

## PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, FEBRUARY 13, 2020 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2<sup>ND</sup> FLOOR RM 250 JANESVILLE, WI

## Agenda

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday January 9, 2020 at 8:00 am.
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
  - A. Action Item: Tabled from December 12, 2019 Planning & Development Committee Meeting - Approve, Approve with Conditions or Deny a Shoreland Conditional Use Permit for MHC Blackhawk LLC (aka Blackhawk Campground) to fill and grade to elevate roads and camp sites to address persistent high water associated with Clear, Duck and Mud Lakes in Milton Township.
  - B. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
    - 2019 077 (Bradford Township) Tracy
    - 2019 078 (Harmony Township) Campion
  - C. Information Item: Administrative Quarterly Report
- 6. Community Development
  - A. Information Item: Housing Rehabilitation Loans 093519D2 & 094409D1 Repayment (60 - Day Extension granted at October 24, 2019 Planning & Development Committee Meeting)

- B. Information Item: Draft of Revised Citizen Grievance Process for Income Determination: <u>Rock County Community Development Policies and Procedures</u> <u>for HOME and CDBG Programs - Section V Cross Cutting Program</u> <u>Requirements</u>
- 7. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 8. Committee Reports
- 9. Directors Report
  - A. WI State Statute 893.33(6): Recorded Easement Expiration Dates (County Surveyor Brad Heuer)
  - B. Solar Rehab Sunset Clause project proposal
- 10. Adjournment

### **Future Meetings/Work Sessions**

February 27, 2020 (8:00) am) March 12, 2020 (8:00 am) March 26, 2020 (8:00 am) April 9, 2020 (8:00 am)



## MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JANUARY 9TH – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2<sup>ND</sup> FLOOR RM 250 JANESVILLE, WI

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, January 9th at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Wes Davis. Supervisors Gustina and Owens were absent. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), Dana Sandwick, Rock County Planning Office Coordinator and Brad Heuer County Surveyor.

- 1. Call To Order. 8:00 am
- 2. Adoption of Agenda

Moved by Supervisor Davis, Seconded by Supervisor Mawhinney. Adopted (3-0)

3. Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday December 12th, 2019 at 8:00 am.

**Moved** by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Approved (3-0)

- Citizen Participation, Communications and Announcements Supervisor Davis stated that there will be a Martin Luther King celebration Saturday January 11<sup>th</sup> from 3-5 pm at Blackhawk Technical College.
- 5. Code Enforcement

Action Item: Approve, Approve with Conditions, or Deny Preliminary Land Divisions.

LD2019\_063 (Plymouth Township (Hoerler) **Moved** by Supervisor Davis, **Seconded** by Supervisor Mawhinney. **Passed (3-0)** with Conditions. 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 "Lot 1 contains existing buildings which utilize and existing private sewage system at the time of this survey, However, soils on the lot may be restrictive to the replacement of the existing system".

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Final CSM shall be submitted to and approved by the Agency within 1 year after preliminary approval.

5). Final CSM shall be recorded with the Rock County Register of Deeds within 6 months of the final approval.

- 6. Community Development
  - A. Information Item: Low to Moderate income Determination for Housing Rehab Eligibility – P&D December 12, 2019 Appeal Update. The Committee reviewed a past appeal approved by the Committee.

The committee discussed the management of the project due to HUD rules and income standards. The committee also discussed the general finances of the program.

### 7. Finance

- A. Information Item: Committee Review of Payments Reviewed
- B. Action Item: Transfers None.
- 8. Committee Reports None.
- 9. Directors Report
  - A. Semi-Annual report of staff attendance at out-of-state training, conventions, and conventions.

Mr. Byrnes gave the committee a schedule of upcoming dates of attendance for Jennifer Borlick and James Otterstein.

### 10. Adjournment

**Moved** by Supervisor Davis, **Seconded** By Supervisor Sweeney. All in Favor Time: 8:35 am.

Respectfully Submitted - Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

### **Future Meetings/Work Sessions**

January 23, 2020 (8:00 am) February 13, 2020 (8:00 am) February 27, 2020 (8:00) am)



# ROCK COUNTY

Planning & Development Agency

## INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2019 004 – Blackhawk Campground

MEETING DATE: February 13th, 2020 (Tabled action from December 12, 2019)

## Summary:

The Rock County P&D Staff has received a request from MHC Blackhawk LLC (a.k.a. Blackhawk Campground) for a Shoreland Conditional Use Permit for filling and grading activities associated with raising/elevating interior secondary access roads and selected camp sites as a permanent solution to the persistent high water associated with Clear Lake, Duck Lake and Mud Lake and other internally drained areas on the property. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the lakes). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 20, Milton Township, Parcels 6-13-157, 6-13-162, 6-13-162.1 and 6-13-164, at 3407 E Blackhawk Dr., Milton, WI.

Earlier in 2019, the Committee approved a Shoreland Conditional Use Permit for the applicant to elevate approximately seven hundred linear feet of the main access road to the park. That project has been completed.

This application was originally brought before the Committee on December 12, 2019. Following the Public Hearing and discussion action on the matter was tabled pending development of revised plans intended to address concerns and questions raised at the meeting. This staff report and recommendations have been amended based on the revised plans. In addition to addressing comments from the last meeting, the revised plan also includes new sanitary sewer installation in some areas of the property and construction of a new bathhouse.

Please see the applicant's narrative and associated documents in the packet for an additional summary of the proposed project. Additional explanation of the need of the project will be provided by the applicants at the meeting.

## Applicable Ordinance Standards:

In the Shoreland Zoning Ordinance a Conditional Use Permit is required based on the amount of land disturbance and/or fill involved with the project, regardless of the post construction land use. In this

way the Shoreland Ordinance is different than a General Zoning Ordinance, wherein each Zoning District has specified Permitted land uses (such as residential construction) and those which require approval via a Conditional Use Permit (such as nonmetallic mining or certain commercial developments). In other words, when acting on a Conditional Use Permit request the Committee is indirectly deciding whether a proposed land use is consistent with the purpose and intent of the Ordinance, but if the proposed land use does not have associated filling and/or grading no Committee action is required. An example would be converting a barn to a commercial use in the Shoreland District. In this particular application, the request for a Conditional Use Permit is not associated with a proposed new development or a change in land use.

