

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JANUARY 14, 2021 – 8:00 A.M. CALL: 1-312-626-6799

MEETING ID: 898 2953 7294 PASSCODE: 482436

Join Zoom Meeting

https://us02web.zoom.us/j/89829537294?pwd=QUINZVBgaUxOY1ZYZEQ3Y2wxQnZ4dz09

Meeting ID: 898 2953 7294

Passcode: 482436 One tap mobile

+13126266799,,89829537294#,,,,*482436# US (Chicago)

+13017158592,,89829537294#,,,,*482436# US (Washington D.C)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington D.C)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)

Meeting ID: 898 2953 7294

Passcode: 482436

Find your local number: https://us02web.zoom.us/u/kvZ7KQ5TM

Join by SIP

89829537294@zoomcrc.com

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, January 13, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.
- Supervisors: Please identify yourself by name
- Please mute your phone when you are not speaking to minimize background noises
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired –

https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning



Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, January 14, 2021 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 898 2953 7294 PASSCODE: 482436

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held December 10, 2020 at 8:00 am
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 1. 2020 069 (Plymouth Township) Thompson (3 Lot CSM)
 - 2. 2020 072 (Milton Township) Coats (3 Lot CSM)
 - 3. 2020 073 (Porter Township) Reed (2 Lot CSM)
 - 4. 2020 074 (Fulton Township) Frog LLC (1 Lot CSM)
 - 5. 2020 076 (Lima Township) Grundahl (1 Lot CSM)
 - 6. 2020 077 (Rock Township) Laser (2 Lot CSM)
- 6. Community Development
- 7. Economic Development
- 8. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 9. Director's Report
 - A. Introduction of Senior Planner
 - B. Status of Planner III Recruitment
 - C. Semi Annual Report Attendance of Conferences/Conventions
- 10. Committee Reports
- 11. Adjournment

Future Meeting Dates

January 28, 2021 8:00 AM February 11, 2021 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, December 10, 2020 – 8:00 A.M. Meeting was teleconferenced using Zoom

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, December 10, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Kurt Wheeler; (Planner III), Andrew Baker (Planning Director), Dana Sandwick; Rock County Planning Office Coordinator, James Otterstein; Rock County Economic Development Manager.

- 1. Call to Order:
- Adoption of Agenda.
 Amended Agenda (LD2020 053 Pulled) Moved by Supervisor Potter, Seconded by Supervisor Davis. Adopted (5-0)
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, November 12, 2020 at 8:00 am.

Moved by Supervisor Davis, Seconded by Supervisor Podzilni. Approved (5-0)

- 4. Citizen Participation, Communications and Announcements. **None**
- 5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 1. 2020 063 (Lima Township) Anderson (1 Lot CSM)

Moved by Supervisor Gustina, Seconded by Supervisor Potter Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A2 Zoning District.
- 4). Dedicate a 33 foot half road right of way along E. Bowers Lake Rd.at the discretion of the Town.
- 5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval
- 2. 2020 065 (Harmony Township) Van Acker (2 Lot CSM)

Moved by Supervisor Potter, Seconded by Supervisor Davis, Approved (5-0) with Conditions.

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lots 1 and 2 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Lots shall be configured in a more uniform way to eliminate the proposed Flag Lot (Lot1).
- 4). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 5). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

3. 2020 067 (Beloit Township) – H&L Farms (1 Lot CSM)

Moved by Supervisor Potter, Seconded by Supervisor Gustina, Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easements 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 this survey. However, soils on the lot may be restrictive to the replacement of the system.".
- 3). Proposed lot lines must include the POWTS system with the Building(s) that utilize the system.
- 4). Comply with the standards in the Town of Beloit Zoning Ordinance in relation to to creating a new lot in a Farmland Preservation District.
- 5). The remaining property should be combined as one tax parcel to better facilitate the administration of the Farmland Preservation Program.
- 6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval
- 4. 2020 068 (Beloit Township) Sweeney (1 Lot CSM)

Moved by Supervisor Davis, Seconded by Supervisor Potter, Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Comply with the standards in the Town of Beloit Zoning Ordinance related to rezoning farmland within a Farmland Preservation Area.

- 4). Dedicate a 33 foot half road right of way along N. Nye School Rd.at the discretion of the Town.
- 5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval
- 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

6. Community Development

A. Request for CBDG loan approval exceeding \$35,000 maximum allowed by Policy and Procedures Manual.

Moved by Supervisor Davis, Seconded by Supervisor Potter. Approved (3-2).

Nicole Solheim gave an overview of the specific project. Questions and discussion followed.

- 7. Economic Development
 - A. **Action Item**: Resolution Modifying Covid Relief Small Business Loan Fund.

Mr. Otterstein explained the modification of the program into 4 tiers of funding. Various statistical references, trends and observations were woven into his remarks. Questions and Discussion followed.

Moved by Supervisor Davis, Seconded by Supervisor Gustina. Approved (5-0)

- 8. Finance
 - A. Information Item: Committee Review of Payments **Reviewed**
 - B. Action Item: Transfers No Transfers.
- 9. Committee Reports.

None

- 10. Directors Report None
- 11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter, **All in Favor**, **Time: 8:45 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

January 14, 2021 8:00 AM January 28, 2021 8:00 AM.



ROCK COUNTY

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: January 5, 2021

REGARDING MEETING DATE: January 14, 2021

Land Division Summary:

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

2020 069 (Plymouth Township) - Thompson (3 Lot CSM)

2020 072 (Milton Township) - Coats (3 Lot CSM)

2020 073 (Porter Township) – Reed (2 Lot CSM)

2020 074 (Fulton Township) – Frog LLC (1 Lot CSM)

2020 076 (Lima Township) – Grundahl (1 Lot CSM)

2020 077 (Rock Township) - Laser (2 Lot CSM)

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

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51. SOUTH MAIN STREET JANESVILLE, WI 59545

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



II II	LD2020 069 Thompson
Application Number:	1
n II	

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

A Control of the Cont	
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	
· · · · · · · · · · · · · · · · · · ·	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes No
- · · · · · · · · · · · · · · · · · · ·	✓ 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 r	equirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☑No
5. 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, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	ii ali missing
Information has been supplied by the applicant.	ZIVIIssing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	r
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	
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:	Ll
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	H
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	<u> </u>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	11
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems;	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	П
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	<u></u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	_ _
(12) Surface water features:	=
(13) Drainageways:	
(14) Detention or retention areas: (15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, climension, name (if applicable), and purpose of all dedicated public parks or	1
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	"
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:	"
J. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
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:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
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:	
8. Preliminary minor land division application is complete:	
9. Preliminary minor land division application has been provided to other reviewing parties for review and co these parties have comments, said comments have been provided to the Agency:	·
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	(where applicable),
2. Note on Final CSM: "No buildings which produce wastewater are allowed until acceptable m	eans
3of wastewater disposal is approved by the necessary governmental a	gencles."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE:)
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: . Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. As recommended by PUD Staff	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
1	
TOWN SIGNATURE: DATE: 12/8/2020	
TITLE:	

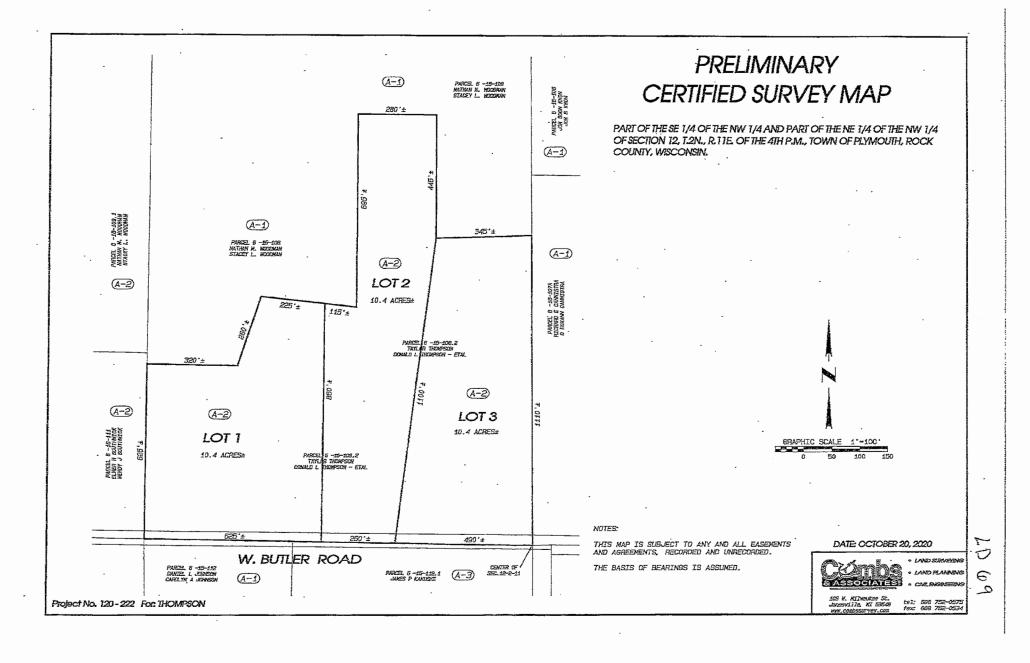
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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 COM	MITTEE ACTION
16. Committee action: Approve Approve With Conditions	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 nece	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair Rock County Planning & Development Committee	·

