its compatibility with uses on adjacent land. The park area is compatible with surrounding land uses.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not applicable for this project.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; This standard can generally be met.*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2017 004 with the following conditions for the Committee to consider:

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



October 27, 2017

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Town of Beloit for a Shoreland Conditional Use Permit for filling and grading activities associated with the improvements at the Armstrong Eddy Park boat launch and parking lot. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is also within the Floodplain Zoning District of the Rock River. This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Outlot 40, Beloit Township, Parcel 6-2-291. The applicant's address is 2871 S Afton Rd, and the general location for this proposed project is the 1900 Block of S Riverside Dr directly west of the intersection with E Bayliss Ave, Beloit, 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 9:00 AM on Thursday, November 16, 2017.

Please contact the Rock County Planning & Development Agency at 608-757-5587 with any questions or to review the application materials.

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

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



AGENCY USE ONLY	
Application No.	CUP2017004
Date Received	10/27/17
Received by	AMB

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION								
(1) Name	TOWN OF BELOIT					Telephone	(608) 364-2980	
Address	2871 AFTON RD.	City	BELOIT	State	WI	Zip	53511	

PROPERTY INFORMATION

LOCATION			
Subdivision Name	BELOIT TOWNSHIP ASSESSOR'S ^{PLAT}	Lot & Block	01 23-40
Lot Size	7.0 ACRES	Present Use	PARK
Present Improvements on Land	BOAT LAUNCH, PARKING LOT, PARK		
Proposed Use or Activity	RECONSTRUCT BOAT LAUNCH & PARKING LOT		

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	1,089 CY FILL NET OVER ENTIRE SITE
Amount of disturbed area (square feet)	93,550 S.F.
Planned Completion Date	JULY 1, 2018

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

SIGNATURE

Property Owner _____ OR Agent/Surveyor John McElbreen
 BATTERMAN ENGINEERING

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

MEMORANDUM

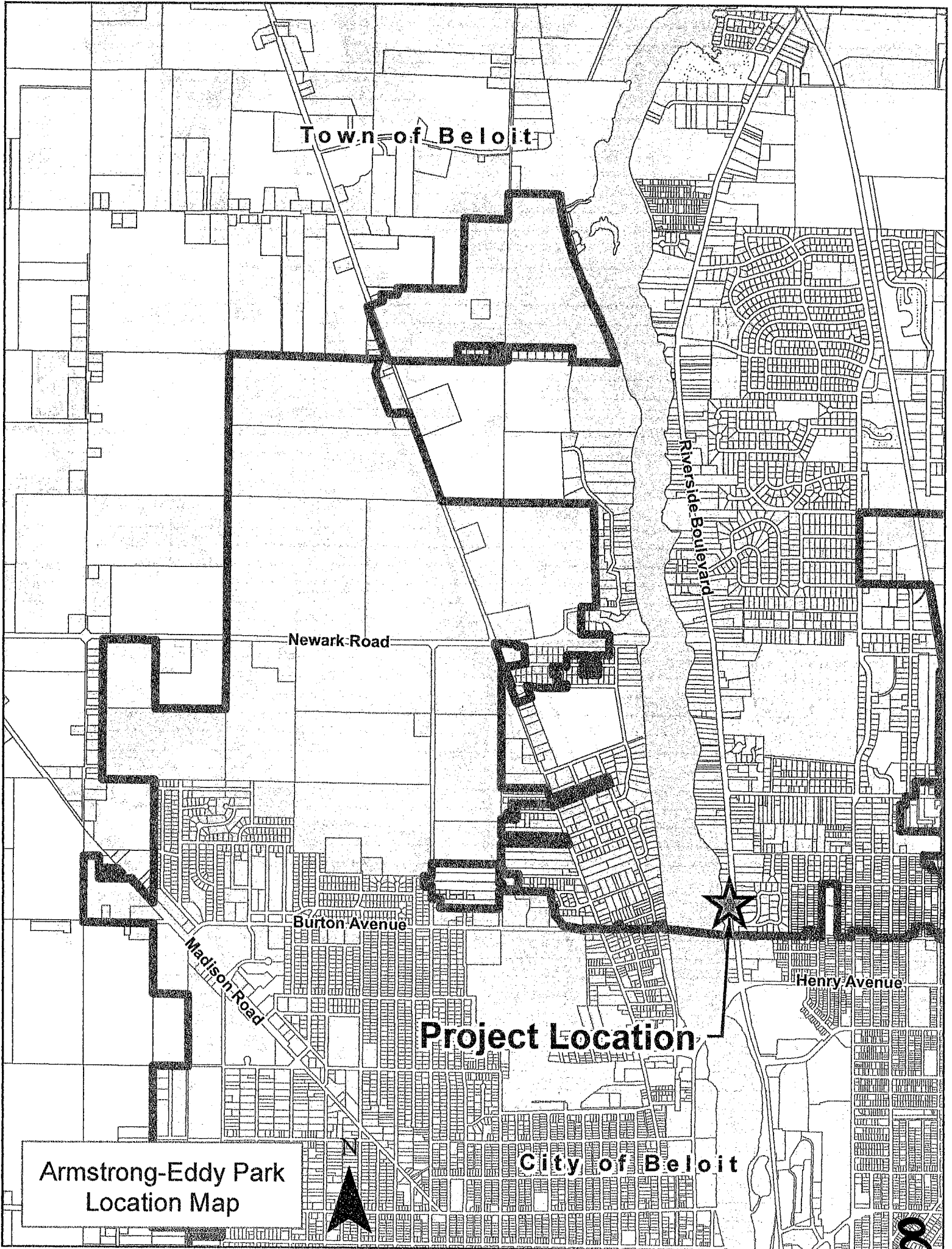
To	Andrew Baker, Rock County Senior Planner	Pages 1 + attachments
Cc		
Subject	Armstrong Eddy Park Boat Launch and Parking Lot Improvements Floodplain Encroachment Analysis	
From	Todd Needham, P.E.	
Date	October 26, 2017	

The following provides an analysis of proposed earthwork included as part of the Armstrong Eddy Park Boat Launch and Parking Lot improvement project for purposes of obtaining a Shoreland Conditional Use Permit.

Armstrong Eddy Park is located in the Town of Beloit along the west side of Riverside Boulevard (USH 51) approximately 0.2 miles north of Henry Avenue (see attached Location Map). The proposed project improvements include the removal and replacement of the existing boat launch, and reconstruction and reconfiguration of the existing parking lot. The existing concrete boat launch is in disrepair, with substantial cracking and settling which have formed potholes within the launch area. This is an unsafe condition and causes problems for boaters when launching their boats. The existing asphalt parking lot provides truck and boat trailer parking as well as regular parking for visitors to the park. The asphalt surface also has substantial cracking and settlement, with aggregate base visible in some portions of the parking lot.

The majority of the parking lot is higher than the 100-year flood elevation of approximately 747.70. However, there is an area which generally includes the boat launch area itself and a bubble around it. See Exhibit #1 for details of the existing 100-year floodplain location. In order to address substandard drainage issues within the site, filling within the existing 100-year floodplain is necessary. As noted in Exhibit #2, Area 1 is generally identified as the existing floodplain location where 61 CY of cut is proposed along with 475 CY of fill, for a net fill of 414 CY. In order to mitigate the filling within the floodplain to ensure no rise in the 100-year floodplain elevation, elevations within Area 2 are proposed to be lowered. As noted within the exhibit, Area 2 has a proposed cut of 429 CY and a proposed fill of 6 CY, for a net cut of 423 CY. When combining the volume analysis of Area 1 with Area 2, a net cut of 9 CY is proposed within the two areas, which will provide slightly more volume for floodwaters to be stored.