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

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

- 1. The maintenance of safe and healthful conditions. Safe and healthful conditions can be maintained based on the proposed project and the recommended conditions of approval below.
- 2. The prevention and control of water pollution including sedimentation. Water pollution will be prevented in the short term through the implementation of erosion/sediment control measures. Care must be taken to utilize clean fill as part of the project in all locations to not allow detrimental sedimentation into the Lakes. Sediment levels in the water runoff will be improved through the use of planned storm water management areas.
- 3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. The Lakes do not have a mapped Floodplain District because the water bodies are associated with a stream or river. Water entering the Lakes either comes from over land runoff or groundwater. In this case, the elevated surface of the Lakes is likely due to both. However, but the project as a whole could displace water as long as the Lake elevations stay high. For that reason, Staff carefully considered the extent of the proposed project that should be recommended for approval by the Committee.
- 4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. There is potential for short term erosion during construction of this project, especially being directly adjacent to the Lakes. Care must be taken to utilize clean fill material to limit impact both short and long term and implement short term erosion control measures.
- 5. The location of the site with respect to existing or future access roads. Not applicable for this project.
- 6. The need of the proposed use in a shoreland location. The proposed project does not constitute a change of use as is the case in many Shoreland Conditional Use Permit requests, but rather an alteration of an existing use. With that in mind, the proposal to add fill to elevate the access roads and selected sites should be considered in terms of whether or not there are reasonable alternatives. For example, one alternative would be to abandon existing sites until such time (or if) water levels return to historically normal elevations. Clearly, a number of sites directly adjacent to the Lakes have already been lost due to the high water. It is understood that the owners and users of the property

would prefer not to lose additional sites (or access to the sites) but it would be irresponsible to not consider that an option based on the standards of the Shoreland Zoning Ordinance. Overall, though, if completed according to plan (or as modified with conditions of approval), the project can be viewed as a consistent with all the Shoreland Zoning Ordinance standards.

- 7. Its compatibility with uses on adjacent land. The use of the land will not be changed based on this proposal.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Approval and use of the sewer system and private on-site disposal is monitored and approved by the County Health Department according to State standards.
- 9. Location factors under which:

a. Domestic uses shall be generally preferred; This standard can generally be met.

b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.

c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.

## Recommendation(s) and/or Action(s):

Staff has reviewed this project based on the Ordinance standards and information gathered from other Departments and Agencies. Agency Staff recommends approval of the Shoreland Conditional Use Permit #2019 004 with the following conditions for the Committee to consider (based on plan presented at February 13<sup>th</sup>, 2020 meeting):

- 1. As a means to achieve the various Purposes and Intent of the Shoreland Zoning Ordinance, all structures currently inundated or impacted by elevated Lake levels shall be permanently removed from the water within the duration of this permit. If Lake levels recede, replacement of structures on affected sites shall only be done when incompliance with Shoreland Zoning and Town Zoning Ordinances.
- 2. Any fill material brought to the site shall be native stone, rock or gravel. No earthen fill shall be used, other than for surface restoration and seeding of the side slopes. The purpose of this restriction is to limit the possibility of sedimentation or other forms of contamination.
- 3. The standards and specifications for installation of the new sanitary sewer mains and laterals shall be approved by the Rock County Health Department. Approval of the Shoreland Conditional Use Permit is applicable only to the associated land disturbing construction activity.
- 4. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices BMPS). Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
- 5. If dewatering is necessary during construction all discharge shall be in upland areas and treated with BMPS designed to trap sediment.
- 6. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.

- 7. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
- 8. This permit expires one year from the date of Committee approval unless approved otherwise.

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

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



ICY USE ONLY
CUPZO19004
11/22/19
12/12/19
\$600.00

# **Rock County Shoreland Conditional Use Permit Application**

Required for projects consisting of land disturbance greater than 1000 square feet or 40 cubic yards of fill within the Shoreland Zoning District.

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LANDOWNER OR A	UTHORIZED LANDOWN	ER REPRESENTATIVE					1		1	
Name:	Tricia Lombardo, S	enior Regional Manage	er				Telepho	ne:	(312) 53	33-7255
Address:	3407 E. Blackhawk	Drive	City	/:	Milton		State:	wi	Zip:	53563
AGENT (i.e. Builder,	Contractor, etc)		1				d		· · · · · · · · · · · · · · · · · · ·	
Name:	Silah & Sons, Inc (Ti	m Frank, Project Manag	ger)				Telepho	one:	(608) 75	64-5330
Address:	348 N US Hwy 14		City	/:	Janesville		State:	WI	Zip:	53546
Identify the individu	al that will serve as the	primary contact:		LAN	DOWER	Γ	AGENT			<u> </u>
States States	Carlos and a large	<b>PROPERTY INFO</b>	RM	AT	ION					
Sub-division name:	инични рузь и	Not applicab	le X	]	Lot nur	mber:		Not	applicab	le 🗌
Dreparty legation	Town of Milton				1/4 of	1	/4			
Property location:	Section 20 (NE 1/4	& SE 1/4)		Ta	ax parcel nu	umber	(s) 026-	02000	9	
Road/Street name ( 3407 E. Blackha	with address if applicab wk Drive	le): Property size (S	•		et or acres) 14 acres	: Pro	operty di 560	mensio X 21	ons (Feet 00	):
Property is within/co	ontains a (check all that	apply): Floodplain	Γ	xs	horeland		Wetland		None	
Property is adjacent	to (check all that apply) X Local/Tow		y hig	hwa	ay 📋 :	State H	ighway	E	] U.S. hi	ghway
	APPLI	CATION SITE PLAN	N RE	QL	JIREMEN	TS				
	ude a Site Plan, prepare k.wi.us/planning-gis-ma	-	,			- /				e:
Approximate locat of disturbed area	ion and dimension	🗌 Floodplain Bounda	ary			Ex	isting Bui	ildings		
of Environmental	approximate location ly Sensitive Areas (e.g.	Area to be filled a	nd vo	olum	ne of fill	🗌 Er	osion co	ntrol n	neasures	
cultural resources productive agricul woodlands)		Planned impervio	us su	rfac	es					

## **APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a Shoreland Conditional Use Permit 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 this form, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. I understand that this permit application will be acted upon by the Rock County Planning and Development Committee following a Public Hearing and that Shoreland Zoning Ordinance section 4.214(3)(C) requires that the Committee shall evaluate the effect of the proposed use upon the following:

- 1. The maintenance of safe and healthful conditions.
- 2. The prevention and control of water pollution including sedimentation.

3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.