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ROCK COUNTY	PRELIMINARY MINOR LAND DIVISION REVIEW, RECOMMENATION, AND ACTION FORM
	AGENCY RECOMMENDATION
11. If you answered Approve With (
4. Dedicate 33 foot half r	road right of way along N Butler Rd at the discretion of the Town of Plymouth.
	ndicate a potential building site for each lot consistent with (continued to line six)
	and Rock County Ordinances as referenced below.
· · · · · · · · · · · · · · · · · · ·	bmitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be red	corded with the Rock Co. Register of Deeds within 6 months of the final approval.
9.	The state of the s
10.	
11.	
12. Agency recommendation rations The proposed Land Division creat parcel (6-15-108.2) in Plymouth To	es three new lots (roughly 10 acres in size each) from an existing 31.2 acre
The parent parcel is currently zone is Agriculture, Woodland and Scatt considering each of the agriculture. The existing parcel includes conting to the standards of the Rock Counthe future, the Town and/or P&D of the options for a building site. The compromise the function or Integrity 4.109 (4) of County Ordinance). Tile for Staff to make recommendation	ed Agriculture (A2) by the Town of Plymouth and the future land use for the parcel tered Residential. This property is within a planned Farmland Preservation Area ally zoned districts in the Town are certified by DATCP for the program. Induces woodland area greater than 5 acres which should be preserved according that Land Division and Management Ordinance. If building is proposed on the lots in Committee could consider placing a deed restriction on the lots which would limit a goal of the deed restriction would be to not "significantly degrade or deplete, or thy, of any cultural resources, productive agricultural soils or woodlands" (Section the Memorandum of Agreement between the Town and County Includes provisions in this regard where applicable based on site characteristics. TOWN ACTION Conditions to 13., list additional conditions:
15. Town action rationale and finding	gs of fact:
DOCY COUNTS	Y PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With C	
3,	
4,	
5,	
6.	
7.	
8.	
9,	
10.	
18. Committee action rationale and f	indings of fact:



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
ANESVILLE, WI 59345

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



AGENCY USE ONLY

Application Number: <u>D2020_069</u>

Received By – Date
(MM/DD/YYYY): 10 – 29, 20 20

ROCK CO. PLANNING, ECONOMIC AND PRELIMINARY LAND DIVISION APPLICATION FORM Major Land Division Lot Combination Minor Land Division Transfer to Adjoining Owner Subdivision Plat Required CSM for lots 35 acres on less Plat of Survey or CSM Plat of Survey for lots greater than 35 acres 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: 🕡 ves. 🔲 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: ☐ Not Applicable ☐ Yes ☐ No Yes No 5. Land division will require a zoning change: APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: TAYLOR THOMPSON & DONALD L THOMPSON - ETAL Telephone: City: JANESVILLE Address: 111 RIDGE CREEK DR State: | WI Zip: 53548 b. Name: Telephone: Zip: Address: City: State: 7. AGENT (SURVEYOR AND DEVELOPER) COMBS AND ASSOCIATES, INC Telephone: 752-0575 a. Surveyor name: City: JANESVILLE Zlp: 53548 109 W. MILWAUKEE ST State: WI Address: Telephone: b. Developer name: Address: City: State: Zip: ☐ 7b. 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ Ga. ☐ 6b. √ 7a. PROPERTY INFORMATION 9.Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line Town of PLYMOUTH SE&No 1/4 of NW 1/4 10. Land division area location: Tax parcel number(s) - 6-15-108.2 Section 12 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes V No If Yes, Identify: City(s)/Village of 12. Land division area is located adjacent to (check all that apply): U.S. highway ✓ Local/Town road County highway State highway 15. Current zoning of land division 13. Landowner's contiguous property area 14. Land division area (Square feet or acres): 31.2 area: A-2 (Square feet or acres): 31.2 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: A-2 by land division: 3 created by land division: A-2 19. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: Yes V No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanltary sewer system 22. Public improvement construction will begin on 21. Public improvement construction proposal/plan will (mm/dd/yyyy): be submitted by (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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. 10-23-20 LANDOWNER/PRIMARY CONTACT SIGNATURE: DATE:

REVISED 8/2019

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area			
and containing all of the following information?			· FWATER-PARTY
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,	,	p-my	
including name and ownership (if applicable), in and adjacent to the land			
division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	Ø		
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	I I	ш	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area;	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	10071		
corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	-		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		7	NONE
(2) Streets, alleys, and public ways:	\(\frac{1}{2} \)		
(3) Driveways:		V	NONE
(4) Rall lines:		V	NONE
(5) Private water wells or water supply systems:		V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		V	NONE
systems: (7) Any other public utilities:		Ø	NONE
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE
(9) Vegetative land cover type:	7	-	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		一	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:		V	NONE
(13) Drainageways:		7	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		-	NONE
dedicated public parks or outdoor recreation lands, or any other public or		abla	
private reservation, including any conditions, in the land division area;			
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and 		Ø	NONE
treatment and disposal of sewage, in the land division area:	h	IXTI	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		The state of the s
I. Any other information required by the Agency:		V	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	Z		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	П	
4. Have you provided all required application form information and has the required	V		
party signed this application form?	TX.1	Ц	
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?	<u></u>	<u></u>	

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 54 SOUTH MAIN STREET JANESVILLE, WI 58845

TELEPHONE: (608) 767-8887 FAX: (608) 767-8986 EMAIL: PLANNING@CO,ROCK.WI.US WEB! WWW.CO.ROCK.WI.US



1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	***************
ii Ii	LD2020 072 Coats Trust
ii Application Num	multa.
Whateriou want	er:
11	

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

	St 0 5
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	cable) officials
	✓ Yes □ No
	✓ Yes No
	☑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 re	
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
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, 7	a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
Information has been supplied by the applicant.	New York and the Control of the Cont
	Milealitik
	dinformation
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:	
a. Location of the land division area by section, township, and range:	
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;	
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:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	-
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Bulldings:	
(2) Streets, alleys, and public ways:	
(3) Driveways: (4) Rall lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	<u> </u>
(15) Cemeterles: (16) Bridges/culverts:	 -
(17) Rock outcroppings:	
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:	
1. 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:	
J. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

AGENCY/REVIEW	
	informations
k. Scale, north arrow, and date of creation:	
l. Any other Information required by the Agency:	· 🗆
7b. Map prepared at a scale not to exceed two hundred (200) feet to the Inch, with the map pages	7,
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page;	
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u> </u>
7d. All required application form information and required party's signature on the application form:	ᆜᆜ
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:	
8. Preliminary minor land division application is complete:	☑ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and If
these parties have comments, said comments have been provided to the Agency:	
If you answered No, the application must be provided to other reviewing parties before completing any functions and the form of the form o	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve V Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(a) shall be placed on lots as requested by utility companies	(where applicable).
2. Note on Final C9M: "No buildings which produce wastewater are allowed on Lot 1 until accep	table means
3of wastewater disposal is approved by the necessary governmental a	gencles."
12. Agency recommendation rationale, and findings of fact (Use additional sheet (2a) if necessary):	<u> </u>
A series of the	
AGENCY SIGNATURE: 12/14/2020)
	
TITLE: Administrator - Rock County Planning	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: V Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13,, list conditions (Use additional sheet (2a) if necessary):	
1. Kezone as requested	
2.	
8,	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
, 1	
TOWN SIGNATURE: DATE: 12/14/2020	<u>, </u>
TITLE:	
The state of the s	

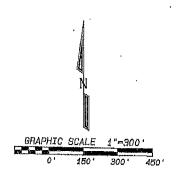
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

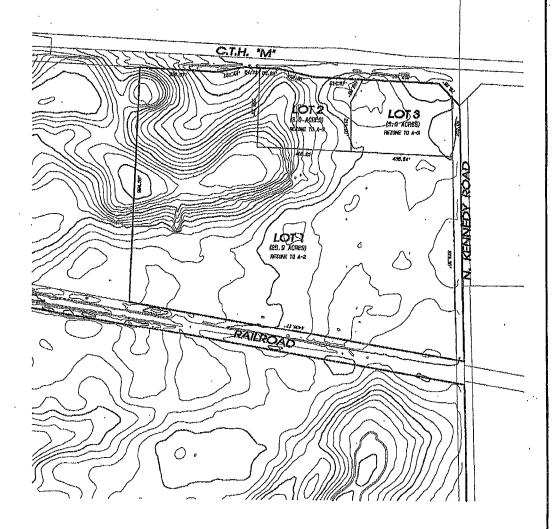
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN 5T. JANESVILLE, WI 59545 EMAIL: BRYNES@CO.ROCK.WI,US

ROCK COUNTY PLANNING AND DEVELOPMENT COI	VIMITTEE ACTION
16. Committee action: Approve Approve With Conditions	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 necessity	essary);
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair - Rock County Planning & Development Committee	

AGENCY RECOMMENDATION
3.1. If you answered Approve With Conditions to 10., list conditions:
4. Note on Final CSM; "Lot 2 & 3 contain existing buildings which utilize an existing private sewage system at the time of this survey. However
5,,solls on the lot may be restrictive to the replacement of the existing systems."
6, proposed lot lines must include the system area with the building which utilizes the system.
7. Dedicate 33 foot half road right of way along N Kennedy Rd at the discretion of the Town of Milton.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rook Co. Register of Deeds within 6 months of the final approval.
10,
11,
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates three new lots from an existing 100 acre parcel (6-13-224) in Milton Township.
The property is currently Zoned A1 - Exclusive Agriculture by the Town of Milton. As part of this proposal, the Town will consider a rezone to A3 (3 - 10 acre lot size) for proposed Lots 2 and 3 and A2 (10-35 acre lot size) for Lot 1 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program. There are existing residences and Buildings on lots 2 and 3. Lot 1 is vacant.
This proposed Land Division is within the extraterritorial review jurisdiction of the City of Milton.
TOWN ACTION 14. If you answered Approve With Conditions to 13., list additional conditions:
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:
17. If you answered Approve With Conditions to 16., list conditions: 3.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4.
17. If you answered Approve With Conditions to 16., list conditions: 3.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.

PRELIMINARY CERTIFIED SURVEY MAP
PART OF THE NE. 1/4 OF THE NE. / 188 OF SECTION 30, T.4N., R. 13E., OF THE 4TH P.M., MILTON
TOWNSHIP, ROCK COUNTY, WISCONSIN.





