

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, AUGUST 10, 2017 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday July 27, 2017
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions
 - 2017 031 (Fulton Township) Rock River Thresheree
 - 2017 032 (Fulton Township) Rock River Thesheree
 - 2017 035 (Plymouth Township) Sylvia M. Schimitt Declaration of Trust
 - 2017 040 (Spring Valley Township) Steven K Lund
- 6. Economic Development
 - A. Information Item: Rock Ready Index Quarterly Report 2
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Community Development
 - A. Action Item: Alteration of Mortgage Request Loan ID 020413I1
 - B. **Action Item:** Review and Recommendation to County Administration/County Board Staff Committee funding for Community Agency Initiative NeighborWorks Blackhawk Region
- 9. Committee Reports

- 10. Directors Report
 - A. FEMA/County Purchased Property Flood 2008 E. Ellendale Rd.
- 11. Adjournment

Future Meetings/Work Sessions

August 24, 2017 (8:00 am) September 14, 2017 (8:00 am) September 28, 2017 (8:00 am) October 12, 2017 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: August 10th, 2017

Land Division Summary:

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

2017 031 (Fulton Township) - Rock River Thresheree

2017 032 (Fulton Township) - Rock River Thresheree

2017 035 (Plymouth Township) – Sylvia M Schmitt Declaration of Trust

2017 040 (Spring Valley Township) – Steven K Lund

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions 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



AGENCY USE ONLY

Application Number: DZO17 O31Received By – Date 6-19-17(MM/DD/YYYY):

PRELIMINARY IMINOR LAND DIVISION – APPLICATION FORM

	48.0	27/2/14		4 1 Jan 1 1 1					A Partie			property (
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.												
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is consi	istent with	Town's Co	mprehensive	Plan –	Future L	.and	l Use Ma	ıp:	***************************************		√ Yes	□No
3. Land division area is	located in	a Farmlan	d Preservation	ı zonin	g district	t cei	rtified by	the Sta	ite of Wis	consir	n: 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:												
5. Land division will require a zoning change:												
		4 Sept	APPLICAN		Mary Art Charles and Art Charles	TIC	W					1772
6. LANDOWNER OR AU				ITATIVI					·		North Control of the	-
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	1 E COX	ROAD		***************************************	City:	E	OGERT	ON	State:	WI	Zip:	53534
b. Name:				-	T	·	***************************************		Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYOR)						***************************************	***************************************					
			CIATES, IN	C	T	Т			Telepho			·
	09 W. MIL	.WAUKE	ESI		City:	JA	NESVII	LLE	State:	WI	Zip:	53548
b. Developer name:					T	1			Telepho	ne:		·
Address:	. I. E	***	*11	***************************************	City:	<u> </u>	······································		State:		Zip:	
8. Identify the individua	ai irom 6. c		wiii serve as th AND DIVISI	NAMES OF TAXABLE PARTY.	CONTRACTOR	MICROSOM PARK	de la contraction de la contra	6a.	6b. 🗸	7a.	7b.	
9. Reason for land divisi	ion: 📝 Sa				344			Refin	anco 🗀	Othe		and a
			FULTON	L.J * ***			neritario esta de la companya del companya de la companya del companya de la comp	1/4 of	SE 1	*************		
10. Land division area lo	ocation:	Section	***************************************	******************************	-				nber(s) -	-	31	
11. Land division area is ☐ Yes ✓ No					pproval	Jur						
12. Land division area is	located ac	ljacent to	(check all that	apply):		***************************************			·····			
13. Landowner's contig		/Town ro		unty hi				e highw	ay <u>L</u> rent zoni		highway	Processor and the second
(Square feet or acre	s): 11		(Square f	eet or	acres): 6	6.5	1	area	a: AG			
16. Number of new/add by land division: 1	ditional lots	created	17. Future zo created					(s) 18.	Future z AG	oning	of paren	t lot:
19. Covenants or restric			on the land div	ision a	rea: [□ Y	res 🛛	No			agen agenda antenega ja is a agenda angla.	
If Yes, identify cover 20. A residential building			in the land di	utelan a			- F71	81		**************		
If Yes, the building u			ite onsite was			Recognized	Yes 🔽 t system		Public sa	nitarv	sewer s	/stem
21. Public improvement be submitted by (mr	constructi	on propos		22. P		pro	vement		ction will			
		CONTROL CONTRO	ANT STATE	THE RESIDENCE OF THE PARTY OF T	SERVICE OF THE PROPERTY OF	and the second	and the second second	DE .				
APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
LANDOWNER/PRIMARY CO	ONTACT SIG	NATURE:	Rul	1	16	<u></u>	4	6	DATE:		***************************************	***************************************