In summary, the proposed grading activities for the Armstrong Eddy Park Boat Launch and Parking Lot Improvements will cause no increase in the 100-year floodplain elevation for the Rock River.



Town of Beloit

Newark Road

Burton Avenue

Madison Road

Riverside Boulevard

Henry Avenue

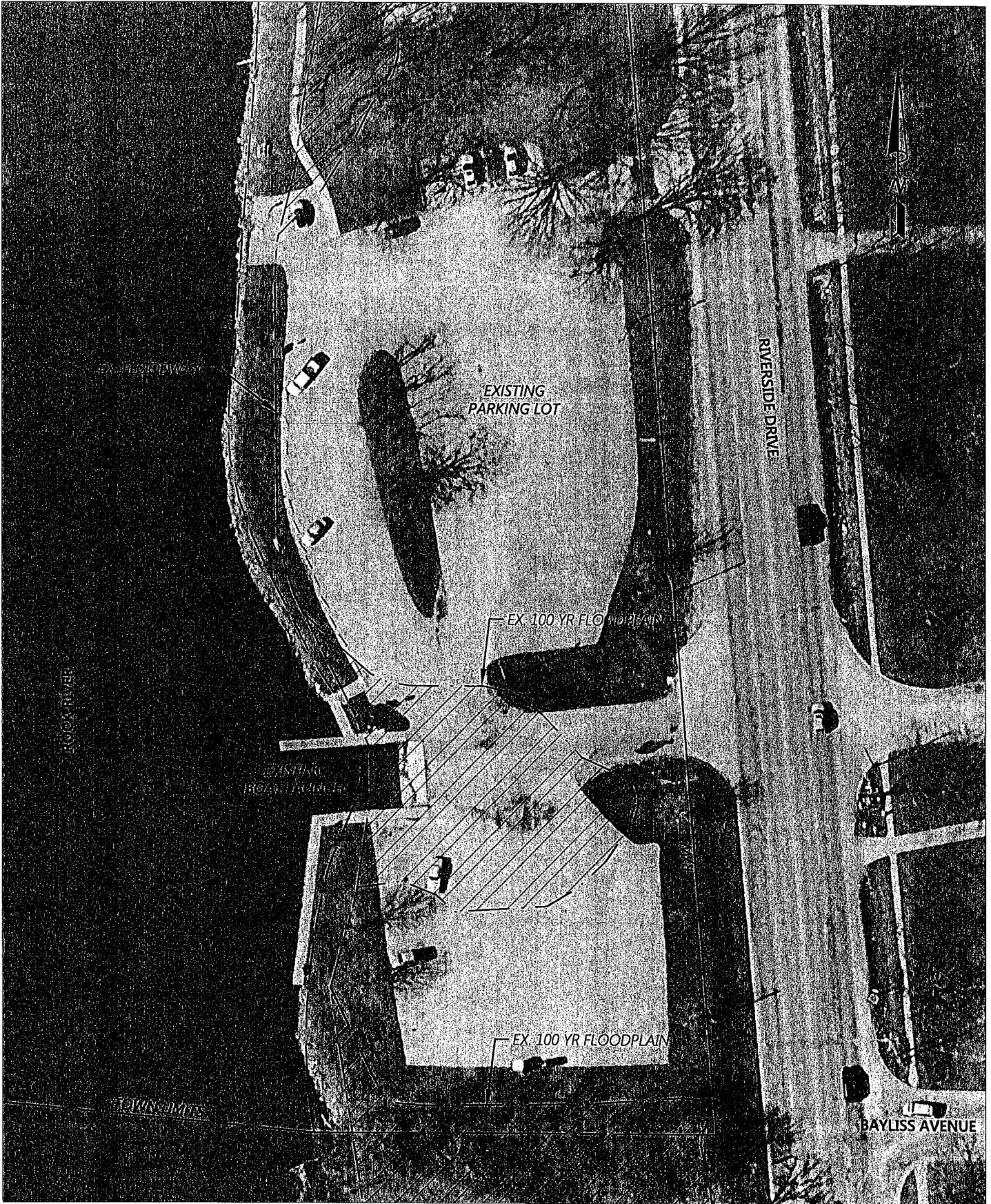
Project Location

City of Beloit

Armstrong-Eddy Park
Location Map

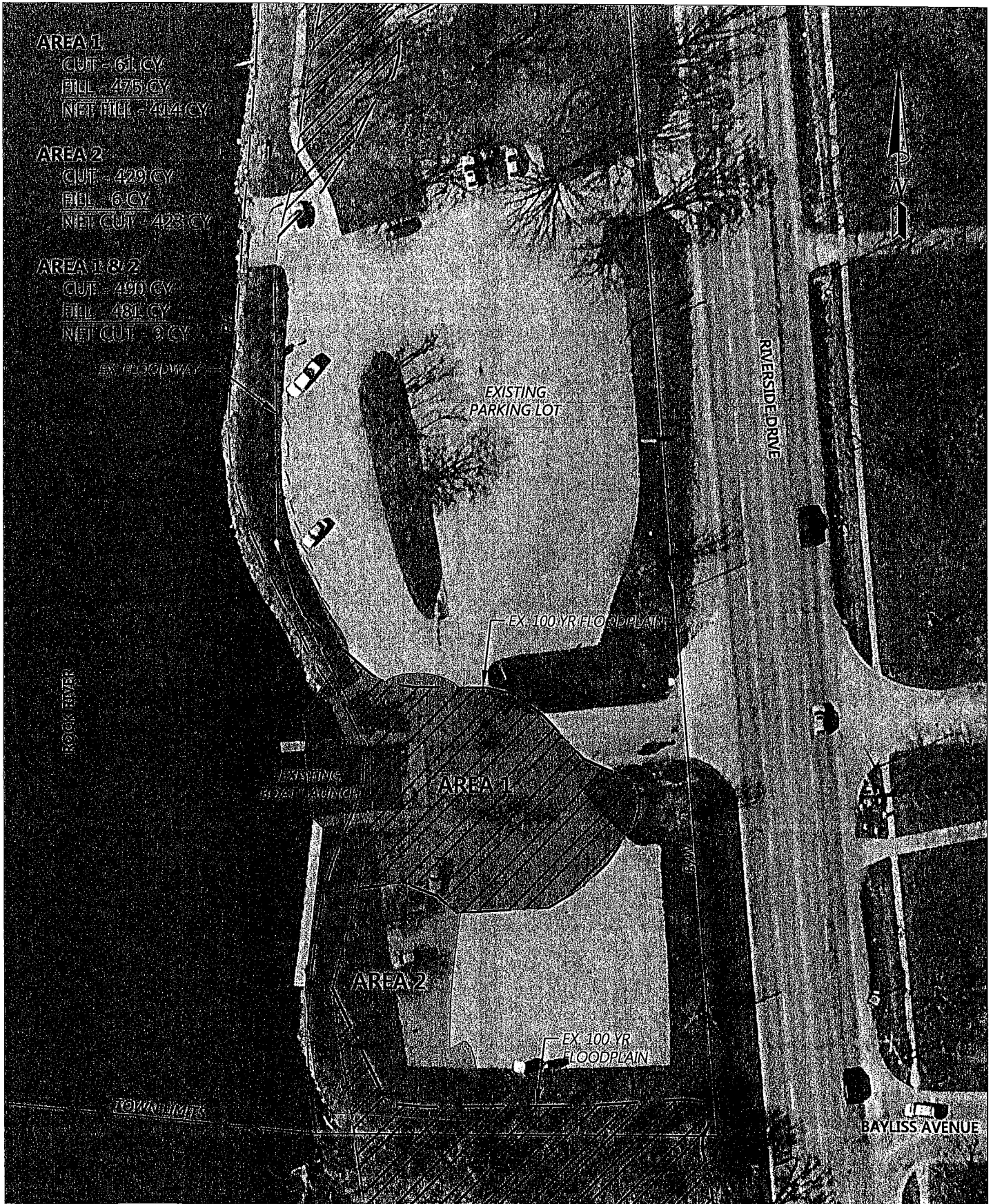


EXHIBIT #1

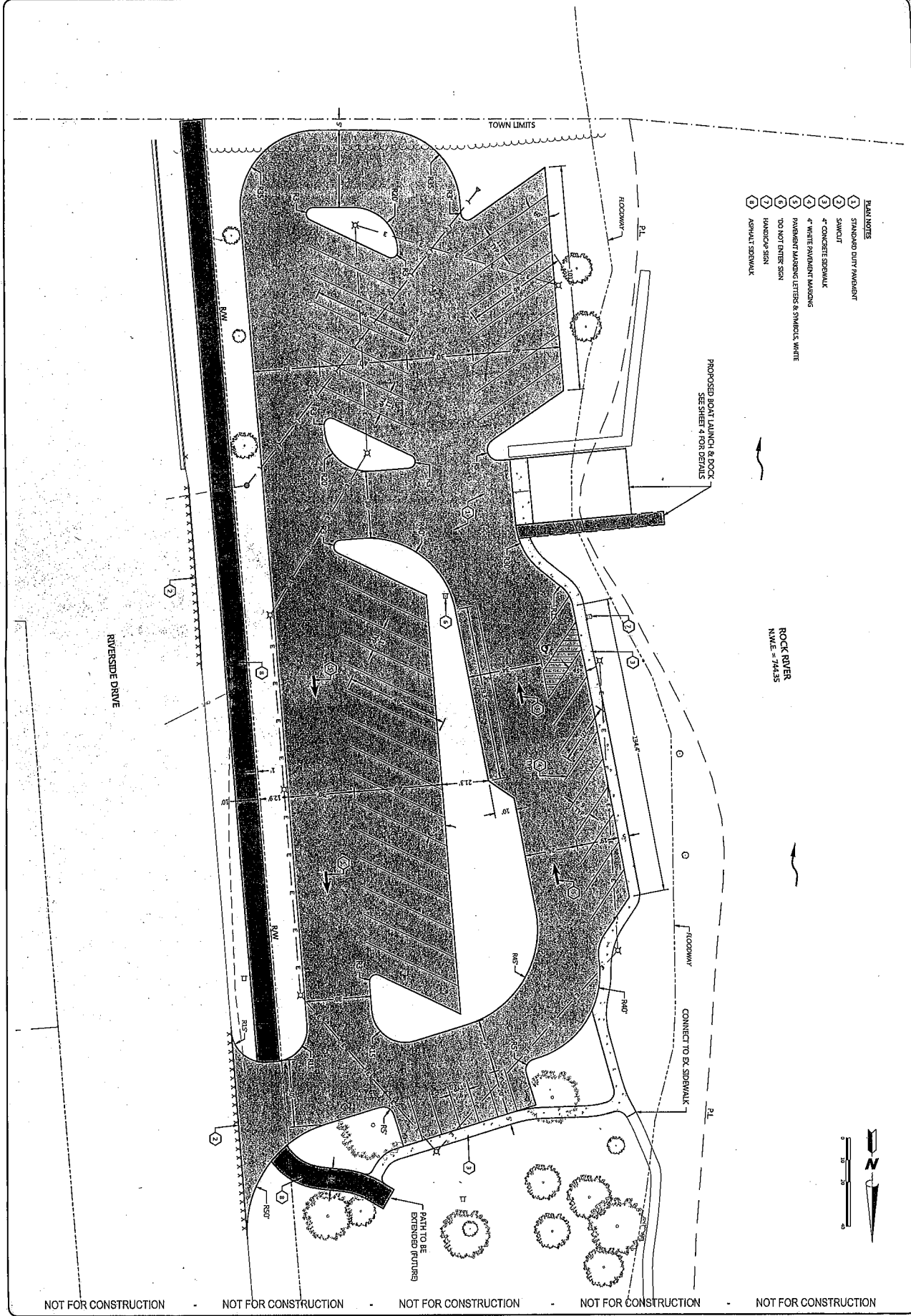


ARMSTRONG-EDDY PARK
BOAT LAUNCH & PARKING LOT IMPROVEMENTS
EXISTING CONDITIONS
City of Beloit
Rock County, Wisconsin

EXHIBIT #2

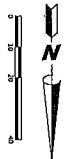


ARMSTRONG-EDDY PARK
BOAT LAUNCH & PARKING LOT IMPROVEMENTS
VOLUME ANALYSIS WITHIN 100 YEAR FLOODPLAIN
City of Beloit
Rock County, Wisconsin



- PLAN NOTES**
- 1 STANDARD DUTY PAVEMENT
 - 2 SMOULT
 - 3 4" CONCRETE SIDEWALK
 - 4 4" WHITE PAVEMENT MASONRY
 - 5 PAVEMENT MARKING LETTERS & SYMBOLS, WHITE
 - 6 200 MFT RIBBED SIGN
 - 7 HANDICAP SIGN
 - 8 ASPHALT SIDEWALK