- 4. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
- 5. The location of the site with respect to existing or future access roads.
- 6. The need of the proposed use in a shoreland location.
- 7. Its compatibility with uses on adjacent land.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal systems.
- 9. Location factors under which:
  - a. Domestic uses shall be generally preferred;
  - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
  - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

I understand that County Staff may inspect the property as part of the review of this application. I understand the decision by the P&D Committee may be approved, approved with conditions or denial based on the site plan and evaluation of the above reference factors. A narrative which addresses the above referenced factors has been provided as part of this application. Any change in the approved plan requires review by this P&D Agency and possibly additional approval by the P&D Committee. Any change without prior approval is considered an Ordinance violation and may result in legal action.

LANDOWNER OR AGENT SIGNATURE: Kathy Jennings	DATE: <u>11/21/19</u>		
AC	GENCY REVIEW	17.022.0	
A complete review of the application is pro	ovided in the Staff memo prese	nted to the P&D Comn	nittee.
Lot is within/contains a (check all that apply): Floodplain Floodway Floodfringe [	Shoreland Wetland	None	
Shoreland Zoning Impervious Surface Standard	4a. Maximum Impervi	ous Surface:	square feet
Maximum allowable impervious surface is 15% of	4b. Existing Impervi	ous Surface:	square feet
lot area, or 30% with approve mitigation plan.	4c. Additional Impervi	ous Surface:	square feet
Does not apply	4d. New Total Impervi	ous Surface:	square feet
Mitigation Required Yes No If yes, addi	tional planning is required.		
Agency Recommended Action: Approve	Approve with conditions	Deny	
PLANNING AND DEV	ELOPMENT COMMITTE	E ACTION	
Approve A	Approve with conditions	Deny	
AGENCY SIGNATURE:	200 BAR 1		
TITLE: Administrator - Rock County Plan		DATE:	
Economic & Community Develop	oment Agency		

### **Project Narrative**

Flooding has occurred at the Blackhawk Campground Resort due to rising lake water elevations at Clear Lake, Duck Lake and Mud Lake. Because of the current lake elevations, Blackhawk is experiencing a loss of shoreline, including losing sites along the shoreline and losing access to sites. Blackhawk is proposing to:

- 1. Add permanent measures to protect existing roadways to continue to allow safe access to sites at all three lakes.
- Add permanent fill in Sewer Circle and Indian Village, two areas of the Campground (not along the shoreland) that have remained largely wet/under water since the flooding this past spring, in order to make these areas functional again. Also, in one of these areas (Indian Village) Blackhawk is proposing to construct an aerated pond to provide local storm water management.
- 3. Install temporary measures (along the shoreline) that could be removed if/when water levels recede to protect existing sites.

All areas disturbed by construction will be seeded, fertilized and mulched, and the lakes will be protected from any construction run-off.

## ANDREW BAKER

From:	Kathy Jennings <kjennings@msa-ps.com></kjennings@msa-ps.com>
Sent:	Monday, February 03, 2020 11:32 AM
To:	ANDREW BAKER
Subject:	RE: Conditional Use Permit Application - Blackhawk Campground Resort
Attachments:	pics sewer circle.pdf; pics Indian Village.pdf

Good morning Andrew,

After the last meeting with Rock County Planning and Development, I revised the Blackhawk plans to incorporate several concerns brought up by the committee. The initial set of plans did not show any water storage on the upland side of the road (by Sewer Circle), however the revised set of plans do show a storage area. The storm water in this area is currently being pumped into a pipe under the new roadway and into the lake. The proposed plans show the water being pumped thru the same pipe, but the storage area is more defined. Fill is being requested to be added in order to improve this area so it is not a constant swamp—which is both an eyesore and causes odor. I have attached pictures of the "swamp" area the campground would like to improve. The side roads in this area have been slightly reconfigured to accommodate the storage area, including the parking lot, to get the water to drain. The storage area is intended to act as a water quality treatment for sediment prior to being pumped. The sites are also being reconfigured, however no additional sites are being added. At Indian Village, the water is intended to stay on-site, as there is no outlet for this water, and there is no intention to create an outlet for the water at Indian Village or to pump in anywhere. The standing, stagnant water (see attached pics) created an odor for the adjacent campers last season, and the campground would like to merely keep the water in a defined area of Indian Village and aerate it, in order to improve this problem caused by the high water. It is not the intention move the water anywhere on the campground, just keep it in a defined area and aerate it.

Erosion/sediment control measures will be taken to prevent water pollution of the adjacent lakes.

Sewer installation: the campground has been working with the Health Department since the flooding began in the Spring of 2019, and have been following all their recommendations. All plans for sewer will go through the proper authorities and receive approval prior to any construction. No additional volume will be going through the campground's sewer system if/when sewer is installed—it will be merely getting to the end point through piping, rather than being transferred manually. Safe and healthful conditions will be maintained at all times.

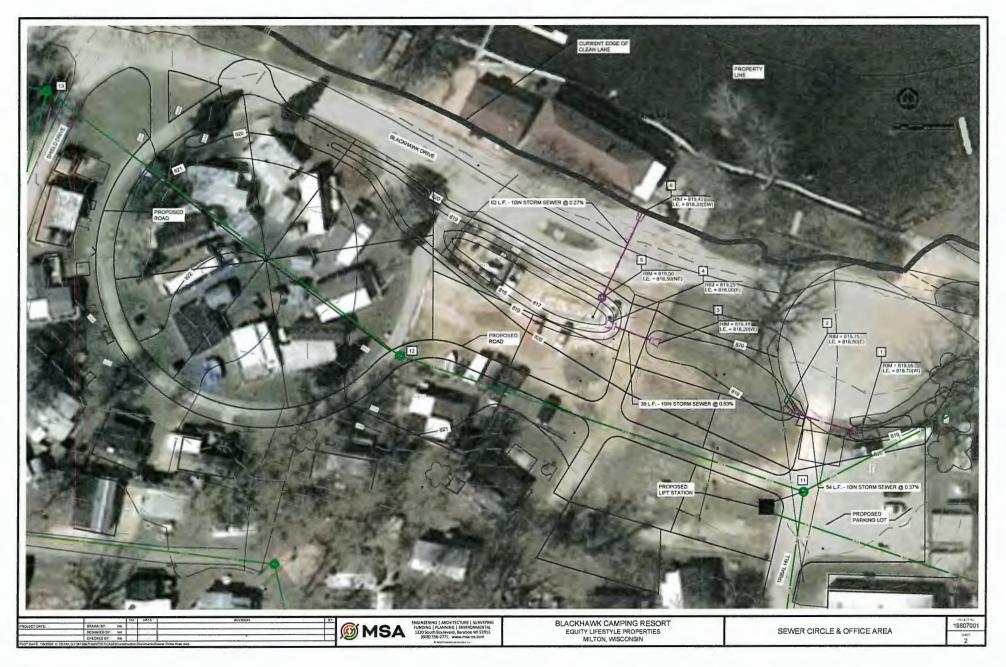
Let me know if this addresses your concerns, or if you'd like me to expand on any points. Also, I wanted to point out the campground is going to build a bathhouse to replace the one that was destroyed/damaged by the flooding, and the location is shown on the plans sent to you previously. Are there any separate approvals I need from you at this point? I want to cover the overall plan of the campground for your committee.