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?			
following information? 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,	IV.I	<u> </u>	
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:	Ø	П	
 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	П	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø	П	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	П		
(1) Buildings:		V	NONE
(2) Streets, alleys, and public ways:	Ø		
(3) Driveways:		V	NONE
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	<u> </u>	4	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	П	Ø	NONE
(7) Any other public utilities:			NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>	Z	NONE
(9) Vegetative land cover type:	니닐	<u> </u>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>	<u> </u>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:		M	A Left A Left
(13) Drainageways:	H	V	NONE NONE
(14) Detention or retention areas:	H	Z	NONE
(15) Cemeteries:	H	HZ-	NONE
(16) Bridges/culverts:	H	N V	NONE
(17) Rock outcroppings:	-	Image: Control of the	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
 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: 	П	Ø	NONE
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
 Any other information required by the Agency: 		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	团	П	A SALAMAN SALA
Has the map been prepared by a land surveyor licensed in Wisconsin?	[7]		
		LJ	
4. Have you provided all required application form information and has the required party signed this application form?	Ø	口	
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?	Ø		

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

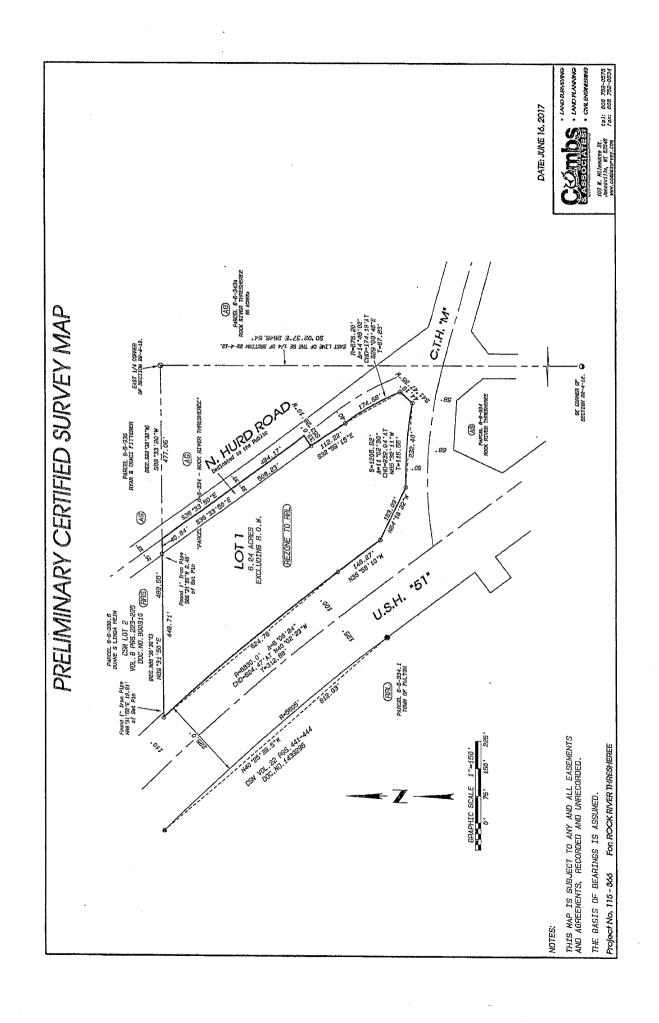
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