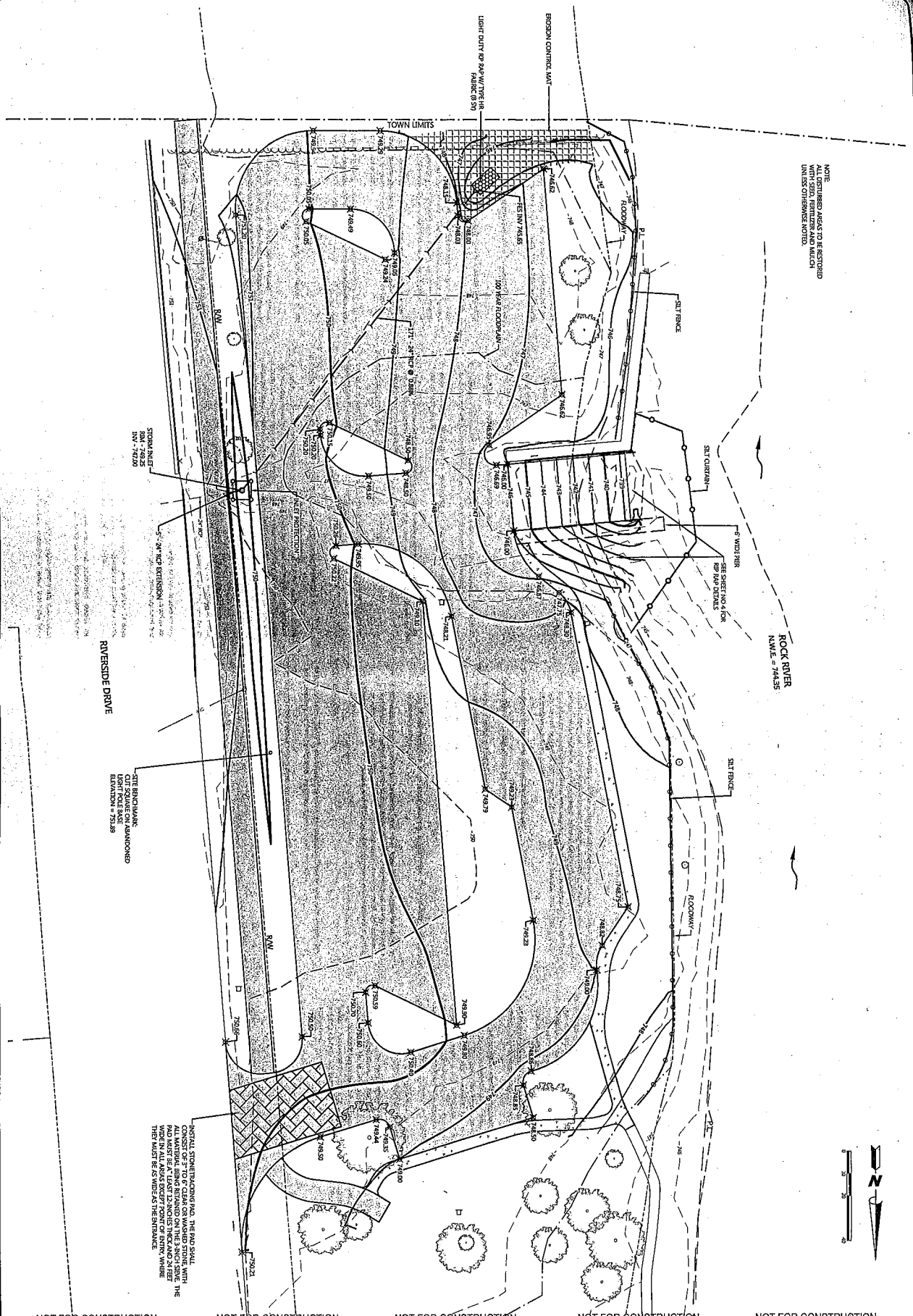
ROCK RIVER
N.W.M.E. # 74435



NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

<p>DESIGNED BY: TN</p> <p>DRAWN BY: CM</p> <p>CHECKED BY: XX</p> <p>APPROVED BY: XX</p> <p>PROJECT NO.: 32734</p>	<p>ARMSTRONG-EDDY PARK PARK & BOAT LAUNCH IMPROVEMENTS</p> <p>TOWN OF BELOT ROCK COUNTY, WISCONSIN</p>	<p>SITE LAYOUT</p>	<p>ISSUANCE</p> <p>X _____</p> <p>X _____</p> <p>X _____</p> <p>X _____</p> <p>X _____</p> <p>X _____</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive 608.365.4464</p> <p>Beloit, Wisconsin 53511 www.nbatterman.com</p>
<p>3 OF 10</p>	<p>32734 - LAYOUT.DWG</p>	<p>NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING</p>		<p>3</p>

NOTE:
ALL DISTURBED AREAS TO BE RESTORED
WITH SEED, FERTILIZER AND MULCH
DURING CONSTRUCTION.



NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION



INITIAL STONEWORKING PAD. THE PAD SHALL
CONSIST OF 3" TO 6" CLEAN OR WASHED STONE WITH THE
PAD MUST BE AT LEAST 12" THICK. THE PAD MUST BE
WIDER IN ALL AREAS EXCEPT POINT OF ENTRY, WHERE
IT MAY BE AS NARROW AS THE ENTRANCE.

CITE BENCHMARK
GUT SQUARE OR ABANDONED
ELEVATION = 751.89

RIVERSIDE DRIVE

STORM INLET
NOV - 1472.00

5 OF 10

DESIGNED BY:	TM
DRAWN BY:	CM
CHECKED BY:	XX
APPROVED BY:	XX
PROJECT NO.:	32734

ARMSTRONG-EDDY PARK
PARK & BOAT LAUNCH IMPROVEMENTS
TOWN OF BELOIT
ROCK COUNTY, WISCONSIN

GRADING, DRAINAGE &
EROSION CONTROL PLAN

ISSUANCE	
X	_____
X	_____
X	_____
X	_____
X	_____
X	_____

Batterman
engineers surveyors planners

2857 Bartels Drive
608.365.4464

Beloit, Wisconsin 53511
www.batterman.com

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2017 005 – R & K & Sons Construction
(Revised Application)

DATE: November 3, 2017

Summary:

The Rock County P&D Staff has received request from R&K & Sons Construction for a Shoreland Conditional Use Permit (CUP) for filling and grading activities associated with the filling of a portion of a lot to prepare for the construction of a new residence. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is also within the Floodplain Zoning District of an unnamed tributary to Allen Creek. The vacant property is located in part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 33, Union Township directly south of 645 S Sixth Street, Evansville, WI, tax parcel 6-20-390.11.

NOTE: The owner previously submitted a Conditional Use Permit application, which was denied by the Committee in August 2017. This new application includes a revised plan intended to address the neighbor's and the Committee concerns with the previous plan. The applicant has also provided an additional narrative to support the application. The staff report for the first application has been revised below where applicable to incorporate the provisions of the new plan.

The purpose of this project is to add fill to the lot in order to create a building site that is out of the Floodplain. There are specific standards in the Floodplain Zoning Ordinance which dictate how this process must occur, both from a physical standpoint on the land and from administrative standpoint. On the land, the area must be filled to an elevation at least two feet above the regional flood elevation and the fill must be contiguous to land outside the floodplain. In other words, a developer cannot simply create highpoints to build on without "dryland" access to them.

Once the fill plans are permitted the project may proceed. The type, characteristics and compaction of the soil, both on site and added, must be closely documented and certified when the site work is completed. The final elevation of the land will make it reasonably safe from surface water flooding and the physical characteristics of the fill will make it reasonably safe from subsurface water impacts. Each are required in order to remove the land from the Floodplain. Following the site work, a formal amendment to the Floodplain Zoning Maps will be required, which is an action item by the P&D Committee and the County Board. A Conditional Letter of Map Revision based on Fill (CLOMR-F) has been approved by FEMA (enclosed for reference), which is the first step in the administrative approval of a project like this. Since the first public hearing for this proposal, the Town of Union has granted a variance for the front yard setback standard to allow the proposed residence to be built closer to the road than the required 50 feet.

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

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

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

1. *The maintenance of safe and healthful conditions.* **This standard can generally be met if all other permitting requirements are met.**
2. *The prevention and control of water pollution including sedimentation.* **Erosion control measures must be established and maintained during construction to minimize runoff. The proposed Conditions of Approval (below) further address this evaluation factor.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The owner is aware of the importance of compliance with floodplain zoning requirements as described above. Surface water drainage should not be altered in this project, but the amount of runoff may be increased due to increase impervious surface on an otherwise undeveloped parcel. In the plans revised 10/19/17, the increase in impervious surface will be partially mitigated by creating a shallow excavated area on the south side of the lot to encourage infiltration. Down spouts from the house will be routed to this area where practicable along with site grading.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **Erosion potential will be minimized through the use of management practices and competition of construction and stabilization in a timely fashion.**
5. *The location of the site with respect to existing or future access roads.* **No additional future access roads are planned in this area. It is within an existing developed area.**
6. *The need of the proposed use in a shoreland location.* **In order for this lot to be developed fill is required in order to flood proof the residential structure. Without fill, the property could not be built on when considering other zoning standards (such as road setbacks) and an area for a Private Onsite Wastewater Treatment System (POWTS).**
7. *Its compatibility with uses on adjacent land.* **The property is currently zoned Rural Residential by the Town of Union according to the information provided to the P&D Agency, which is consistent with land uses in three directions. The land use to the west is agricultural.**
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.* **A POWTS approval will be required from the Rock County Health Department.**
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred;* **This standard can generally be met.**
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;* **This standard can generally be met.**
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.* **This standard can generally be met.**

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2017 005 with the following conditions for the Committee to consider:

1. The characteristics of existing soils and deposition of fill must be documented, inspected and certified according to the latest revisions of FEMA Technical Bulletin 10-01, titled "Ensuring That Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding."
2. The permit holder shall comply with all necessary steps to complete the Flood Plain Zoning Map Amendment process found in the Rock County Flood Plain Zoning Ordinance, including but not limited to, as-built certifications of the soils and surface elevations, submission of the LOMR application to FEMA and obtaining final approval of the map amendment by the Rock County Board.
3. The project shall be completed according to the approved construction plans, revised 10/19/17.
4. A deed restriction shall be recorded at the Register of Deeds which documents the fact that the final topography of the Lot shall not be altered in the future other than for the minimum necessary related to maintenance or replacement of the private onsite wastewater treatment system.
5. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
6. Any topsoil piles that will remain on site shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
7. All other necessary permits or approvals for the project shall be obtained prior to starting construction.
8. This permit expires one year from the date of Committee approval unless approved otherwise.