Thank you! Kathy

MSA.

Kathy Jennings, PE | Senior Project Engineer MSA Professional Services, Inc. (608) 963-3905 Cell (608) 355-8947 Office



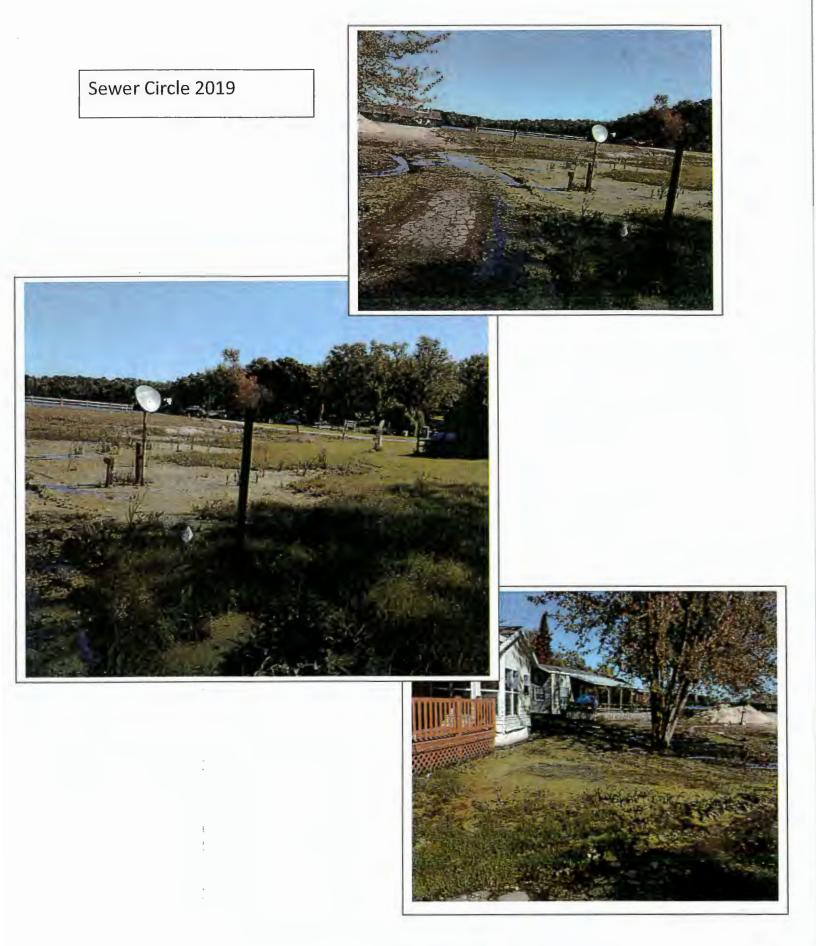


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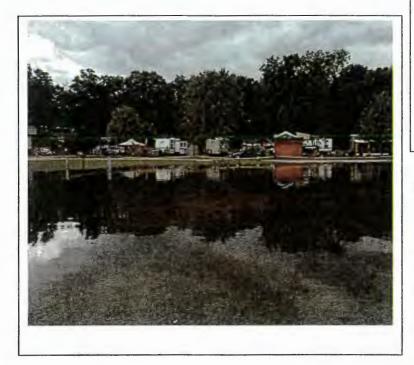




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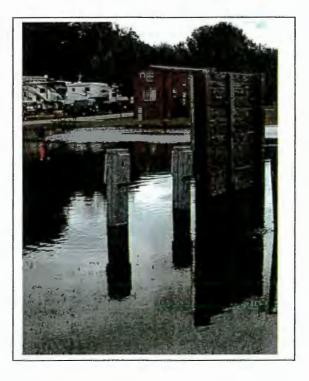


# Indian Village 2019













## **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

MEETING DATE: February 13th, 2020

Land Division Summary:

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

2019 077 (Bradford Township) - Tracy

2019 078 (Harmony Township) - Campion

## 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 53545

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



LD2019 077 Tracy

Application Number:

" "" ""

## PRELIMINARY MINOR LAND DIVISION - APPLICATION: **REVIEW, RECOMMENDATION, AND ACTION FORM**

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	cable) officials
	Ves 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	equirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes 🔽 No
6. Land division will require a zoning change:	✓ Yes □No
7. Preliminary minor land division application is complete:	√Yes □No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	'a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti information has been supplied by the applicant.	
	Wissing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	
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	п
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) 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:	
(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:	<u> </u>
(15) Cemeteries:	
(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:	
<ol> <li>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;</li> </ol>	
j. Preliminary concept for collecting and discharging scormwater in the land division area:	
REVISED 12/2011 Page 1 of 2	