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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 595 For: COATS





- · LAND BURVEYING
- LAND PLANNING
- · CIVILENGINEERING

109 W. Milwaukee St. Janesville, WI 59548 жым.combasurvey.com

tel: 508 752-0875 fex: 608 752-0534

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 55545

TELEPHONE: (508) 757-5587 EMAIL: PLANNING@CO.ROCK.WI,US WEB: WWW.CO.ROCK,WI,US



AGENCY USE ONLY

Application Number: LDZ0Z0 07Z

1-10-2020

PREL	IMINA	RY LA	ND DI	VISIO	N.	AP	PLICAT	ION I	FOF	RM	100
,			OSED LAND I					· · · · · · · · · · · · · · · · · · ·			
Major Land Div Subdivision Plat Red		YI C\$M	nor Land Divis for lots 35 acres or ey for lots greater th	rless	لـــا		e r to Adjoini ng at of Survey or CSM	g Owner		ot Comk CSM Re	ination quired
1. Applicant has cont (If land division is land division is fea	within Extra-T	Rock Coun	ty Planning, E	conomic	& Con	nmur I) are	nity Developme ea) officials and	ent Agenç I these pa	y, and rtles h	City(s)/V ave dete	illage rmined No
2. Land division is co								,		✓ Yes	□No
3. Land division area if you answered Y	es, proceed to	4. If you	answered No	, proceed	to 5.	•					
4. Land division mee				er applica	ble Fa	armla		n zoning (Not Appli			ment: No
5. Land division will	require a zoni	ng change					Crossos bludante de maria		***	 ✓ Yes	□No
		trink ()	APPLICAN		RMA	TIO	V	ારે પ્ર	٠,	,	
6. LANDOWNER OR	1			ITATIVE				T			
a. Name:	COATS INC				~	1		Telepho		608-65	T
Address:	2214 E. CC	DUNTY R	OAD M		City:	MIL	TON	ļ	Mi	Zip:	53563
b. Name:							·····	Telepho	ne:		, T
Address:	<u> </u>				City:	<u></u>		State:		Zip:	
7. AGENT (SURVEYO											
a. Surveyor name:	COMBS &					T		Telepho		608-75	
Address:	109 W. MIL	WAUKE	E ST		City:	İΑΝ	NESVILLE	State:	WI	Zip:	53548
b. Developer name:	1					1		Telepho	ne:	· 	·
Address:		***			City:	<u>L</u> ,	·····	State:		Zip;	
8. Identify the indivi	dual from 0, 0	or 1. mat v	PROPERTA	- A STATE OF THE PARTY OF THE P	Advantage of the Party of the P		6a]6b. [∕	7a.	7b.	
9.Reason for applicat	tion: 📝 Sale/	ownership	transfer 🗍	Farm cor	nsolid	lation	Create Co	onforming	lot [Adjus	t Lot Line
		Town of	MILTON				NE 1/4 of	NE 1	/4		
10. Land division are	a location:	Section					Tax parcel nur			30001	
11. Land division are					prova						,
12. Land division are		~~~~ ~~~~		7							
		/Town ro		unty high	-		State high			. highwa	
13. Landowner's cor (Square feet or a	cres): 100 AC	RES	(Square	feet or a	cres):		1 are	rrent zoni ea: A-1			
16. Number of new/ by land division:	3	,		by land o	livisio	n; A-2	2 & A-3	A-1	coning	of parer	it lot:
19. Covenants or res	venants or re	strictions:	11-11-1			∐ Y □ ,					
A residential buildingIf Yes, the building			i in the land d ate onsite was				′es ☑ No :svstem □	Public sa	anitarv	sewer :	vstem
21. Public Improvem be submitted by	ent construct	ion propo		22. Pu		npro	vement constr				
	, , , , , , , , , , , , , , , , , , , ,	0,	ANT STAT	<u> </u>	-		A STATE OF THE PARTY OF THE PAR	dariti.			
i, as the undersigned, for said landowner. I required per said docu	do hereby verif	er applying t y that I hav	for a land divisi e reviewed and	on in unin I complete	corpo ed this	rated appli	Rock County, or cation form, and	l submitted	d all inf	ormation	
LANDOWNER/PRIMAR	V ሮርነለፕልሮፕ ዩነሪ	NATIOE.	Ple	0 0	C.		person .	DATE	,,/	× /2.	1.9 A

REVISED 8/2019

Fage 1 of 2

APPLICATION CHECKLIST		Spanie 34	
	Yes	.No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area	$\overline{\mathbf{V}}$		
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	Z.		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	[7]		,
division area:			1
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning			
designations of all EXISTING/PROPOSED (ot(s) and outlot(s), in and adjacent to			
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	Ø		
blocks(s), numbered for reference, in the land division area:	IX-1	<u> </u>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	171		
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	- Family		
corner or quarter corner, in the land division area:	V		
g. Approximate location, dimension (if applicable), and name (if applicable) of all		P==	
of the following, whether EXISTING or PROPOSED, in the land division area:	✓		
(1) Buildings;	Ø	m	
(2) Streets, alleys, and public ways:	7	Fi	
(3) Driveways:	团	=	- pathage and the same and the
(4) Rail lines:			
(5) Private water wells or water supply systems:	岁	+	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems;			
The state of the s	Ø	TT	
		 - -	
		H	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Z	 	
		++	
(11) Productive agricultural solis, cultural resources, and woodlands: (12) Surface water features:	V	믐-	
(13) Drainageways:		붙	
(14) Detention or retention areas:		+==	
	1	 - -	
(15) Cemeteries:	1	 	
(16) Bridges/culverts:	1	++	
(17) Rock outcroppings:	141	<u> </u>	
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:			<u> </u>
Preliminary concept for connection with existing public sanitary sewer and	171		
water supply system or an alternative means of providing water supply and .			
treatment and disposal of sewage, in the land division area;			
J. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			
k. Scale, north arrow, and date of creation:		1-	
I. Any other information required by the Agency:	<u> </u>		
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?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required	171	[I	
party signed this application form?			
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?			
The state of the s			4,1

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 5T. JANESVILLE, WI 53545

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 58545

TELEPHONE: (608) 767-5567 FAX: (608) 767-5586 EMAIL: PLANNING@CO.ROCK.WI.US WER: WWW.CO.ROCK.WI.US



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13																							i
II																							

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

	No.
AGENCY REVIEW	The second
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
and these parties have determined land division is feasible:	✓ Yes No
	✓ 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 re	aquirement:
	✓ 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 MNo
If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7	a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
Information has been supplied by the applicant.	. all minesting
	Missing
	linformation
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:	
a. Location of the land division area by section, township, and range:	
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:	<u> </u>
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:	I,J
 d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), 	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	H
(3) Driveways:	57
(4) Rall lines:	
(5) Private water wells or water supply systems:	The state of the s
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(2.1) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	Ш
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	
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:	
Preliminary concept for collecting and discharging stormwater in the land division area:	

k. Scale, north arrow, and date of creation: I. Any other information required by the Agency: 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: 7c. Map prepared by a land surveyor licensed in Wisconsin: 7d. All required application form information and required party's signature on the application form: 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: 8. Preliminary minor land division application is complete: 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: Yes No No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION
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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: 7c. Map prepared by a land surveyor licensed in Wisconsin: □ 7d. All required application form information and required party's signature on the application form: □ 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: □ 8. Preliminary minor land division application is complete: □ 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: □ Yes □ 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: □ Approve □ Approve With Conditions □ Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):
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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: 8. Preliminary minor land division application is complete: ☑ 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: ☑ Yes ☐ 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: ☐ Approve ☑ Approve With Conditions ☐ Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):
with the Agency's Geographic Information System (GIS), and application fee: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):
8. Preliminary minor land division application is complete: 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:
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:
these parties have comments, said comments have been provided to the Agency:
If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):
of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):
10. Agency recommendation: Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary):
10. Agency recommendation: Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary):
The state of the s
1. Exteting essements shall be shown and proposed utility easement(a) shall be placed on lots as requested by utility companies (where similicable).
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means
3of wastewater disposal is approved by the necessary governmental agencies."
12. Agency recommendation rationale and findings of fact (USE additional sheet (2a) if necessary):
ALTIC
AGENCY SIGNATURE: DATE: 12/14/2020
TITLE: Administrator - Rock County Planning,
Economic & Community Development Agency
TOWN ACTION
13. Town action: Approve Approve With Conditions 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: 12/21/2020
TOWN SIGNATURE: DATE: 14/21/2020
TITLE:

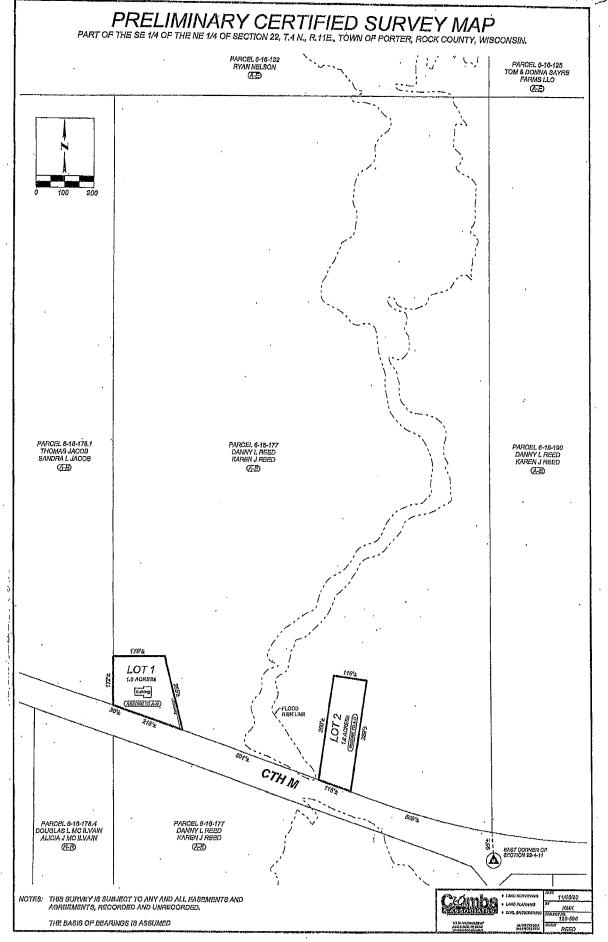
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