October 27, 2017

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from R&K & Sons Construction for a Shoreland Conditional Use Permit for filling and grading activities associated with the filling of a portion of a lot to prepare for the construction of a new residence. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is also within the Floodplain Zoning District of an unnamed tributary to Allen Creek. This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, South Gate Estates Lot 11, Union Township, Parcel 6-20-390.11. The applicant's address is 7030 N Tolles Rd, Evansville, and the general address for this proposed project is the lot directly south of 645 S. Sixth Street, Evansville, 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 9:00 AM on Thursday, November 16, 2017.

Please contact the Rock County Planning & Development Agency at 608-757-5587 with any questions or to review the application materials.

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
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 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application No. CUP2017005

Date Received 10/22/17

Received by AMB

*Fee Paid
10/27/17*

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION

(1) Name	R & K & Sons Construction			Telephone	608-289-7640		
Address	7030 N. Tolles Rd.	City	Evansville	State	WI	Zip	53536

PROPERTY INFORMATION

LOCATION

Subdivision Name	South Gate Estates	Lot & Block	Lot 11
Lot Size	40,308 sf	Present Use	Residential
Present Improvements on Land	Vacant		
Proposed Use or Activity	Filling to remove from FEMA floodplain to create buildable area.		

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	Approximately 780 600
Amount of disturbed area (square feet)	18,000 30,000
Planned Completion Date	Summer /Fall 2017 (depending on County/FEMA review timing)

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

SIGNATURE

Property Owner _____ OR Agent/Surveyor Adam Griffin, Combs & Associates

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____



- Land Surveying
- Land Planning
- Civil Engineering

November 3, 2017

Andrew Baker, Senior Planner-Code Enforcement
Rock County Planning & Development

Re: Ralph Crull's Lot 11 of South Gate Estates, Evansville, WI

Dear Mr. Baker,

Below is a narrative regarding the proposed activities for Mr. Crull's vacant residential lot in Evansville.

Lot 11 of South Gate Estates was platted in 2004. Prior to that, FEMA had published a FIRM in 1983 which shows the subject area in a "zone C", which is defined as an "area of minimal flooding". In 2008, FEMA remapped the area, showing the subject area as a "zone A", which is an unstudied area, even though the map now shows a shaded flood zone over a majority of the lot. After FEMA remapped again in 2015, the area is now studied and shown as a "zone AE" with a flood elevation of 902.2. The flood fringe and floodway line are coincident, and are shown over approximately 25% of the lot. As filling is not allowed in a floodway, this essentially creates a partially unbuildable platted residential lot. Furthermore, a topography survey performed by Combs & Associates in 2017 shows that in fact, the flood fringe encroaches FURTHER into the lot, making it even more difficult to build on. As FEMA and local ordinances sometimes allow filling in flood fringe areas, an opportunity may exist for creating a buildable lot consistent with surrounding lots, even though historic flood mapping presents difficulties. As such, the owner would like to fill part of the flood fringe area on the north side of the lot, while excavating material from the south side in order to compensate for any potential flood volume loss. Upon completion and application to FEMA, part of Lot 11 would be officially removed from the flood zone. Note that no filling will occur within the floodway area as shown on the 2015 FIRM.

The area surrounding Lot 11 was studied, ponds and drainage improvements were designed by others, and constructed to required standards. Upon development, the Lot 11 southerly downspouts would be routed to the newly excavated southerly area, while the northeast downspout would be routed to 6th street, and the northwest downspout routed to the existing northerly swale.

I don't believe FEMA maps account for the proposed filling & cutting area, since those areas are not mapped in a flood zone according to FEMA's map. In other words, filling in the flood fringe area would not affect FEMA's calculation of the Base Flood Elevation. I compute that we would be adding 57 cy of fill **within the surveyed flood fringe area only (not FEMA's mapped flood zone), and only up to the BFE of 902.2**. The excavated southerly area as shown has a volume of 331 cy **below the BFE of 902.2** for a net difference of adding 274 cy of flood storage volume. I'd be hesitant to show any deeper excavation here, since this would create ponded water which can't escape to FEMA's flood zone via surface flow. The only means of escape would be infiltration. Neighbors may be concerned if we created a mosquito habitat.



- Land Surveying
- Land Planning
- Civil Engineering


To specifically address items 1-9 in the August 15 Interoffice Memorandum. My responses are:

- 1) There are no anticipated unsafe/unhealthy conditions being created via filling this lot as shown, or construction of a new residence on said fill.
- 2) During construction, erosion control measures will be implemented as shown on the proposed plans. Contractor is required to adjust any measures to deal with unforeseen circumstances until the site is stabilized.
- 3) Every attempt is being made to comply with local floodplain ordinances. As the plan as shown, adds volume to FEMA's mapped floodplain, no adverse alteration to the surface water drainage will occur.
- 4) Erosion potential of the site will be minimized with implementation of the Erosion Control Plan as shown. Slopes are kept as flat as possible, and filling is kept to a minimum to allow for future home construction. Once the site is fully stabilized, temporary erosion control measures can be removed.
- 5) No new access roads required, as this platted residential lot fronts on developed 6th street.
- 6) Various changes in FEMA flood plain mapping have impacted this platted residential lot. This lot could not be developed with a new home (similar to surrounding homes) without adding fill to elevate the home, and remove part of the lot from the surveyed flood plain. Note that **no fill is being placed within FEMA's mapped floodzone.**
- 7) Town of Union zoning shows the platted lot is Rural Residential. With the exception of the westerly floodway, the planned lot development is consistent with its surroundings.
- 8) A separate POWTS approval will be required in order to obtain an occupancy permit.
- 9) A) This lot was created and approved for residential use.
B) The lot will be consistent with surrounding residential uses. No increases in pollutants are anticipated.
C) The location of this lot is within an established residential community.

Yours truly,

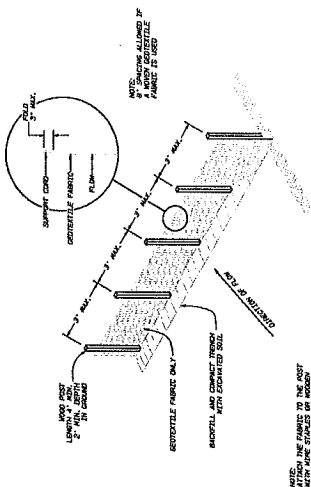
Combs & Associates, Inc

Adam F. Griffin, P.E., P.L.S.