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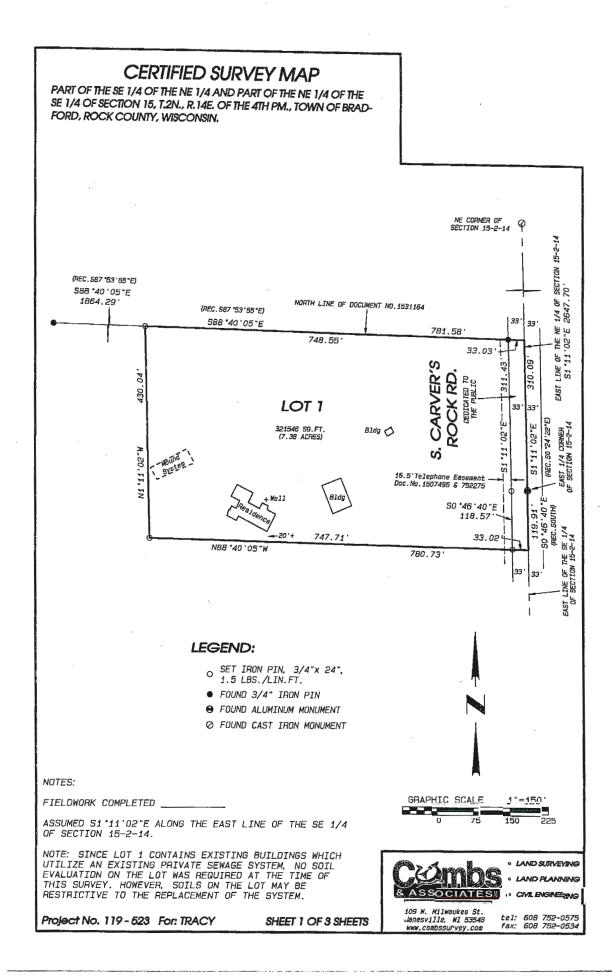
AGENCÝ REVIEW		
		Missing
k. Scale, north arrow, and date of creation:		Information A
I. Any other information required by the Agency:		
<b>7b.</b> Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages	
numbered in sequence if more than one (1) page is required, and total map pag	110	
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	·	
these parties have comments, said comments have been provided to the Agency If you answered <b>No</b> , the application must be provided to other reviewing parties		
of this form.	before completing any i	urtiler sections
AGENCY RECOMMENDATION		
	Deny	ar an a' ch
10. Agency recommendation:         Approve         Approve With Conditions           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		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)		
12. Agency recommendation rationale and minings of ract (ose additional sheet (2a)	in necessary).	
Lm/S -	12/16/19	
AGENCY SIGNATURE:	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency	· · · · · · · · · · · · · · · · · · ·	
TOWNACTION		
13. Town action: Approve Approve With Conditions Der	iy	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) if necessary):	
1. Easement 33 feet from center of		reci
27 and brush removal if necessary +	or safety.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary	;	
	1 1	
TOWN SIGNATURE:	DATE: 1 21 20	20
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	MMITTEE 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	essary):
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

S. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. C. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. C. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. C. Register of Deeds within 6 months of the final approval. C. Register of Deeds within 6 months of the final approval. C. Register of Deeds within 6 months of the final approval. C. Register of Deeds within 6 months of the final approval. C. Register of Deeds within 6 months of the final approval. C. Register recommendation rationale and findings of fact: The proposed Land Division creates one new 7.38 acre lot from an existing 48 acre property in Bradford Township. The purpose of the division is to separate the existing residence and buildings on the proper from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore there is not a requirement to include it as part of the Certified Survey Map. As part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 fron A1 (Certified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmlan Preservation Program. Town action rationale and findings of fact: Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	If you answered Approve With Conditions to 10, jist conditions:      Proposed lot lines must include the POWTS area with the building which utilizes the system.      A Dedicated a thirty-three foot half road right of way along S. Carvers' Rock Road at the discretion of the Tow      S. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.      Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.      A gency recommendation rationale and findings of fact:      The proposed Land Division creates one new 7.38 acre lot from an existing 48 acre property in Bradford      Township. The purpose of the division is to separate the existing residence and buildings on the proper     from the large pracel. The remaining parent parcel is greater than 35 acres, therefore there is not a     requirement to include it as part of the Certified Survey Map.  As part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 fron     At (Certified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in     the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmlane     Preservation Program.  A How answered Approve With Conditions to 13., list additional conditions:      ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  A Let the control Ordinance and findings of fact:      ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  A How answered Approve With Conditions to 16., list conditions:	OCK COUNTY PRELIMINARY	MINOR LAND DIVISION REVIEW, RECOMMENATION, AND ACTION FOR
If you answered Approve With Conditions to 10, list conditions:      Proposed for lines must include the POWTS area with the building which utilizes the system.     A Dedicated a thirty-three foot half road right of way along 5. Carvers' Rock Road at the discretion of the Tow     S. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.     G. Final CSM shall be recorded with the Rock Co. Register of Deeds within 5 months of the final approval.     Tow     S. Final CSM shall be recorded with the Rock Co. Register of Deeds within 5 months of the final approval.     Towneed Land Division creates one new 7.38 acre tot from an existing 48 acre property in Bradford     Township. The purpose of the division is to separate the existing residence and buildings on the proper     from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore there is not a     requirement to include it as part of the Certified Survey Map.  As part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 fron     A1 (Certified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in     the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmlan     Preservation Program.      EXERCISENT COMMENT COMMITTEE ACTION     If you answered Approve With Conditions to 13., list additional conditions:         3.         4.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         5.         6.         7.         7.         7.	If you answered Approve With Conditions to 10, jist conditions:      Proposed lot lines must include the POWTS area with the building which utilizes the system.      A Dedicated a thirty-three foot half road right of way along S. Carvers' Rock Road at the discretion of the Tow      S. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.      Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.      A gency recommendation rationale and findings of fact:      The proposed Land Division creates one new 7.38 acre lot from an existing 48 acre property in Bradford      Township. The purpose of the division is to separate the existing residence and buildings on the proper     from the large pracel. The remaining parent parcel is greater than 35 acres, therefore there is not a     requirement to include it as part of the Certified Survey Map.  As part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 fron     At (Certified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in     the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmlane     Preservation Program.  A How answered Approve With Conditions to 13., list additional conditions:      ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  A Let the control Ordinance and findings of fact:      ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  A How answered Approve With Conditions to 16., list conditions:	AGENCY RECOM	IMENDATION
<ol> <li>Proposed lot lines must include the POWTS area with the building which utilizes the system.</li> <li>4. Dedicated a thirty-three foot half road right of way along S. Carvers' Rock Road at the discretion of the Tov.</li> <li>Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.</li> <li>Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.</li> <li>7.</li> <li>8.</li> <li>9.</li> <li>10.</li> <li>Agency recommendation rationale and findings of fact:</li> <li>The proposed Land Division creates one new 7.38 acre lot from an existing 48 acre property in Bradfort forwhite. The purpose of the division is to separate the existing residence and buildings on the propertorm the larger parcel. The remaining parent parcel is greater than 35 acres, therefore there is not a requirement to include it as part of the Certified Survey May.</li> <li>Age part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 from Aft (Cortified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmlan Preservation Program.</li> <li>If you answered Approve With Conditions to 13., list additional conditions:</li> <li>Town action rationale and findings of fact:</li> <li>ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION</li> <li>If you answered Approve With Conditions to 16., list conditions:         <ul> <li>a.</li> <li>a.</li> <li>a.</li> <li>b.</li> <li>c.</li> <li>d.</li> <li>f.</li> </ul> </li> </ol>	<ol> <li>Proposed lot lines must include the POWTS area with the building which utilizes the system.</li> <li>Dedicated a thirty-three foot half road right of way along S. Carvers' Rock Road at the discretion of the Tow.</li> <li>Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.</li> <li>Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.</li> <li>Agency recommendation rationale and findings of fact:</li> <li>Agency proposed Land Division creates one new 7.38 acre lot from an existing 48 acre property in Bradford forwnship. The purpose of the division is to separate the existing residence and buildings on the proper from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore there is not a requirement to include it as part of the Certified Survey Map.</li> <li>As part of this proposal, the Town of Bradford will consider a rezoning of the area of proposed Lot 1 from AI (Certified Farmland Preservation District) to AR (Agricultural Residential) based on the provisions in the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmland Preservation Program.</li> <li>If you answered Approve With Conditions to 13., list additional conditions:</li> <li>Town action rationale and findings of fact:</li> <li>ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION</li> <li>If you answered Approve With Conditions to 16., list conditions:</li> <li>If you answered Approve With Conditions to 16., list conditions:</li> <li>If you answered Approve With Conditions to 16., list conditions:</li> <li>If you answered Approve With Conditions to 1</li></ol>		
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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.	15. Town action rationale and findings of fact:	
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.         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.	17. If you answered Approve With Conditions to 16., list conditions:         3.         4.         5.         6.         7.         8.         9.         10.		
3.         4.         5.         6.         7.         8.         9.	3.         4.         5.         6.         7.         8.         9.         10.		
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6. 7. 8. 9.	6. 7. 8. 9. 10.		
7. 8. 9.	7. 8. 9. 10.		
8. 9.	8. 9. 10.	6.	
9.	9. 10.	7	
	10.	8.	
10.		9.	
	18. Committee action rationale and findings of fact:	10.	
18. Committee action rationale and findings of fact:		<ol><li>Committee action rationale and findings of fact:</li></ol>	