EMAIL: BRYNES@CO.ROCK.WI.US

	ROCK	COUNTY PLAN	NING AND D	EVELOPMENT (COMMITTEE	ACTION	S , M
16. Comm	ittee action:	Approve	Approve \	With Conditions	Deny		
17. If you	answered Appr	ove With Condition	s to 16., list con	ditions (Use addition	onal sheet (2a)	If necessary):	
	1.						
	2,						
	3.						
18. Comm	ittee action rat	onale and findings	of fact (Use addl	tional sheet (2a) if i	necessary):		
сомміття	E SIGNATURE:			PROBABILITY OF THE PARTY OF THE	DATE:		VVAnhalus AR SIANA PUBLISIS
TITLE;	<u>9</u>	<u> Chair — Rock County</u>	Planning & Deve	lopment Committe	ee		

ROCK COUNTY PRELIMINARY MINOR DIND DIVISION — REVIEW, RECOMMENATION, AND ACTION FORM
AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions:
4. Note on Final CSM: "Lot 1contains existing buildings which utilize an existing private sewage system at the time of this survey. However
5solls on the lot may be restrictive to the replacement of the existing systems."
6. Proposed lot lines must include the system area with the building which utilizes the system.
7. Approval is conditioned on approval of a rezone by the Town of Porter and the associated standards of the Porter Zonling Ordinance.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new 1 acre lots from an existing 94 acre parcel (6-16-177) in Porter Township. There is an existing residence and buildings on Lot 1. Lot 2 is vacant and is intended to be used for a new building site.
The property is currently Zoned A-E - Exclusive Agriculture by the Town of Porter. As part of this proposal, the Town will consider a rezone to Ag General (A-G) for proposed Lots 1 and 2 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program. Creation of a new buildable lot in this District requires a deed restriction on a portion of the remaining land restricting future development.
•
TOWN ACTION
14. If you answered Approve With Conditions to 13., list additional conditions:
15. Town action rationale and findings of fact:
33. Town addon fault manigs of dece
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3,
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9, 10,
19. Committee action rationals and findings of fact:
18. Committee action rationale and findings of fact:
18. Committee action rationale and findings of fact:
18. Committee action rationale and findings of fact:
18. Committee action rationale and findings of fact:



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET ianesville, W) 58545

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





AGENCY USE ONLY

Application Number: |

Received By - Date (MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM PROPOSED LAND DIVISION CLASSIFICATION: Major Land Division Transfer to Adjoining Owner Minor Land Division Lot Combination Subdivision Plat Regulred CSM for lots 95 acres or le Plat of Survey or CSM Plat of Survey for lots greater than 35 acres 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: _ Not Applicable ✓ Yes ☐ No 5. Land division will require a zoning change: ✓ Yes □ No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: DANNY L REED Telephone: 608-295-7203 Address: 8806 W COUNTY ROAD M **EDGERTON** State: W Zip: 53534 b. Name: Telephone: Address: City: State: Zlp: AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES, INC Telephone: 608-752-0575 Address: 109 W. MILWAUKEE ST **JANESVILLE** City: State: |W| 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. PROPERTY INFORMATION 9.Reason for application: 🗸 Sale/ownership transfer 🔲 Farm consolidation 🔲 Create Conforming Lot 🔲 Adjust Lot Line LOT 1 IS TO SEPERATE HOUSE FROM FARM. LOT 2 IS TO BUILD RESIDENCE FOR OWNER'S SON. Town of PORTER 1/4 of NE 1/4 10. Land division area location: Section 22-4-11 Tax parcel number(s) - 6-16-177 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 | 14. Land division area 15. Current zoning of land division (Square feet or acres): 93.7 AC (Square feet or acres): 2 AC area: A-E 16. Number of new/additional lots created | 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: A-G A-E by land division: 2 19. Covenants or restrictions will be placed on the land division area: Yes V No If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: ✓ Yes ☐ No Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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. LANDOWNER/PRIMARY CONTACT SIGNATURE:

REVISED 8/2019

APPLICATION CHECKLIST	Y ay		
			(section)
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	ant figure 1940A	HANKE MAN	A STATE OF THE PARTY OF THE PAR
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	V		
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	V		
 Approximate location and dimension of all EXISTING streets and property lines, 		_	
including name and ownership (if applicable), in and adjacent to the land	図		
division area: 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	Ø	_	•
the land division area:	ן נאַן		,
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	1-21		
residential, in the land division area:	Z		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	173	П	,
corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	V		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V	4	
(3) Driveways: (4) Rail lines:	7	#	**************************************
(5) Private water wells or water supply systems:		-	
(6) Private onsite wastewater treatment systems or public sanitary sewer		<u> </u>	
systems:	V		
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Z		
(9) Vegetative land cover type:	V		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>	<u> </u>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>	片	
(12) Surface water features:	N V	┝╞┽╴	
(13) Drainageways: (14) Detention or retention areas:	7	H	
(15) Cemeterles:	V	H	
(16) Bridges/culverts:	V		
(17) Rock outcroppings:	V		1
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:	<u> </u>		
Preliminary concept for connection with existing public sanitary sewer and	127	F	
water supply system or an alternative means of providing water supply and	[Y]		
treatment and disposal of sewage, in the land division area: J. Preliminary concept for collecting and discharging stormwater, in the land		-	
division area:	V		
k: Scale, north arrow, and date of creation:	V	\Box	
Any other information required by the Agency:	T Z	17	
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	\Box		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required	V		
party signed this application form?		<u> </u>	
5. Have you included a hard copy of this application form and the map, an electronic	1 17.01	,_,	
copy of the map in a format compatible with the Agency's Geographic Information			
System (GIS), and the application fee?	1	1	

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 59545

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



# # # #	LD2020 074 Frog LLC
Application Number:	have recovered to the second s
11 1)	

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

AGENCY REVIEW	w .*
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes 🔲 No
	✓ 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 r	equirement:
	☐ Yes ▼ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☑No
5. 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, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	ii aii missing
Information has been supplied by the applicant.	MANUSTINE NO.
	Intermetton
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:	
a. Location of the land division area by section, township, and range:	П
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: 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:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	F
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural solls, cultural resources, and woodlands:	COMP
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	<u> </u>
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:	
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:	
J. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	
	(Vissing e)
k. Scale, north arrow, and date of creation:	
l. Any other information required by the Agency;	
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:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
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:	
8. Preliminary minor land division application is complete:	✓ 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: 🔲 Yes 🔲 N	
If you answered No, the application must be provided to other reviewing parties before completing any	further sections
of this form. AGENCY RECOMMENDATION	
The state of the s	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary)	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companion	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this	aurvey, However,
3soils 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: 12/14/202	20
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. REZUNE ANDONAG -> RRL	
3,	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	**************************************
I DAMI AND MILLION TO THE PROPERTY OF THE PROP	
TITLE:	

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

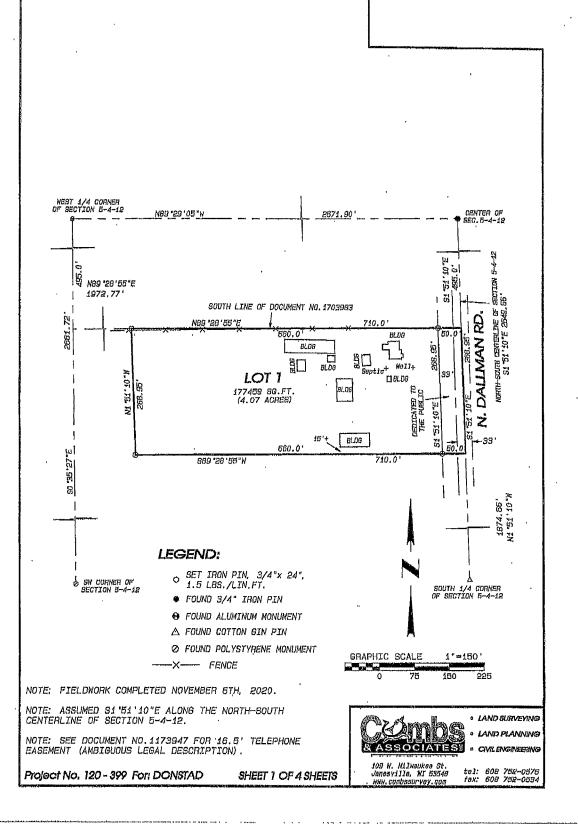
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

	THE PERSON NAMED IN PARTY OF THE PERSON NAMED	ROCK	COUNTY PLAN	NING AND DI	VELOPMENT	COMMITTEE ACTION	At the state of th			
16.	Committee a	iction:	Approve	Approve V	Vith Conditions	Deny				
17.	If you answe	red Appro	ve With Condition	s to 16., list con	ditions (Use addit	lonal sheet (2a) If necessary):				
	1.									
	2, .									
	3,					•				
18.	18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):									
	VIMITTEE SIGN		and the state of the same of the state of th	pe wett was		DATE:	~			
TIT	'LE:	<u>Cl</u>	nair Rock County	Planning & Deve	lopment Commit	tee				