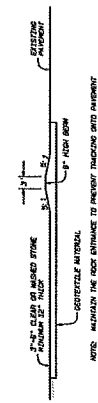
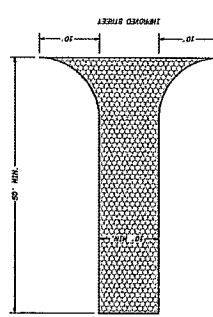

 The Department of Public Works
 Facilities Division
 1-800-242-8511
 CALL DITCHERS
 1-800-242-8511
 Wis Statute 192.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate



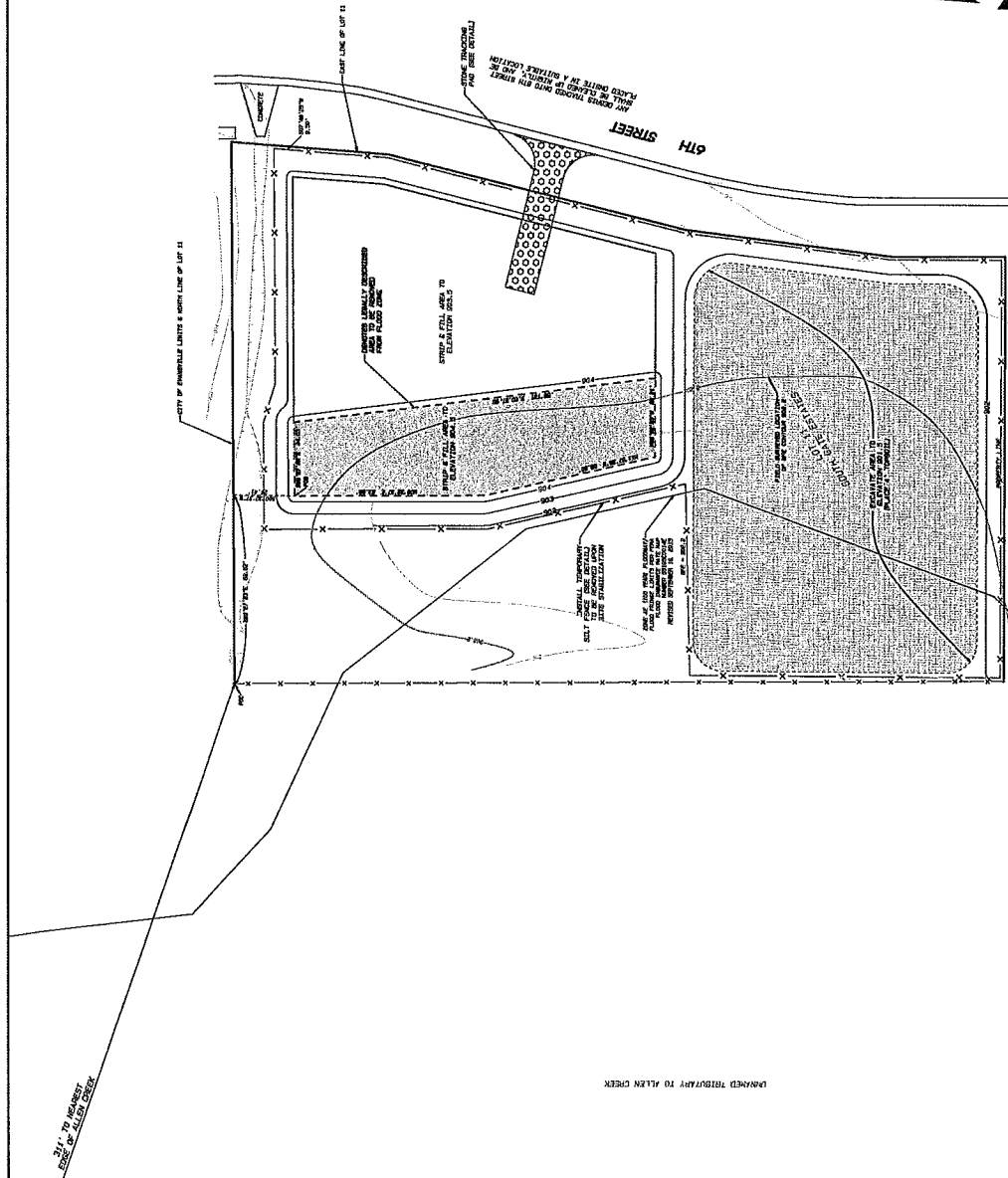
TRENCH DETAIL
SILT FENCE TIE BACK
 WHEN REQUIRED BY ENGINEER



SILT FENCE



STONE TRACKING PAD
 FOR MORE INFORMATION, SEE OUR BEST MANAGEMENT PRACTICES



DATE	03/20/17	PROJECT NUMBER	15-466
BY	JFG	PROJECT NAME	15-466
FOR	OWNER	PROJECT ADDRESS	15-466
LAND SURVEYING LAND PLANNING CIVIL ENGINEERING		PROJECT NO. 15-466 PROJECT ADDRESS PROJECT CITY, STATE, ZIP PROJECT PHONE NO.	

EROSION CONTROL PLAN SHEET 2 OF 2



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: November 16th, 2017

Land Division Summary:

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

2017 058 (Plymouth Township) - Miranda

2017 061 (Fulton Township) – McKenna

2017 067 (LaPrairie Township) – Rye

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

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

At the time of preparing the agenda, the Miranda (2017 058) and Rye (2017 067) Land Divisions have not been officially preliminarily approved by the respective Towns, though are in the process and will be acted upon by the Town prior to the P&D Committee meeting. This is not the normal procedure, but in these two instances exceptions were made to the normal scheduling of review by the Committee because there is only one meeting in November. An update of the Town's actions will be provided at the meeting and the agenda item may be tabled if necessary if the Town has also tabled a scheduled action on the application.



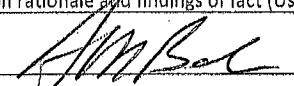
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.	

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of	
3. this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 10/20/17
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

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: Chair - Rock County Planning & Development Committee	

AGENCY RECOMMENDATION

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

- 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
- 4. The parent parcel is currently Zoned A1 by the Town of Plymouth. Based on the proposed size of Lots 1 and 2, a rezone is required.
- 5.The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from A1 as described further below.
- 6. The frontage of Lot 2 along Hwy 11 shall be label "No Access" on the final CSM.
- 7. A deed restriction shall be recorded for Lot 2 permanently restricting any buildings on the property.
- 8. A detailed easement for Ingress and egress through Lot 1 to Lot 2 shall be recorded as a separate Instrument.
- 9. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 10. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two lots from an existing 38 acre parcel in Plymouth Township. Lot 1 will include approximately 10 acres with an existing residence, buildings and ag land. Lot 2 will include approximately 28 acres of agricultural land. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Plymouth and the future land use for the parcel is Agriculture, Woodland and Scattered Residential. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for the new lots requires a rezone, therefore a proposed change to the Town's Agricultural Two (A2) District is being considered by the Town. The minimum lot size in the A2 District is 10 acres. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District. The recommendation to deed restrict Lot 2 to allow no buildings is to ensure this property will remain as agricultural land (thus maintain the purpose an intent of the A1 District even though the size of the lot is smaller than the minimum allowed in the district) and also due to the fact there will be no deeded access to Hwy 11.

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:

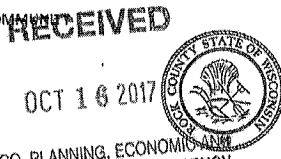
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY

Application Number: LD2017 058

Received By - Date (MM/DD/YYYY): 10-16-17

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	MARK A MIRANDA & STEPHANIE M MIRANDA			Telephone:			
Address:	6931 W STATE RD 11	City:	JANESVILLE	State:	WI	Zip:	53548
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:			
Address:	109 W. MILWAUKEE STREET	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

LAND DIVISION INFORMATION

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

10. Land division area location:

Town of PLYMOUTH	NW 1/4 of NE 1/4
Section 1	Tax parcel number(s) - 6-15-2.01

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

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

13. Landowner's contiguous property area (Square feet or acres): 38.5 ML	14. Land division area (Square feet or acres): 38.5 ML	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	18. Future zoning of parent lot: A-2

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Paul J. [Signature]* DATE: 10-4-17

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>	<input 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"/>	LOT 1
(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"/>	LOT 1
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ACCESS EASEMENT
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