ROCK COUNTY PLANNIN DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545 TELEPHONE: (608) 757-5 EMAIL: PLANNING@CO.I WEB: WWW.CO.ROCK.W	587 NO	CENVED N 27 2019		H CONTRACTOR	Appl Rece	ication Num lived By – Da l/DD/YYYY):	ate 11-	EONU		
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PALL	//////////////////////////////////////				AFFL	CAT				
	_	PROPO	SED LAND D	IVISION CLASS			-			
Subdivision Plat Req		CSM for	r Land Division r lots 35 acres or l	ess	ansfer to A Plat of Sur	Adjoining rvey or CSM	Owner	Lo	CSM Red	
			or lots greater tha							
<ol> <li>Applicant has cont (if land division is</li> </ol>					,	•	• //			-
and division is fea									🗸 Yes	_
2. Land division is co	nsistent with	Town's Com	prehensive P	lan – Future La	and Use N	lap:			🖌 Yes	N
3. Land division area	is located in	a Farmland F	Preservation	zoning district	certified I	by the Sta	te of Wisco	onsin:	Ves	N
If you answered Y										
4. Land division mee	ts Town Base	Farm Tract a	and any other	r applicable Fa	rmland Pr	(	0		<u> </u>	•
5. Land division will	roquiro a zoni	ing change:					Not Applica	able	Ves	
	require a zoni				TION				162	
				INFORMA			1		_	
6. LANDOWNER OR							Talanhon	<u>.</u>		
a. Name:		TRACY &		- T · -			Telephone		71.00	5050
Address:	3008 S CA	RVERSRC		City:	AVALO	N	1.	<u> </u>	Zip:	5350
b. Name:							Telephon	e:		T
Address:				City:			State:		Zip:	
7. AGENT (SURVEYO				<u> </u>			Teleshop	- I-	750 05	75
a. Surveyor name:		ND ASSOC				/// L <del>E</del>	Telephon		752-05	
Address:	109 W. MIL	WAUKEE	SIREEL	City:	JANES\	/	State:   V	NI	Zip:	15.354
					<b></b>					000
b. Developer name:							Telephon	e:		
Address: 8. Identify the indivi			PROPERTY	INFORMA	TION	]6a. [	Telephon State: 6b.	7a.	Zip:	
	tion:	ownership t	PROPERTY ransfer	e primary cont INFORMA Farm consolid	TION ation	] 6a. [ Create Co	Telephon State: 6b.	7a. Lot	7b.	t Lot I
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APPLICATION CHECKLIST			and a second second
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	2.0 G 2 ()	20 <b>11 4</b> 1]	A CLASSE WORKING AND A STREET
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area			
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	$\Box$		
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 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			
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 (if applicable), 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) Rail lines:			NONE
(5) Private water wells or water supply systems:	H		NONE
(6) Private water wents of water supply systems.			
systems:			
(7) Any other public utilities:		Π	BLDGS. HAVE SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ē	$\overline{\square}$	NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\checkmark$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		$\checkmark$	NONE
(12) Surface water features:		$\square$	NONE
(13) Drainageways:		$\square$	NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:			NONE
(16) Bridges/culverts:			NONE
(17) Rock outcroppings:			NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		1 H	NONE
dedicated public parks or outdoor recreation lands, or any other public or			
private reservation, including any conditions, in the land division area:			
<ul> <li>Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and</li> </ul>			NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land	<u> </u>		
division area:			NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:	1 H		NOTHIONG REQUESTED
<ol> <li>Any other information required by the Agency.</li> <li>Has the map been prepared at a scale not to exceed two hundred (200) feet to the</li> </ol>	+		
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?			
<ol> <li>Has the map been prepared by a find safety or incensed in this ection.</li> <li>Have you provided all required application form information and has the required</li> </ol>	- ·		
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic	1	+	
copy of the map in a format compatible with the Agency's Geographic Information	$\checkmark$		
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

Page 2 of 2

REVISED 8/2019

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

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



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

AGENCY REVIEW		
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	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 re		NA
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:		V
	✓ Yes 🗌 No	
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	1	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti information has been supplied by the applicant.	il all missing	
	Wilssing	
	Information	
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the		
land division area and containing all of the following information:		
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:		
<ul> <li>f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:</li> </ul>		
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) 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:		
(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, 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	
	Missing 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 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:	
<b>7e.</b> 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 c	
these parties have comments, said comments have been provided to the Agency: ZYes N	
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any to of this form.	further sections
AGENCY RECOMMENDATION	
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	
2. Note on Final CSM: "No buildings which produce wastewater are allowed until acceptable r	neans
<ol><li>of wastewater disposal is approved by the necessary governmental agencies."</li></ol>	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE:	)
TITLE: <u>Administrator - Rock County Planning</u> ,	
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. No conditions sent to staft, No rezon	e necessary
2. No conditions sent to staff. No recon 3. because zoning will change once annu	xal
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	t
TOWN SIGNATURE: DATE:	
TITLE:	