ROCK GODINIT PREDIVINGANT WINOU DAD DIVISION - REVIEW, RECOMMINING AND ACTION FORM
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. Comply with the standards in the Town of Fulton Zoning Ordinance related to creating a new lot in the AG Zoning District.
5. Dedicate a 33 foot half road right of way along N Dallman Rd at the discretion of the Town of Fulton.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
8,
9,
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new 4.3 acre lot from an existing 49 acre parcel (6-6-34) in Fulton Township. The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map.
As part of this proposal, the Town of Fulton will consider rezoning the area of proposed Lot 1 to Rural Residential Large (3-10 acres) from the AG Zoning based on the provisions in the Zoning Ordinance. The AG District is not certified for the Farmland Preservation Program.
This land division is within the extraterritorial review jurisdiction of the City of Edgerton.
•
TOWN ACTION
14. If you answered Approve With Conditions to 13., list additional conditions:
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.
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6,
7,
8,
9,
10.
18. Committee action rationale and findings of fact:

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, T.4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



ROCK COUNTY PLANNING, ECONOMIC OMMUNITY DEVELOPMENT AGENCY SI SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONEI (608) 757-5587

EMAIL; PLANNING@CO.ROCK.WI.US
ROCK CO. PLANNING ECONOMIC AN
COMMUNITY DEVELOPMENT AGENCY

The Art of the State of the Sta



AGENCY USE ONLY

Application Number: LDZ0Z0 074

Received By - Date (MM/DD/YYYY);

Address: 10193 N Amber Trail City: Edgerton State: Wi Zip: 53634 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES Telephone: 608-752-0575 Address: 109 W MILWAUKEE ST City: JANESVILLE State: Wi Zip: 53548 b. Developer name: City: State: Wi Zip: 53548 b. Developer name: City: State: Zip: Sta	PKEL	IVIINA	KY LA	IND DIVIS	ION /	APPLICAT	ION P	\mathcal{O}_k	<i>(IVI</i>	9
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 (Fi) area) officials and these parties have determined land division is feasible:			PRO	POSED LAND DIVIS	ON CLASS	IFICATION:	5			men
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (iff land division is within Extra-Territorial Plat Approval Jurisdiction (ETI) area) officials and these parties have determined land division is vithin Extra-Territorial Plat Approval Jurisdiction (ETI) area) officials and these parties have determined land division is desible: Yes No Yes No			V CSM	for lots 35 acres or less				l		
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	(If land division is	within Extra-1	Rock Coun	ty Planning, Econor	nic & Com				ave dete	rmined
If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Ferm Tract and any other applicable Fermiand Preservation zoning district requirement:	2. Land division is co	nsistent with	Town's Co	mprehensive Plan -	- Future La	ind Use Map:			✓ Yes	□No
4. Land division meets Town Başa Farm Tract and any other applicable Farmland Preservation zoning district requirements	3. Land division area	Is located in	a Farmlan	d Preservation zoni	ng district	certified by the St	ate of Wisc	onsin	: 🔲 Yes	 ✓ No
Not Applicable Yes No Yes	Proposition to the same of the			····		·				
APPLICANT INFORMATION a. Name: FROG LLC Address: 6307 W STATE ROAD 59 City: Edgerton State: W Zip: 53534 b. Name: Don Donstab Telephone: Tele	4. Land division mee	ts Town Başe	Farm Trac	t and any other app	olicable Fai	beares.			-	_
6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: FROG LLC Address: 6307 W STATE ROAD 59 City: Edgerton State: WI Zip: 53534 Address: 10193 N Amber Trail City: Edgerton State: WI Zip: 53534 Address: 10193 N Amber Trail City: Edgerton State: WI Zip: 53534 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES Telephone: 608-752-0576 Address: 109 W MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548 Developer name: Address: 109 W MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548 B. Developer name: Address: Telephone: Fall Telephone: Address: Telephone: Address: No W MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548 B. Identify the Individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Zi 7a. 7b. PROPERTY INFORMATION. 9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line divides house and farm buildings to new lot include an expertion of the proposal along with any other consideration. 10. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETI) Area of a City(s)/Village: 11. Land division area is located adjacent to Check all that apply): State highway U.S. highway 12. Land division area is located adjacent to Check all that apply): State highway U.S. highway 13. Landowner's contiguous property area (Square feet or acres): 4.6 ACRES 16. Number of new/additional lots created by land division: 1 Square feet or acres): 4.77 ACRES 17. Future zoning of new/additional lot(s) State highway U.S. highway 18. Covenants or restrictions will be placed on the land division area: Yes No 18. Future zoning of parent lot: AG 19. Covenants or restrictions will be placed on the land division area: Yes No 18. Future zoning of parent lot: AG 19. Covenants or restrictions: Private onsite wastewater troatment system Public sanitary sewer system 19. Land	5. Land division will	require a zon	ing change	:					Yes	√ No
a. Name: FROG LLC Address: 6307 W STATE ROAD 59 City: Edgerton State: Wi Zip: 53534 b. Name: Don Donstab Telephone: 608-322-3810 Address: 10193 N Amber Trail City: Edgerton State: Wi Zip: 53534 Address: 10193 N Amber Trail City: Edgerton State: Wi Zip: 53534 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES Telephone: 608-752-0575 Address: 109 W MILWAUKEE ST City: JANESVILLE State: Wi Zip: 53548 b. Developer name: Address: 109 W MILWAUKEE ST City: JANESVILLE State: Wi Zip: 53548 b. Developer name: Address: City: State: Zip: 53548 b. Developer name: Address: City: State: Zip: 53648 b. Developer name: Address: State: Zip: 53648 b. Developer name: Address: State: Zip: 53648 b. Developer name: Address: City: State: Zip: 53648 b. Developer name: Address: State: Zip: 53648 b. Developer name: Address: Address: Address: Address: Address: Zip: 53648 b. Developer name: Address:	San	4		APPLICANT IN	FORMAT	ION	,			
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b. Name: Don Donstab	a. Name:	FROG LLC					Telephor	1e:		
Address: 10193 N Amber Trail City: Edgerton State: W Zip: 53534 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES Telephone: 608-762-0675 Address: 109 W MILWAUKEE ST City: JANESVILLE State: W Zip: 53548 b. Developer name: City: State: W Zip: 53548 b. Developer name: City: State: Zip: Address: City: State: Zip: B. Identify the Individual from 6. or 7. that will serve as the primary contact: Ga. Gb. 7a. 7b. PROPERTY INFORMATION. 9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line divide house and farm buildings to new lot include an expert City: Farm consolidation Create Conforming Lot Adjust Lot Line divide house and farm buildings to new lot include an expert City: For proposal along with any other consideration: Town of FULTON NW 1/4 of SW 1/4 10. Land division area is located within the Extra-Territorial Plot Approval Jurisdiction (ETJ) Area of a City(s)/Village: Text parcel number(s) - 6-6-34 11. Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway 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 (A. Land division area (Square feet or acres): 4.6 ACRES (Square feet or acres): 4.6 ACRES	Address:	6307 W ST	ATE RO	AD 59	Clty;	Edgerton	State:	WI	Zip:	53534
7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES Address: 109 W MILWAUKEE ST City: JANESVILLE State: WI Jip: 38548 b. Developer name: Telephone: State: WI Jip: 38548 b. Developer name: City: JANESVILLE State: WI Jip: 38548 b. Developer name: City: JANESVILLE State: WI Jip: 38548 b. Developer name: City: State: Zip: Zip: State: Zip: Zip: Zip: Zip: Zip: Zip: Zip: Zip	b. Name:	Don Donsta	a D				Telephor	ne:	608-32	2-3810
a, Surveyor name: COMBS & ASSOCIATES Telephone: 608-752-0575 Addrass: 109 W MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548 b. Developer name: Telephone: Telephone: Telephone: Addrass: City: State: Zip: State: Zip: 8. Identify the individual from 6, or 7, that will serve as the primary contact: Ga. Gb. 7a. 7b. PROPERTY INFORMATION: PROPERTY INFORMATION: PROPERTY INFORMATION: PROPERTY INFORMATION: Adjust Lot Line divide house and farm buildings to new lot Include an expert that if a proposal slong with any other consideration: Town of FULTON NW 1/4 of SW 1/4 10. Land division area is located within the Extra-Territorial Plot Approval Jurisdiction (ETJ) Area of a City(s)/Village: Town of FULTON Tax parcel number(s) - 6-6-34 11. Land division area is located adjacent to (check all that apply): Town of FULTON Tax parcel number(s) - 6-6-34 12. Land division area is located adjacent to (check all that apply): Town road County highway State highway U.S. highway U.S. highway State highway U.S. highway U.S. highway State highway U.S. h	Address:	10193 N A	nber Tral		City:	Edgerton	State:	WI	Zip:	53534
Address: 409 W MILWAUKEE ST City: JANESVILLE State: Wi Zip: 59548 b. Developer name: Telephone: Telephone: Address: City: State: Zip: PROPERTY INFORMATION 9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line divide house and farm buildings to new lot Include an expertance of a composal clong with any other consideration: Section 5-4-12 Tax parcel number(s) - 6-5-34 10. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Types No If Yes, Identify: City(s)/Village of State Normal Section area is located adjacent to (check all that apply): City(s)/Village of State Normal Section	7. AGENT (SURVEYO	R AND DEVE	OPER)							
b. Developer name: Address: Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: PROPERTY INFORMATION: 9.Reason for application: Septeation form. PROPERTY INFORMATION: 9.Reason for application: Septeation form. PROPERTY INFORMATION: 9.Reason for application: Septeation form. Adjust Lot Line divide house and farm buildings to new lot include an experiment of the proposal along with any other consideration: Town of FULTON Section 5-4-12 Tax parcel number(s) - 6-6-34 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: City(s)/Village of 12. Land division area is located adjacent to (check all that apply): City(s)/Village of 13. Landowner's contiguous property area (Square feet or acres): 49.77 ACRES 16. Number of new/additional lots created by land division: 17. Future zoning of new/additional lots created by land division: 19. Covenants or restrictions will be placed on the land division area: 19. Covenants or restrictions will be placed on the land division area: 19. Covenants or restrictions will be placed on the land division area: 19. Covenants or restrictions will be placed on the land division area: 19. Covenants or restrictions will be placed on the land division area: 10. A residential building is currently located in the land division area: 10. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy); N/A APPLICANT STATEMENT AND SIGNATURE 1. As the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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 bellef.	a, Surveyor name:	COMBS &	ASSOCIA	ATES			Telephor	ne:	608-75	2-0575
Address: City:	Address:	109 W MIL	WAUKEE	ST	Clty:	JANESVILLE	State:	WI.	Zip:	53548
8. Identify the Individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 77a. 7b. PROPERTY INFORMATION. 9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line divide house and farm buildings to new lot include an experimental for proposal along with any other consideration. 10. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Tax parcel number(s) - 6-6-34 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: City(s)/Village of 12. Land division area is located adjacent to (check all that apply): City(s)/Village of 13. Landowner's contiguous property area (square feet or acres): 4.6 ACRES (square feet or acres): 4.7 Future zoning of new/additional lot(s) area: AG (square feet or acres): 4.8 ACRES (squa	b. Developer name:						Telephor	ne:		
PROPERTY INFORMATION. 9.Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line divide house and farm buildings to new lot Include an experimental five proposal along with any other consideration. 10. Land division area location: Town of FULTON NW 1/4 of SW 1/4	Address:			711-71	City:		State:		Zip:	
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Town of FULTON NW 1/4 of SW 1/4	14			PROPERTY IN	ORMAT	ION			against de Armideire	· ·
Town of FULTON NW 1/4 of SW 1/4	9.Reason for applicat	ion: 🔯 Sale/	ownership	transfer Farm	consolida	tion 🗌 Create C	onforming	Lot	Adjus	t Lot Line
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): Yocal/Town road County highway State highway U.S. highway 13. Landowner's contiguous property area (Square feet or acres): 49.77 ACRES 14. Land division area (Square feet or acres): 49.77 ACRES 15. Current zoning of land division area: AG 16. Number of new/additional lots created by land division: AG 17. Future zoning of new/additional lots: 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: Yerlvate onsite wastewater treatment system 21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE 1, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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 bellef.		~		along with any oth	er consid	eretic (s.		NO.	pucation	form.
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11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No	10. Land division are	a location:								
Yes No If Yes, Identify: City(s)/Village of	11 Land division are	a le located w			Annroval					······································
12. Land division area is located adjacent to (check all that apply): Local/Town road						am isulcoon (E1J) /	nea or a C	y(3)/	v illugui	
13. Landowner's contiguous property area (Square feet or acres): 49.77 ACRES (Square feet or acres): 49.77 ACRES (Square feet or acres): 4.6 ACRES area: AG 16. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) 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): N/A APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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 bellef.	Land bases							_		
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by land division: 1 created by land division: AG 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: Yelvate onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposel/plan will be submitted by (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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 bellef.				14. Land division (Square feet of	area or acres): 4			ng of I	land divi	sion
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: Yelvate onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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.			s created					oning	of pare	it lot:
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			e placed	· · · · · · · · · · · · · · · · · · ·	·····					
If Yes, the building utilizes a:	If Yes, Identify covenants or restrictions:									
21. Public Improvement construction proposal/plan will be submitted by (mm/dd/yyyy); N/A APPLICANT STATEMENT AND SIGNATURE 1, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have 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 bellef.						the terms	T public co	nitan	, 60)-10×	nretem.
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DAYE.	for said landowner. I d	do hereby verif	y that I hav	e reviewed and comp	leted this a	pplication form, an	d submitted	all inf	ormation	contact as
LANDOWNER/PRIMARY CONTACT SIGNATURE: DATE:	LANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	- September 1	The same of the sa		DATE:			