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Page 2 of 2



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



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

·	
AGENCY REVIEW	
L. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes ✓ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 📝 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
1. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes VNo
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 until	
	ii aii tiiissiiig
information has been supplied by the applicant.	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
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:	L
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	p
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	<u></u>
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
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:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	
(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:	
 Preliminary concept for collecting and discharging stormwater in the land division area: 	

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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:	Ц
7d. All required application form information and required party's signature on the application form:	Ш
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	П
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: Yes No	
If you answered No , the application must be provided to other reviewing parties before completing any f	urtner 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):	
1. 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 on Lots 1 until acc	ceptable
3. means of wastewater disposal is approved by the necessary governmental agencies	3."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
1 mol	
AGENCY SIGNATURE: 7/27/17	
Addition Signature.	and the second s
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. See email from Town Clark in file. No conditi	ens
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TOWN SIGNATURE.	
TITLE:	Karatan ayar karangan k
\cdot	

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 COI	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 necessity	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

	TV DECCE AN AERICATION
	CYRECOMMENDATION
11. If you answered Approve With Conditions to 10	
	ong N Hurd Rd at the discretion of the Town of Fulton.
	n the remaining parent parcel (6-6-334) which states it may not
	43a until such time that a CSM is approved.
6. The CSM shall show "no-access" alo	The state of the s
And the second s	approved by the Agency one year after preliminary approval.
	orded with the Rock Co. Register of Deeds within 6 months of their last approval
9.	
10.	
dedicated right of way). The parent parcel (6-6-343) is currently and approved by the Town of Fulton to create the new lot. The parent parcel is deeded with lands to the east, which are no land is in two different Sections. The Real Property Lister is ther whole (both parcels) referenced parcel numbers rather than a prother remaining portion of the parent parcel (consisting of approxing the sold separate from parcel 6-6-343a (as described in the o	g 11 acre parcel in Fulton Township, which will include approximately 6.24 acres (plus zoned Agriculture General (AG) by the Town of Fulton, therefore a rezone was requested w part of tax parcel 6-6-343a. These two separate parcels were created because the efore required to create separate tax parcels. Over time, the deed to the property as a oper legal description. Considering the applicant has not provided a preliminary CSM for nately 4 acres) it is recommended that deed restriction be placed on the land that it may riginal deed) until a CSM is review and approved by all necessary approving bodies. le" lot, without proper review, simply based on a tax parcel boundary dictated by a
72	TOWN ACTION
14. If you answered Approve With Conditions to 13	., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
15. Town action rationale and findings of fact:	
the second secon	
	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:	