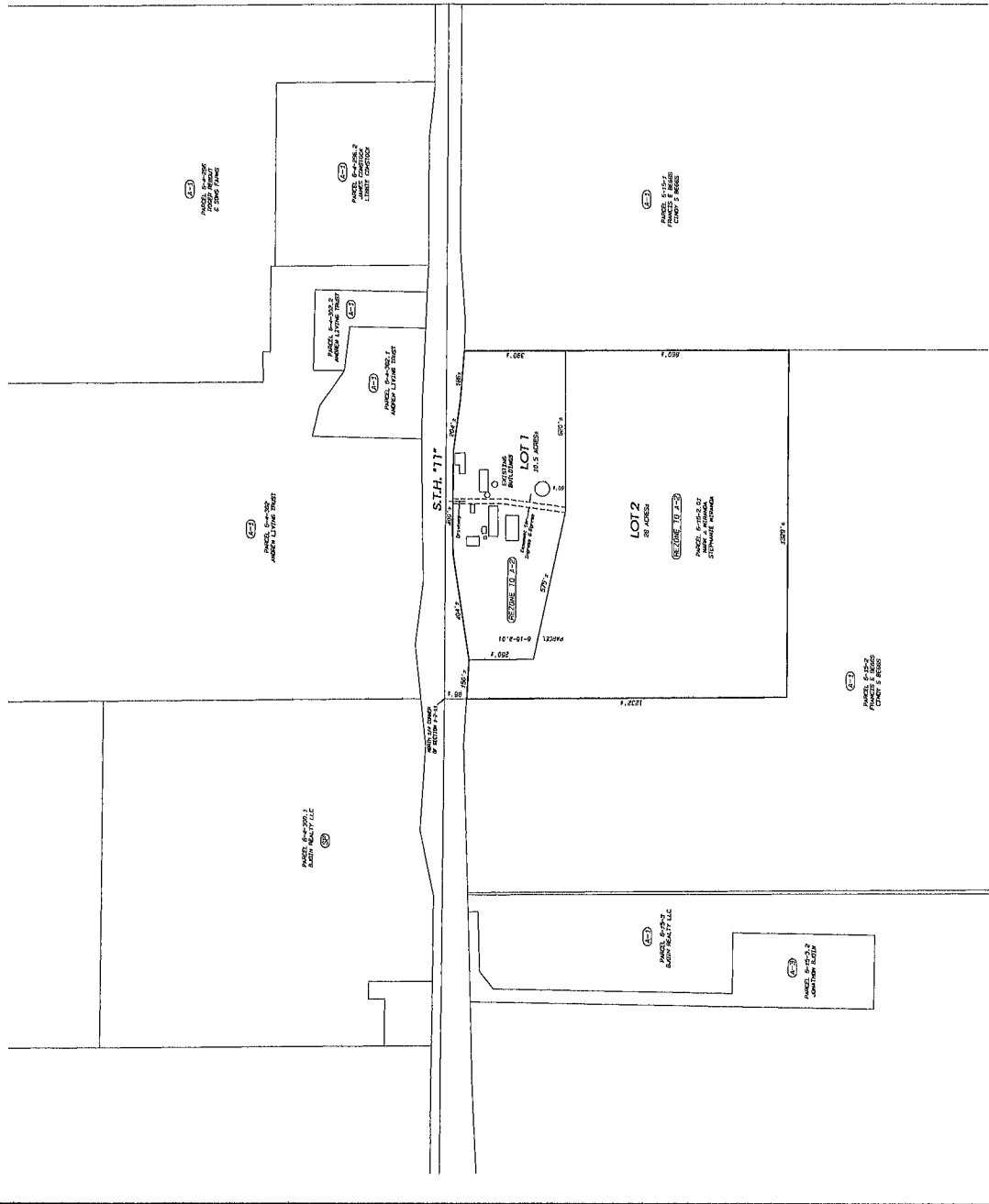
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP | REZONE MAP

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, T24N, R12E OF THE 6TH PM, TOWN OF RIMMOUNT, ROCK COUNTY, WISCONSIN



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
 AND ENCUMBRANCES RECORDED AND UNRECORDED.
 THE BASIS OF REVISIONS IS ASSUMED.

Combs ASSOCIATES

• LAND SURVEYING
 • LAND PLANNING
 • CONSULTING

DATE: 03/25/2022
 DRAWN BY: J. S. S. S.
 CHECKED BY: J. S. S. S.

JOB NO: 2117-402
 SHEET NO: 1/1



Application Number: LD2017 061 McKenna

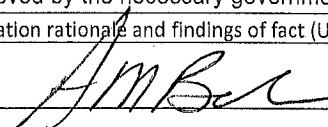
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

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
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(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "No buildings which produce waste water allowed on Lot 1 until acceptable means of wastewater disposal"	
3. is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>11/03/17</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. Final survey be recorded via a Certified Survey Map (CSM).	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: <u>10/10/17</u>

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION

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

- 3. Conservation Easement for areas of slope greater than 16% shall be required. Easement language will be provided by P&D Agency.
- 4. The Regional Floodplain shall be indicated on the final CSM.
- 5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 20.6 acre lot from an approximately 79 acre property in Fulton Township. The property as a whole consists of two tax parcels due to crossing a Section line, though it is one property via deed. Therefore, this land division is necessary to separate the area described in existing tax parcel 6-6-403 from the remaining property to allow the owner to build a new residence. There is already a residence on the 79 acre property, but it is located within tax parcel 6-6-412. The parent parcel is currently Zoned AG by the Town of Fulton and the future land use is Agriculture. As part of this process, the applicant intends to acquire a privately owned Outlot at the end of N Lazy River Rd to provide the necessary road frontage to create new lot (100 feet) and the associated driveway access point. A rezone of the Outlot to AG has been approved by the Town and therefore the Outlot will be incorporated into the proposed CSM with a consistent zoning designation. There are limitations in siting a building location on the proposed lot due to steep slopes (greater than 16%) and Regional Floodplain. The MOA with the Town of Fulton authorizes the County to review and plan around these Environmentally Sensitive Areas (ESAs) and administer Conservation Easements through the Land Division process. Therefore, it is proposed that protection of these ESA will be achieved through the use of a proposed Conservation Easement granted to the Town.

TOWN ACTION

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

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: LP2017061

Received By - Date
(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:	MICHAEL P McKENNA & DIAMOND S McKENNA		Telephone:		
Address:	401 E CONDE ST	City:	JANESVILLE	State:	WI Zip: 53546
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC		Telephone:		
Address:	109 W MILWAUKEE STREET	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

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

LAND DIVISION INFORMATION

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

10. Land division area location:

Town of FULTON	1/4 of SE 1/4
Section 31	Tax parcel number(s) - 6-6-403 & 1133.034

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): 79	14. Land division area (Square feet or acres): 20.7	15. Current zoning of land division area: AG-RRS
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: AG	18. Future zoning of parent lot: AG

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Roll J. Lamb* DATE: 11-2-17

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

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

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

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



Application Number: LD2017067 Rye

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

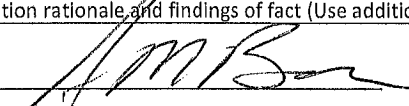
Review

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.	

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of	
3. this survey. However, soils on the lot may be restrictive to the replacement of the existing system	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>11/2/17</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. The application is on the Town's agenda for the November 8th meeting	
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 shall include the POWTS area with the building that utilizes the system.
- 4. Deed restrictions required by the Rock County Board of Adjustment shall be drafted, approved by the Town and County and signed by
- 5. the landowner prior to the CSM being approved by P&D Agency. Deed restrictions shall be recorded following the recording of the CSM
- 6. A note on the final CSM shall indicate that no buildings are allowed on Lot 2.
- 7. Any necessary rezone shall be approved by the Town of LaPrairie.
- 8. Dedicate a 33 foot half road right of way along Milton Shopiere Rd at the discretion of the Town.
- 9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 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 separates an existing residence, a number of outbuildings and land from the parent parcels in La Prairie Township. The property currently consists of two tax parcels due to being split by a Section line, though it is one deeded property. The existing residence and other buildings will be on new Lot 1 (consisting of approximately 1.7 acres) and the remaining land (consisting of approximately 33.6 acres) will have no structures. The parent lot is currently zoned Agricultural District One (A1) by the Town of La Prairie. Due to the lot size of new Lot 1, a rezone to Agricultural-Residential District (A4) is being requested by the Town. The approval by the Town will likely include a Deed Restrictions on Lot 2 to allow no buildings in the future.