REVISED 8/2019

APPLICATION CRECKLIST	Deresta de Carta da	barra rece	No. of the last of
	Yes	NO.	Comment 4
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	F-23	,,,	
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area	Ø		
and containing all of the following information?	771		
a. Location of the land division area by section, township, and range:	V	البا	
b. Approximate location and dimension of all EXISTING streets and property lines,	,,,,,,	poster	
including name and ownership (if applicable), in and adjacent to the land	Ø		
division area:			
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:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	V		
blocks(s), numbered for reference, in the land division area:			7,99,44
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	V		
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	V		
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	V		
(4) Rail lines:			
(5) Private water wells or water supply systems:	7		
(6) Private onsite wastewater treatment systems or public sanitary sewer	[Z]		
systems;			
(7) Any other public utilities:	V	H	7777
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u>V</u>	-	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural solls, cultural resources, and woodlands:			
(12) Surface water features:	岁	片	
(12) Surface water features; (13) Drainageways:	V	+	
(14) Detention or retention areas:	V	H	
(14) Detention or retention areas: (15) Cemeterles:		H	
(16) Bridges/culverts:	V	 	
(17) Rock outcroppings;	7		
h. Approximate location, dimension, name (if applicable), and purpose of all	1.14.1	Lui-	
dedicated public parks or outdoor recreation lands, or any other public or	V		{
private reservation, including any conditions, in the land division area:	12.1	"	-
I. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and	V		
treatment and disposal of sewage, in the land division area:	12.4		
Preliminary concept for collecting and discharging stormwater, in the land			
J. Presiminary concept for confecting and discharging stormwater, in the land division area:	V		
k. Scale, north arrow, and date of creation:	V	П	Statistics.
		片	
I. Any other information required by the Agency:	IXT	<u> </u>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	Ø		
inch, with the map pages numbered in sequence if more than one (1) page is	ΙÑ	hl	
required, and total map pages identified on each page?	F71	-	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required	[Z]		
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic	[77]		
copy of the map in a format compatible with the Agency's Geographic information			
System (GIS), and the application fee?	1		

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 58845

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



9 11 11	LD2020 076 Grundahl
Application Number:	p.44.4.

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

AGENCY REVIEWS	ar .
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic and these parties have determined land division is feasible: 	able) officials Ves No
	Yes No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	X.1100 L1100
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	aulrement:
4, cand division meass fown base raint fraction any other applicable raintiand frascreation coning district to	☐Yes ☐No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
The state of the s	✓ 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, 7.	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	
	Missing (a)
	hiometica
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:	ll
a. Location of the land division area by section, township, and range:	
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:	Feed
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:	
 d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: 	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	Ц
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall lines:	
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	—
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural solls, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Dralnageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings: h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
n. 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	П
land division area:	L-1
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:	F
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

AGENCY REVIEW		4
		Missing a Information
k. Scale, north arrow, and date of creation:		
I. Any other information required by the Agency:		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with		
numbered in sequence if more than one (1) page is required, and total map pag	es Identified on each	
page:		ļ
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the		<u> </u>
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:		
8. Preliminary minor land division application is complete:		
 Preliminary minor land division application has been provided to other reviewing these parties have comments, said comments have been provided to the Agency 		
If you answered No, the application must be provided to other reviewing parties		
of this form.	s a di or a donn praving uniy re	20000115
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve Approve With Conditions	Deny	· · · · · · · · · · · · · · · · · · ·
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots a		(where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sew		***************************************
3soils on the lot may be restrictive to the replacement of the exi	sting system."	
12. Agency recommendation rationals and findings of fact (Use additional sheet (2a)		The third with the transposition of the transpositi
1. 1-7-2-16		
AGENCY SIGNATURE:	DATE: 12/29/2020)
	DAIM	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		**************************************
13. Town action: Approve Approve With Conditions De		
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) If necessary):	
1.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2. No Conditions	A CASSELLE LA	
3,		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary	r	
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

	ROC	K COUNTY PLAN	NING AND DEVELO	PMENT CO	DMMITTEE ACTION	
16.	Committee action:	Approve	Approve With Cor	ditions	Deny	
17.	If you answered App	rove With Condition	s to 16., ilst conditions (Use addition	al sheet (2a) if necessary):	
	1.					
	2,					
	3.					
18.	18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):					
	MMITTEE SIGNATURE:				DATE:	
TIT	le:	Chair Rock County	Planning & Developmen	t Committee		

ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — REVIEW, RECOMMENATION, AND ACTION FOR
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A1 Zoning District
5. Dedicate a 33 foot half road right of way along N Sturtevant Rd at the discretion of the Town of Lima.
6. Final CSM shall delineate the approximate water line based on the 2020 air photo.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approve
8. Final CSM shall be recorded with the Rock Co, Register of Deeds within 6 months of the final approval.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new 5.0 acre lot from an existing 96.5 acre parcel (6-11-306) in Lima Township (lot size presumes the Town will require a road right of way dedication). The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map.
As part of this proposal, the Town of Lima will consider rezoning the area of proposed Lot 1 to A3 (3-10 acres from the A1 Zoning based on the provisions in the Zoning Ordinance. The A1 District is certified for the Farmland Preservation Program, therefore the Town should consider the standards in the Ordinance to Justify a rezone from the FPP District.
A majority of the area of Lot 1 is currently inundated with a high ground water table, something that has been occurring periodically on an annual basis since 2010 based on air photos. If this was a vacant lot intended to be utilized as a new building site, approval would likely not be granted. Since there is an existing residence with an existing POWT'S, creating the lot even in light of the current physical conditions is a more reasonable approval under the standards of the Ordinance. Delineating the 2020 water line on the CSM will also provide notification to future owners of potential for high water if water levels drop in the future.
TOWN ACTION
14. If you answered Approve With Condtions to 13., list additional conditions:
15. Town action rationale and findings of fact:
DOCK COLLATY DI AMMINICI AND DEVELOPMENT COMMUTTEE ACTION
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you enswered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8,
9.
10. 18. Committee action rationale and findings of fact:
TO COMMITTEE DATE OF THE PROPERTY OF THE PROPE

LD70

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

TELEPHONE; (608) 757-5587
EMÁIL: PLANNING@CÓ.ROCK,WI,US
WEB: WWW.CO.ROCK,WI,US

DEC 0 3 2020 ROCK CO, PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY AGENCY USE ONLY

Application Number: LDZ820 676

Received By - Date 12 - 3 - 207 (MM/DD/YYYY):