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION								
16. Committee action: 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 nec	essary):							
	DATE:							
TITLE: Chair – Rock County Planning & Development Committee								

	AGENCY RECOMMENDATION
11. 1	f you answered Approve With Conditions to 10., list conditions:
	3. The lot frontage along County Hwy Y shall be labelled "No Access" on the final CSM.
	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 Rock Co. Register of Deeds within 6 months of the final approval.
	6.
	7.
	8.
	9.
	10.
12. A	Agency recommendation rationale and findings of fact:
Tow whe divis	proposed Land Division creates one new 1.1 acre lot from an existing 94 acre property in Harmony nship. The purpose of the division is to sell the portion of the property that was physically separated n N. Wright Rd right of way was acquired and the road was constructed around 2013. No formal land tion was necessary at that time. The remaining parent parcel is greater than 35 acres, therefore it is required to include it as part of the proposed Certified Survey Map.

County Hwy Y is an Access Controlled Highway in this location. Any access to the new lot will be permitted on N. Wright Rd if necessary as part of future development. It is the intention of the buyer of the new lot to apply for annexation to the City of Janesville.

### TOWN ACTION

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

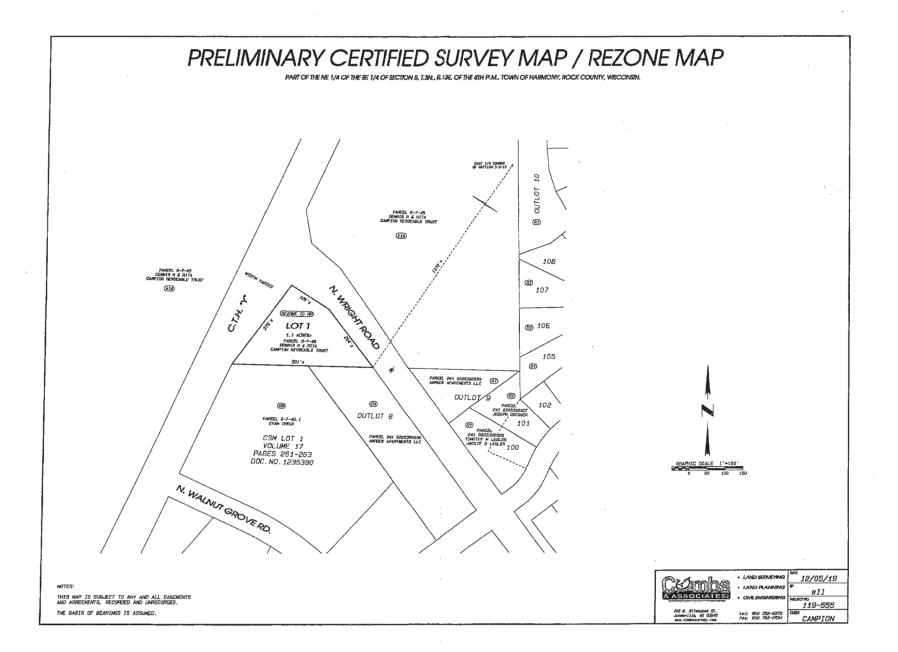
15. Town action rationale and findings of fact:

### ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

**18.** Committee action rationale and findings of fact:

3.
 4.
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 10.



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51 SOUTH MAIN STREET JANESVILLE, WI 53545	2 *	-			11		1 1	5		-0
TELEPHONE: (608) 757-558	7	DEC 1 3 201	NOM STR		11	Application Na Received By –			776	
WEB: WWW.CO.ROCK.WI.U	US ROCK CC	D. PLANNING, EC	ENT AGE	A CONTRACTOR	::::::::::::::::::::::::::::::::::::::	MM/DD/YYY	n: <u>12</u>	1	2-1-	
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Applicant has contac (if land division is wi land division is feasl	ithin Extra-Te									rmined
. Land division is cons	sistent with T	'own's Compr	ehensive Pla	in – Future La	and Us	e Map:			V Yes	
Land division area	s located in a	Farmland Pro	eservation zo	oning district	certifi	ed by the S	tate of Wis	consir	n: 🗌 Yes	No
If you answered Yes										
. Land division meets	Town Base F	arm Tract and	d any other a	applicable Fa	rmlan		ion zoning Not Appli		•	-
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Address:	109 W. MIL	WALLEE C	т	C The re			Ctoto:	WI	Zip:	1626/0
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PRELIMITVART DAVID DIVISION APPLICATION FORM			
APPLICATION CHECKLIST			
	res	-INO	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	$\Box$	П	
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	Ш.		
a. Location of the land division area by section, township, and range:	$\overline{\mathcal{A}}$		
b. Approximate location and dimension of all EXISTING streets and property lines, including name and augorphic (if applicable) is and adjacent to the land	$\overline{\mathbf{V}}$		
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:			•
<ul> <li>d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and</li> </ul>	-		· · · · · · · · · · · · · · · · · · ·
blocks(s), numbered for reference, in the land division area:	$\square$		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	$\square$		
		<u> </u>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section correct or quarter present in the land division area.			
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 DWETING as DECEMPTOR in the lond division energy			
of the following, whether EXISTING or PROPOSED, in the land division area:			10117
(1) Buildings:			NONE
(2) Streets, alleys, and public ways:			
(3) Driveways:			NONE
(4) Rail lines:	┼┝┥		NONE
(5) Private water wells or water supply systems:			NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		$\square$	NONE
systems:			
(7) Any other public utilities:	┼┝┽		NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		<u> </u>	NONE PROPOSED
<ul><li>(9) Vegetative land cover type:</li><li>(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):</li></ul>		一一	NONE
		H	
<ul> <li>(11) Productive agricultural soils, cultural resources, and woodlands:</li> <li>(12) Surface water features:</li> </ul>		一一	NONE
	一一		NONE
(13) Drainageways: (14) Detention or retention areas:	누믐	1 1 1 1	NONE
	┼╞╡		NONE
(15) Cemeteries:	누片		NONE
(16) Bridges/culverts:	H		NONE
(17) Rock outcroppings:	┼╘┙	1	
h. Approximate location, dimension, name (if applicable), and purpose of all		$\square$	NONE
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			NONE
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		$\checkmark$	NONE
division area:			
k. Scale, north arrow, and date of creation:			NOTHING REQUESTE
I. Any other information required by the Agency:			NOTAING REQUESTE
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?			
4. Have you provided all required application form information and has the required			
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			1
System (GIS), and the application fee?			
System (dis), and the application rect			