Page 2a of 2

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

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



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

PRELIMIN	7. W. L.	W. 34		1777 15)/*	//V	- /-	li li l	. 10/41	ΠA	Willia.	KW
**PLEASI	DO NOT CO	MPLETE T	HIS APPLICATI	ION FORM	UNT	IL, YO	AH UC	/E REAL	THE RO	ск со	UNTY	
PRELIMINARY												
OF THIS FORM A		***************************************		*******************	-	*******			***************************************			
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:									TOTAL STREET			
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:												
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No												
If you answered You							- d 0					
4. Land division mee	is rown base	rami irac	it and any othe	ет аррисар	ue ra	IIIIId	na Pre	servauc	in zoning	CISTR	at require	yerespency
5. Land division will	require a zon	ing change	21	***************************************		-				ii kalii kanguranagaana	Ye	. ✓ No
			APPLICAN	TINFOR	MA	TIO						
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	ITATIVE								2 10 22 4 1 2 2 1
a. Name:	ROCK RIV	ER THRE	ESHEREE						Telepho	ne:		
Address:	51 E COX	ROAD		Ċi	ty:	ED	GERT	ON	State:	WI	Zip:	53534
b. Name:					numular-onevening				Telepho	ne:		
Address:		***************************************		C1	ty:		***************************************	***************************************	State:		Zìp:	
7. AGENT (SURVEYO	<u> </u>	***************************************					······································	***************	T	-	T	
a. Surveyor name:	****		CIATES, IN	C		r		······································	Telepho	ne:	<u></u>	T.
Address:	109 W. MIL	.WAUKE	E ST	Ci	ty:	JAN	VESVI	LLE	State:	WI	Zip:	53548
b. Developer name:			······································						Telepho	ne:		T
Address:				l Ci	ty:				State:	1	Zip:	
	4 10 0		444			L	power.		<u> </u>	7		
8. Identify the indivi	dual from 6.	CONTRACTOR OF THE PROPERTY OF	Matter than the second second section of the second		cont			6a. [6b. ✓	7a.	<u></u> 7ъ.	
		one et a	AND DIVISI	ON INFO	cont IRM	ΑTI	ON					
9. Reason for land di	vision: 🔽 Sa	le/owner	AND DIVISI		cont IRM	ΑTI	OI\\ tion	6a. [Reffi 1/4 of	nance [Oth		
9. Reason for land di	vision: 🔽 Sa	le/owner	AND DIVISI ship transfer FULTON	ON INFO	cont IRM	A II	ON tion SW] Refii 1/4 of	nance SW 1] Oth /4	ier:	
 Reason for land division are Land division are 	vision: 🔽 Sa a location: a is located w	le/owners Town of Section	AND DIVISI ship transfer FULTON 23 Extra-Territoria	ON INFO	cont RW consc	ATI olida	ON tion SW Tax pa	Refii 1/4 of rcel nur	nance SW 1	Oth /4 6-6-3	er: 343A	
9. Reason for land din 10. Land division are 11. Land division are ☐ Yes ☑ No	vision:	le/owners Town of Section within the Elidentify:	AND DIVISI ship transfer FULTON 23 Extra-Territoria City(s)/Villa	ON INFO	cont RW consc	ATI olida	ON tion SW Tax pa	Refii 1/4 of rcel nur	nance SW 1	Oth /4 6-6-3	er: 343A	
9. Reason for land din 10. Land division are 11. Land division are ☐ Yes ☑ No	vision:	Town of Section ://ithin the Eldentify:	AND DIVISI ship transfer FULTON 23 extra-Territoria City(s)/Villa (check all that	ON INFO	cont)RIV consc roval	IATI olida 	ON tion SW Tax pa sdiction	Refii 1/4 of rcel nur	nance SW 1 nber(s) -	Oth /4 6-6-3 Lity(s),	aer: 843A /Village:	V
9. Reason for land division are 11. Land division are Yes No 12. Land division are	vision: Sa a location: a is located w If Yes, a is located a Loca tiguous propi	Town of Section vithin the E identify: djacent to I/Town ro	AND DIVISI ship transfer FULTON 23 Extra-Territoria City(s)/Villa (check all that ad	on INFO	control RIV	IATI ollida 	ON tion SW Tax pa sdiction	Refir 1/4 of rcel nur n (ETJ) A	SW 1 nance SW 1 nber(s) - area of a 0 vay [rrent zon	Oth /4 6-6-3 City(s),	ner: 843A /Village:	
9. Reason for land division are 11. Land division are Yes No 12. Land division are (Square feet or a	vision: Sa a location: a is located w	Town of Section within the Eldentify: djacent to I/Town roerty area	AND DIVISI ship transfer FULTON 23 Extra-Territoria City(s)/Villa (check all that ad	el Plat App ge of t apply): unty high ision area feet or acre	conti)RIV consc roval	IATI ollida Juris	ON tion SW Tax pa sdiction	Refin 1/4 of rcel nur n (ETJ) A te highv	sw 1 nber(s) - area of a C vay [rrent zon a; AG] Oth /4 6-6-3 City(s), ✓] U.S	er: 843A /Village: 6. highwa	sion
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REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the		П	
following information?		-	
a. Location of the land division area by section, township, and range:			
 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: 	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	П	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section 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:		П	
(1) Buildings:		Ø	NONE
(2) Streets, alleys, and public ways:		Ш	
(3) Driveways:	Щ.	Ø	NONE
(4) Rail lines:	 - - - - - - - - 	Ø	NONE
(5) Private water wells or water supply systems:	<u> </u>	Ø	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		Ø	NONE
(7) Any other public utilities:	\vdash_{\Box}	П	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	十一	团	NONE
(9) Vegetative land cover type:	H	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	一一	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	7	Ħ	
(12) Surface water features:		团	NONE
(13) Drainageways:		Ø	NONE
(14) Detention or retention areas:		\square	NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		V	NONE
 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	NONE
 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	NONE
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
l. Any other information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?	171	-	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		닏ᆜ	
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	ra	-	
copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?		Ш	