Variances were approved by the Rock County Board of Adjustment on October 24, 2017 to reduce the minimum required road frontage of 100 feet to 35 feet and to exceed the maximum length of the "pole" of a flag lot, which is by ordinance 250 feet. The primary distinction made in the approval process was that this is an existing building site as compared to a proposed new flag lot. One condition of approval of the variance is the a Deed Restriction be recorded on Lot 2 that allows no future building on the property and enforceable by both the Town and the County.

TOWN ACTION

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

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

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

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



AGENCY USE ONLY
Application Number: LD2017067
Received By - Date
(MM/DD/YYYY): 10/27/17

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Andrew & Heidi Rye			Telephone:	295-9370	
Address:	8937 E. Larsen Rd.	City:	Janesville	State:	WI	Zip: 53546
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 La Prairie Multiple 1/4 of NE1/4
Section 35/36 Tax parcel number(s) - 6-10-242.1 & 6-10-246.1

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): 35.3

14. Land division area (Square feet or acres): 35.3

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

16. Number of new/additional lots created by land division: 2 (from 2 tax parcels)

17. Future zoning of new/additional lot(s) created by land division: A-4 (Lot 1)

18. Future zoning of parent lot: A-1 (Lot 2, to remain)

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions: Deed restriction on Lot 2

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: [Signature] DATE: 10/26/17

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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input 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 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.

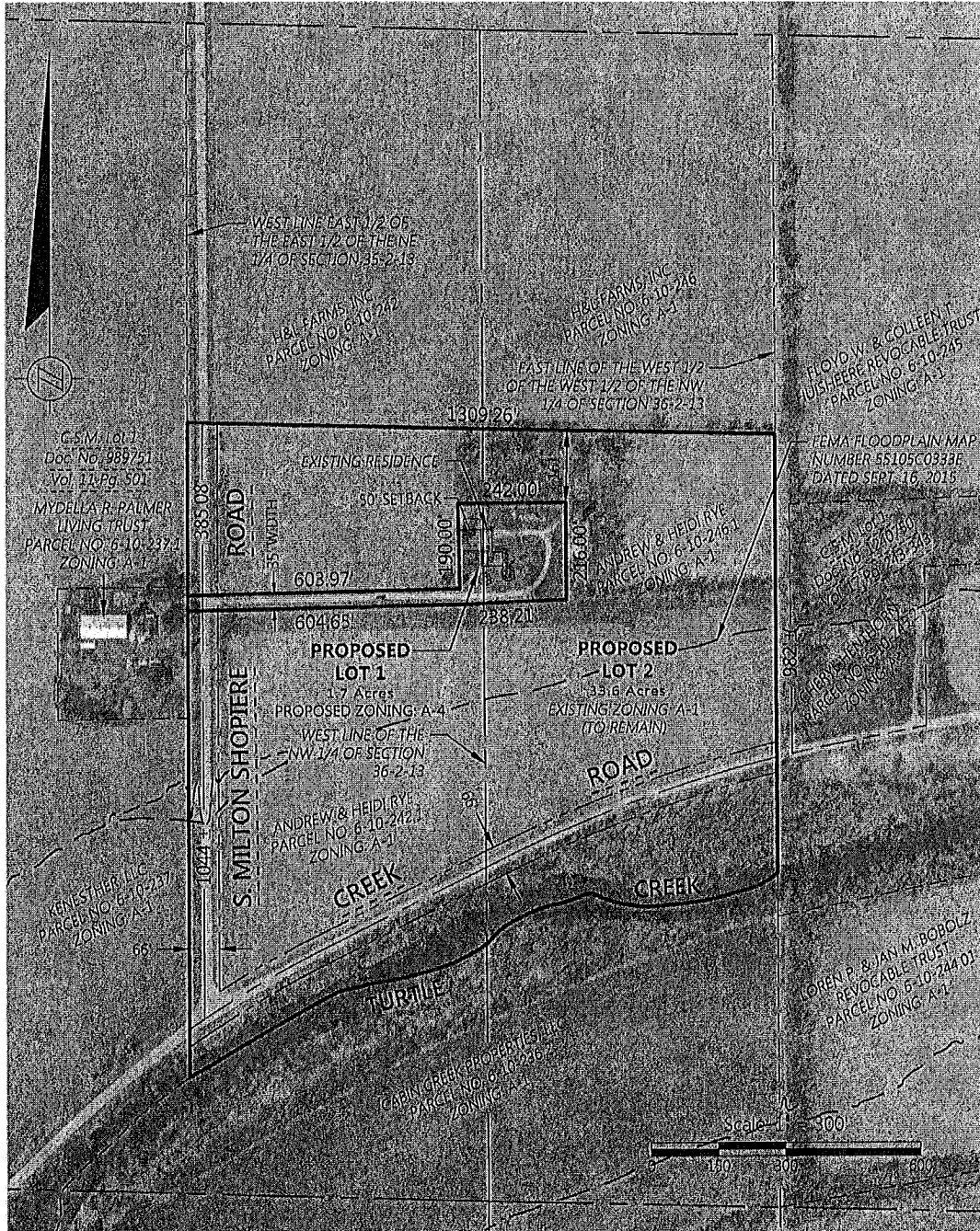
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

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PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4 OF SECTION 35 AND PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 36, T. 2 N., R. 13E., OF THE 4TH P.M., TOWN OF LAPRAIRIE, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 32816 BOOK: SEE FILE FIELD CREW: N/A DRAWN BY: KJB DATE: October 4, 2017</p>	<p>FOR THE EXCLUSIVE USE OF: Andrew Rye 8937 E. Larsen Road Janesville, WI 53546</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4164 www.rhbatterman.com</p>
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File Name: J:\32800-32899\32816 - Andy Rye\SURVEY\RH-B DRAWING FILES

COMMITTEE REVIEW REPORT
FOR THE MONTH OF OCTOBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP				
		P1700585	10/12/2017	JP MORGAN CHASE BANK NA	18.98
10-1720-0000-63103	LEGAL FORMS				
		P1700585	10/12/2017	JP MORGAN CHASE BANK NA	273.87
10-1720-0000-64200	TRAINING EXP				
		P1700585	10/12/2017	JP MORGAN CHASE BANK NA	164.00
REAL PROPERTY DESCRIPTION PROG TOTAL					<u>456.65</u>
<hr/>					
10-1721-0000-64200	TRAINING EXP				
		P1700586	10/12/2017	JP MORGAN CHASE BANK NA	341.00
LAND RECORDS PROG TOTAL					<u>341.00</u>

I have reviewed the preceding payments in the total **\$797.65**

Date: _____ Dept _____
Committee _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF OCTOBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	P1700223	10/05/2017	STAPLES BUSINESS ADVANTAGE	97.11
		P1700224	10/19/2017	OFFICE PRO INC	70.61
64-6400-0000-63200	PUBL/SUBCR/DUES	P1702693	10/26/2017	AMERICAN PLANNING ASSOCIATION	520.00
		PLANNING PROG TOTAL			

I have reviewed the preceding payments in the total \$687.72

Date: _____ Dept _____

Committee _____