PREL	IMINA	*		TC.		APPLICAT	ION F	ORM	
<u> </u>		PRO	POSED LAND	DIVISIO	N CLAS	SIFICATION:			
Major Land Div		Y CSN	nor Land Divi for lots 35 acres of rey for lots greater	or less		ransfer to Adjoining Plat of Survey or CSM	g Оwлег [bination equired
 Applicant has cont (if land division is land division is feat 	within Extra-1	Rock Cour 'erritorial	nty Planning, I Plat Approval	Economi Jurisdici	c & Cor tion (ET	nmunity Developme J) area) officials and	ant Agency, I these part	ies have det	Village ermined ☐ No
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan - F	uture L	and Use Map:		✓ Yes	□No
3. Land division area if you answered Y							te of Wisco	onsin: Yes	√ No
4. Land division mee						rmland Preservatio	n zoning dis Not Applica		ment:
5. Land division will	require a zon	ng change	e;	***************************************				✓ Ye	s 🔲 No
		,	APPLICAN	IT INFO	RMA	TION	\$. 	1	
6. LANDOWNER OR	AUTHORIZED	LANDOW	and the state of t		11-41-60				
ล. Name:	MARK L. G	RUNDA	-1L			· · · · · · · · · · · · · · · · · · ·	Telephone	262-35	8-3170
Address:	6808 N. ST	URTEVA	ANT RD.		Clty:	WHITEWATER	State: V	VI Zip:	53190
b. Name:	10	***************************************		.,			Telephone	a:	
Address:			. , ,		City;		State:	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)			,		June	-ih.	
a. Surveyor name:	COMBS &		ATES				Telephone	9:	
Address:	109 W. MIL	****			City:	JANESVILLE	·	VI Zlp:	53548
b. Developer name:	100 14, 1411	WAOKE				OVIATOAITT			100040
					Clau.		Telephone		-T
Address:	alicant france for				City:		State:	Zip;	-l _{-,}
8. Identify the indivi-	dual from 6 , c	or I. Inat V	PROPERT] 6b. 📝 7	7a. 🗌 7b.	
9.Reason for applicat SEPERATE HOUSE & LACTURES on explan	BUILDING WIT	H & ACRES	5.	-			_		et Lot Line n form.
	****	Town of	LIMA			NW 1/4 of	NE 1/4		
Land division are	a location:	Section		<u> </u>	~~~	Tax parcel nun			
11. Land division are Yes V No			xtra-Territori		pprova				······································
12. Land division are		·				,			
		/Town ro	·	ounty his		State highw	vay	U.S. highwa	ıy
13. Landowner's con (Square feet or a							rrent zoning a: A-1	g of land divi	sion
16. Number of new/a by land division:	1		created	by land	divisio	n: A-3	Future zor A-1	ning of pare	nt lot:
Covenants or res If Yes, identify co			on the land di	vision ar	ea:	☐ Yes ☑ No			
20. A residential bull If Yes, the building		'	in the land date onsite was			✓ Yes ☐ No ment system ☐	Public sani	itary sewer	system
21. Public improvem be submitted by			sai/plan will	1		nprovement constru /yyyy); N/A	iction will b	egin on	
	,,, , , , , , , , , , , , , , ,		ANT STAT			SIGNATURE			
I, as the undersigned, a for said landowner. I d required per said docu	lo hereby verify	r applying that I have	for a land divisi e reviewed and	ion in uni I complet	ncorpor ed this	ated Rock County, or application form, and	submitted a	li informatior	contact as
LANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	Rel	l g	1 le	La	DATE: //	1 - 25 - 7	2420

REVISED B/2019

Page 1 of 2

APPLICATION CHECKLIST			
,	Yes	Νb	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area	$\overline{\mathbf{Z}}$		
and containing all of the following information?	-		
a. Location of the land division area by section, township, and range;	V	۳	
b. Approximate location and dimension of all EXISTING streets and property lines.			
including name and ownership (if applicable), in and adjacent to the land	V		
division area:		ш	
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:	121		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:	Z		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area; 	V		
	ļ		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	V		
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all	V		
of the following, whether EXISTING or PROPOSED, in the land division area:	12.1		
(1) Buildings:			
(2) Streets, alleys, and public ways:	Ø		
(3) Driveways:			
(4) Rall lines:			
(5) Private water wells or water supply systems:			
(6) Private onsite wastewater treatment systems or public sanitary sewer			7,7,1
systems:		اسا	,
(7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):			
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:			
(12) Surface water features:			
(13) Drainageways:			
(14) Detention or retention areas:			
(15) Cemeterles:			
(16) Bridges/culverts:			
(17) Rock outcroppings:			
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:	-		,
Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		V	
treatment and disposal of sewage, in the land division area:		1	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			
	7	-	***************************************
k. Scale, north arrow, and date of creation:		-	11.4.
Any other information required by the Agency:	<u> </u>	Ш	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	Person Name		
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?	-		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required			
party signed this application form?	12.4	L-ml	
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	V		
System (GIS), and the application fee?			

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 99945

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



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!!	LD2020 077 Laser
ii	
Application Number:	
ii	
1)	

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

AGENCY REVIEW	A
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applied) 	
	✓ Yes No
	✓ Yes No
, and the same of	☐Yes 🔽 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	n er dunnung zur tr
1. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district re	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes ✓ No
	☐ Yes ☑ No
	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
Information has been supplied by the applicant.	
	linioimenton
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:	
a. Location of the land division area by section, township, and range:	
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:	
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all	F -(
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	J
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area;	F!
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area: (1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	H
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	Jack Park
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways: (14) Detention or retention areas:	
(15) Cemeterles:	H
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	
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:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	The state of the s	r!
AGENUT REVIEW.		(Missing
	•	Uniormation
k. Scale, north arrow, and date of creation:		П
I. Any other information required by the Agency:		
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 pag	es Identified on each	
page;		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the		
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:		171.75
8. Preliminary minor land division application is complete:		✓ Yes
 Preliminary minor land division application has been provided to other reviewing these parties have comments, said comments have been provided to the Agency 		
If you answered No, the application must be provided to other reviewing parties		
of this form.	, barola adilibianing and i	
AGENCY RECOMMENDATION	200	
10. Agency recommendation: Approve Approve Approve With Conditions	Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots		(Whete applicable)
Note on Final CSM: "No buildings which produce wastewater are allowed."		
The state of the s		
3of wastewater disposal is approved by the nec		igencies."
12. Agency recommendation rationale and findings of fact-(Use additional sheet (2a)	If necessary):	
	1/4/2021	
AGENCY SIGNATURE:	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION	4	ر المحالي المحالية
13. Town action: Approve Approve With Conditions De	1V	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	<u> </u>	
1,		
2,		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
mer Town doctors and the the things of two Lone addition along two it incomes y		
TOWAL CICNATURE.	DATE: 1 4 2021	
TOWN SIGNATURE:		
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

				The state of the s
	ROC	K COUNTY PLAN	INING AND DEVELOPME	YT COMMITTEE ACTION
16.	Committee action:	Approve	Approve With Condition	ns Deny
17.	If you answered App	rove With Condition	ns to 16., list conditions (Use a	dditional sheet (2a) if necessary):
	1.			
	2,			
·	3,			
18.	Committee action ra	tionale and findings	of fact (Use additional sheet (2	a) If necessary):
co	MMITTEE SIGNATURE:		**************************************	DATE:
TI	rle:	Chair - Rock County	Planning & Development Com	<u>mittee</u>

CONTROL OF THE PROPERTY OF THE
AGENCY RECOMMENDATION
 If you answered Approve With Conditions to 10., list conditions: Note on Final CSM: "Impervious surfaces, including buildings and other ground cover, shall be limited to 12.5 percent of
5the area of Lots 1 and 2. Exceptions may be permitted by the Town of Rock if storm water plan is developed
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
8,
9, ·
10,
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from an existing 2.25 acre parcel (6-17-222) in Rock Township. Lot 1 will be approximately 1.25 acres and Lot 2 will be approximately 1.0 acres. The parent parcel is currently zoned R-1 by the Town of Rock and no zoning change will be necessary based on the proposed lot sizes. The parent parcel was entirely wooded as recently as of 2016 based on air photos. In preparation of development, the lot as been nearly entirely cleared by the current and/or past owners. This landscape change along with the fact there is minimal road ditches in the neighbor leads to concern about how increased impervious surfaces could adversely impact neighboring property owners. Based on topographic data, the general surface water flow is towar the west and southwest from the subject property. Current snow covered ground makes it not possible to complete evaluate the existing site conditions in the neighborhood and make recommendations in this regard. The Town's R1 Zoning Ordinance includes limits on the amount area of the lot that can be developed with buildings in unsewered areas like this, it is 12.5%. Considering the circumstances, it is suggested that the 12.5% limit includ all impervious surfaces, not just building rooftops. Doing so will limit the impact of future development on the surrounding properties. Alternatively, if greater that 12.5% of the lot is covered with impervious surfaces, a storm water management plan could be considered by the Town as part of the building permit process. TOWN ACTION
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:

PRELIMINARY CERTIFIED SURVEY MAP LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.2N., R.12E. OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN. WEST 1/4 CORNER OF SECTION 25-2-12. 4 .04 °E HAPOV HOLLOW PO. GRAPHIC SCALE 100' SECTION 25-2-12. OF THE SM 1/4 OF 6 6' LOT 1 H 54611 SQ.FT. (1.25 ACRES) LOT 1 OF CSM V35, SEE NO BUILDINGS NOTE ** LOT 2 -EXISTING SEPTIC MOUND SYSTEM 43613 SG.FT. (1.00 ACRES) ş 472.0' -- 167 305' N89 °03 ' 17 "W DRIFTWOOD 530.62 (REC. AS NOB '81 'H) 26 R-1 RICHARD L MCWILLIAMS LIVING TRUST PARCEL 6-17-406.26 WILLIAM KUBITZ PARCEL 6-17-406.1 BAXTER VALLEY ADDITION LEGEND: SW CORNER OF o FOUND IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT. @ FOUND IRON PIPE A FOUND PK NAIL FOUND CUT STONE MONUMENT ** NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOT 1 OR LOT 2 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL AGENCIES · LAND SURVEYING NOTE: ASSUMED SO 17'04"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 25-2-12. · LAND PLANNING · CIVIL ENGINEERING Project No. 120 - AFG For: LASER 109 N. Milwaukea St. Janesville, WI 53548 WWW. combasuryey.com tel: 608 752-0576 fax: 608 752-0534 SHEET 1 OF __ SHEETS Date: 2020-12-01