### 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

Page 2 of 2

REVISED 8/2019

### Rock County Planning Administrative Quarterly Report

	-	Q1			Q2			Q3			Q4		Yea	r End To	tals
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
2010	-							-					-		
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58
BP	4	0	4	21	0	21	6	0	6	9	0	9	40	0	40
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40
2011				-								-			A Company of the
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012						-	-								
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
2013															-
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014										-		-			-
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29
BP	0	0	0	6	0	6	6	0	6	0	0	0	12 45	0	12 45
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015			2	-		4			-	1	0	1	11	2	0
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8 40
LD	25	0	4	15	0	22		0	8	19 14	0	6	81 59	0	59
BP	14	0	<u>14</u> 2	19	0	19 24	12	0	12 11	14	0	14 10	47	0	47
SLP	2	0	2	24	0	24	11	0	11	10	0	10	4/	0	47
2016			1	6	1	-		1	3		0	4	15	2	13
BOA	1	0	1	6	1	5	4	1		4	0	4	15 57	0	57
LD	14	0	14	18	0	18	11		11	14	0			0	49
BP	8	0	8	21	0	21 15	10 18	0	10 18	10 13	0	10	<u>49</u> 54	0	54
SLP	8	0	0	15	0	12	10	0	10	12	0	13	54		54
2017	-	0	2	-	2	2	1	0	1	5	2	3	12	4	8
BOA	2	0	2	4	2	2	1	0	1 20	28	2	28	28	0	84
LD BP	12	0	12	24 25	0	24 25	20	0	10	11	0	11	55	0	55
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57
	-	0	5	10	0	10		0	22	10	0	10	10	0	51
2018	-	-	1	2	0	2	1	0	1	0	0	0	4	0	4
BOA	1	0	1	2	0		17	0		35	0	35	87	0	87
LD	16	0	16 19	19 51	0	19 51	11	0	17	18	0	18	99	0	99
BP SLP	19 12	0	19	13	0	13	112	0	11	11	0	11	48	0	48
	-	0	12	15	0	1.5	12	0	12	11	0		40	0	-10
2019		-		-				-	-	-		-		1	1
BOA	1	0	1	2	0	2	0	0	0	1	1	0	4	3	1
LD	13	0	13	21	0	21	19	0	19	27	0	27	80	0	80
BP	9	0	9	29	0	29	17	0	17	12	0	12	67	0	67
SLP	2	0	2	19	0	19	8	0	8	6	0	6	35	0	35
	1	-					-		-				-		

## Draft -

Section V: Cross Cutting Program Requirements

**B. Citizen Grievance Process** 

If the complaint cannot be resolved to the satisfaction of the citizen by the designated official and it involves Section V: Cross Cutting Program Requirements – C. Income Determination, it will be forwarded to the State of Wisconsin Department of Administration for resolution. A written decision will be made within 30 days. The decision of the Department of Administration is final.

**ROCK COUNTY** 

### COMMITTEE REVIEW REPORT WITH DESCRIPTION

01/31/2020

### FOR THE MONTH OF DECEMBER 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63107	Legal Notices		04/00/0000			10.70
		P1900674	01/09/2020	GREATER BELOIT PUBLISHING CO	HURD AND MHC BLACKHAWK	48.73
					Planning PROG TOTAL	48.73
	Sundry Expense					
		P1900410	01/09/2020	LANGE ENTERPRISES INC	911 ADDRESS SIGN	47.13
					Address Signs PROG TOTAL	47.13

Date:

Dept Head \_\_\_\_\_

Committee Chair

### COMMITTEE REVIEW REPORT WITH DESCRIPTION

01/31/2020

### FOR THE MONTH OF JANUARY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63200	Pubs/Subs/Dues	P2000678	01/23/2020	WISCONSIN REAL PROPERTY LISTER	2020 WRPLA MEMBERSHIP DUES MS	70.00
					Real Property Descripton PROG TOTAL	70.00
10-1721-0000-63407	Computer Supply					
		P2000479	01/09/2020	US BANK	ROLL PAPER FOR PLANNING	101.30
10-1721-0000-64200	Training	P2000479	01/09/2020	US BANK	2020 WLIA CONF REG JB & MS	800.00
					Land Records PROG TOTAL	901.30
I have reviewed the Date:	e preceding paym	ents in the	total amount o Dept Head _	f \$971.30		

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Committee Chair

### COMMITTEE REVIEW REPORT WITH DESCRIPTION

01/31/2020

#### FOR THE MONTH OF JANUARY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
54-6420-0000-63200	Pubs/Subs/Dues	P2000681	01/09/2020	DODGE DATA AND ANALYTICS LLC	2020 ANNUAL SUBSCRIPTION	425.00
				Economic	c Development Program PROG TOTAL	425.00
64-6460-0000-63116	HA ADMIN.EXPEN	NSE				
		P2000670	01/09/2020	AMERICAN FAMILY INSURANCE	2020 HOUSING AUTHORITY LIABILI	215.00
				Housing	Grant Clearing Account PROG TOTAL	215.00
54-6730-0000-63200	Pubs/Subs/Dues					
		P2000559	01/09/2020	US BANK	WI DSPS LICENSE	69.36
		P2000669	01/09/2020	WISCONSIN SOCIETY OF LAND SURV	2020 ANNUAL SUBSCRIPTION RENEW	180.00
		P2000672	01/09/2020	WISCONSIN COUNTY SURVEYORS ASS	2020 ANNUAL MEMBERSHIP DUES	100.00
		P2000673	01/09/2020	NATIONAL ASSOCIATION OF COUNTY	2020 ANNUAL SUBSCRIPTION RENEW	60.00
64-6730-0000-63300	Travel					
		P2000559	01/09/2020	US BANK	KALAHARI RESORT	99.00
64-6730-0000-64200	Training					
		P2000559	01/09/2020	US BANK	IL LAND AND UWSP AT KALAHARI	550.00
					Surveyor PROG TOTAL	1,058.36

### ROCK COUNTY

## COMMITTEE REVIEW REPORT WITH DESCRIPTION

01/31/2020

FOR THE MONTH OF JANUARY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
I have reviewed th	e preceding payme	nts in the	total amount o	f \$1,698.36		
Date:			Dept Head			_
		Co	mmittee Chair			

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