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

TELEPHONE: (808) 757-5587 EMAIL: PLANNING@CO.ROCK.WJ.US WEB; WWW.CO.ROCK.WI.U\$

DEC: 0 3 2020 CU CO PLANNING, ECONOMIONALE

AGENCY USE ONLY

Application Number: LDZ0Z0 67

Received By – Date LZ 3 ~ Z0Z0 (MM/DD/YYYY):

	BOC	MUNITY DE	AETO LIMEIA!								
PREL	IMINA	RY LA	AND E	DIVISI	ON.	APF	PLICAT	ION	FO	RM).).
		PRO	POSED LAP	ND DIVISIO	N CLAS	SIFICAT	TION:				
Major Land Div Subdivision Plot Req		Y CSN	inor Land C A for lots 35 ec vey for lots grea	res or loss			r to Adjoinin g of Survey or CSM	g Owner		Lot Comb CSM Rei	
1. Applicant has con-	acted Town,	Rock Cour	ıty Plannin	g, Economi	lc & Con	ımunit	y Developme	ent Agenc	y, and	City(s)/V	illage
(if land division is land division is fea		erritorial	Plat Appro	val Jurisdic	tlon (ET	J) area) officials and	these pa	irties I	have dete Yes	rmined No
2. Land division is co	nsistent with	Town's Co	omprehens	ive Plan – I	Future L	and Us	е Мар:			√ Yes	□No
3. Land division area if you answered Y					•		led by the Sta	ate of Wis	consi	n: 🏻 Yes	☑ No
4. Land division mee	ts Town Base	Farm Trac	ot and any o	other appli	cable Fa	ırmland	-	n zoning Not Appl		parage .	nent: No
5. Land division will	require a zoni	ng change								☐ Yes	☑No
Gold .			APPĻIC	ANT INFO	DRΜΛ	TION					
6. LANDOWNER OR			NER REPRE	SENTATIVE	;			T:		1	
a. Name:	Vicki & Joe			Parketon and annual reserve		Y		Telepho	ne:	608-444	1-1366
Address:	5440 S. Sh	ady Lane	€		City:	Janes	sville	State:	W!	Zip;	53548
b. Name:								Telepho	ne:		
Address:					City:			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)							100		
a. Surveyor name:	COMBS &	ASSOCI.	ATES, IN	Ç	·1	· · · · · · · · · · · · · · · · · · ·		Telepho	ne:	608-752	2-0575
Address:	109 W. MIL	WAUKE	EST		City:	JANE	ESVILLE	State:	WI	Zip:	53548
b. Developer name:								Telepho	ne;		
Address:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				City:			State:		Zip:	
8. Identify the Indivi	dual from 6. c	or 7. that				Contract of the	[] 6a. []6b. [√	7a.	☐ 7b.	
	·		and the second second	RTYINFO		A	Anna Santon Carron and Asia Anna Asia				
9.Reason for applicat							Create Co	nforming	g Lot	Adjus	Lot Line
Splitting existing resider								استحديد استداد	the same	e llandina	fanu
Include an explan	emon or the p	жоровы	sionő win	i suy oure	Consi	าตเสถด	me nocanção	CHOC ON C	us sh	phesion	totti'
	**************************************	Town of	Rock		Augustical Plant's system		NW 1/4 of	SW 1	14		Ply 400-41-20-40-40-40-40-40-40-40-40-40-40-40-40-40
10. Land division are	a location:	Section		**********			ex parcel nur			กลวกกรก	1
11. Land division are	a is located w			orial Plat A	hprova						
✓ Yes ☐ No			City(s)/V				uenon (mis) u	uuu er u v	~, cy (~).	/ VIII GBOT	
12. Land division are	a is located ac	ljacent to	(check all t	that apply)	}		**************************************				
10.		/Town ro	1	County hi			State highv			5. highwa	
13. `Landowner's con (Square feet or a		erty area	14. Land	division ar are feet or		2.25 a		rrent zon _{la:} R-1	ing or	land divis	non
16. Number of new/		created		e zoning o					zoning	of paren	t lot:
by land division:	1			ted by land				R-1 (u			
19. Covenants or res				l division a	rea:	Yes	₃ 📝 No				
If Yes, Identify co	*****			d division :	area:	Yes	s 🗸 No				
If Yes, the building			ate onsite			printed	السائدا	Public s	anitar	y sewer s	ystem
21. Public improvem be submitted by			sal/plan wi		ublic in mm/dd	•	ment constru	ction wil	l begi	n on	
			CANT STA	ATEMEN	TANÓ	SIGN	IATURE				
I, as the undersigned, a for said landowner. I c required per said docu	lo hereby verify	r applying / that I hav	for a land di e reviewed	vision in un and comple	Incorpor ted this	ated Ro applicat	ock County, or tion form, and	submitte	d all in	formation	
	ŀ		1/1		7			·			
LANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	Welor	<u>64 }5</u>				DATE: A	/2 ~	2-20	2

REVISED 8/2019

Page 1 of 2

APPLICATION CHECKLIST	y '		نوشا سائل اشجاب بالسال
	Yes	Ŋos	Comments of
 Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area and containing all of the following information? 	Ø		
a. Location of the land division area by section, township, and range:	Ø	П	
b. Approximate location and dimension of all EXISTING streets and property lines,	L		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
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:	☑		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	团		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V	닏	
(2) Streets, alleys, and public ways:	Image: second color of the col	 	
(3) Driveways:	<u> </u>	-	
(4) Rall lines:	<u> </u>	 - -	
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	Ø	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	7	TT-	
(9) Vegetative land cover type:	V		, , , , , , , , , , , , , , , , , , ,
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	図		
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:	V		
(13) Drainageways:	V		
(14) Detention or retention areas:	V		A depth many
(15) Cemeteries:	<u> </u>	4	
(16) Bridges/culverts:		닏	
(17) Rock outcroppings:	V	<u> </u>	
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:	Ø		
 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: 	Ø		
J. Preliminary concept for collecting and discharging stormwater, in the land division area:	团		
k. Scale, north arrow, and date of creation:	V		
i. Any other information required by the Agency:	V		
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?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	区	L <u>L</u>	M
4. Have you provided all required application form information and has the required party signed this application form?	团		
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?	Z		

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

REVISED 8/2019

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ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

12/31/2020

FOR THE MONTH OF DECEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	Office&Misc Exp					40.00
40 4700 0000 02402	1 a a a 1 5 a a a a	P2000479	12/17/2020	US BANK	RP OFFICE SUPPLIES	12.30
10-1720-0000-63103	Legal Forms	P2000479	12/17/2020	US BANK	RP COPY PAPER FOR TAX REPORTS	27.50
					Real Property Descripton PROG TOTAL	39.80
10-1721-0000-62119	Other Services				•	
40 4704 0000 00407	Commenter Summit	P2001147	12/23/2020	AYRES ASSOCIATES INC	2020 WROC 6" IMAGERY 100%	27,800.50
10-1721-0000-63407	Computer Supply	P2000479	12/17/2020	US BANK	LR INK FOR PLANNING PLOTTER	133.88
					Land Records PROG TOTAL	27,934.38
I have reviewed the	e preceding payme	ents in the	total amount o	f \$27,974.18		,
Date:			Dept Head _			
		Com	mittee Chair			

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

12/31/2020

FOR THE MONTH OF DECEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6470-0000-63110	Admin Expense					
		P2000559	12/17/2020	US BANK	BILL.COM & QUICKBOOKS FOR SBLF	99.50
		P2001604	12/23/2020	RSM US LLP	PROF SERVICES THRU 12/3/20	1,496.25
					Small Business Loan Program PROG TOTAL	1,595.75
16						
I nave reviewed the	e preceding paym	ents in the t	total amount o	f \$1,595.75		
Date:	e preceding paym	ents in the t	total amount o	f \$1,595.75	·	

ROCK COUNTY, WISCONSIN



Real Property Description Department 51 South Main Street Janesville, WI 53545

(608) 757-5610

MEMORANDUM

DATE: December 31, 2020

TO:

Planning & Development Committee

FROM:

Michelle Schultz, Real Property Lister MS

RE:

Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith

ROCK COUNTY, WISCONSIN



Real Property Description Department

51 South Main Street Janesville, WI 53545 (608) 757-5610

MEMORANDUM

DATE: December 31, 2020

TO: Planning & Development Committee

FROM: Michelle Schultz, Real Property Lister/LIO MS

RE: Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Land Records Committee used Land Records funds in attending any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith



Rock County Planning and Development Agency

INTEROFFICE MEMORANDUM

To:

Planning and Development Committee

County Administrator Josh Smith

From:

Andrew Baker, Director

Date:

January 5, 2021

Re:

Semi Annual Report – Attendance at Conventions/Conferences

Per resolution 06-9A-087, each department head is responsible for reporting on a semiannual basis all out of state training conventions or conferences along with associated costs per event, per employee and of all instances of attendance at all training, conventions, and conferences that exceed costs of \$1,000 per event, per employee (in state or out of state). This memorandum is for informational purposes.

Please be advised that no Planning and Development Agency employee attended an out of state event or any event that exceeded the \$1,000 threshold per event, per employee, in the second half of 2020.