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

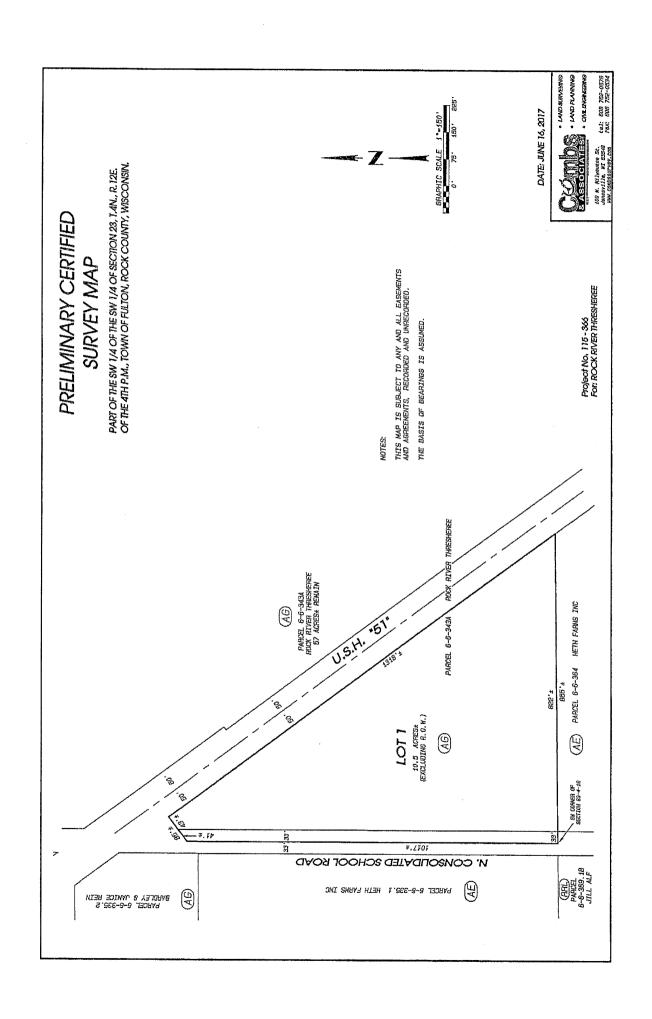
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



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



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" Application Number:	
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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) offi	cials
	✓ Yes	□No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	√ Yes [No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🗸	No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	egulremer	nt:
	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:		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	i ali missir	ıg
Information has been supplied by the applicant.	Missi	4467
	Informa	
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the		elling Autor 1988
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	r-1	*******
corner, in the land division area:	니	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	·	
or PROPOSED, in the land division area:	l L	
(1) Buildings:	m	
(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:		
(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:		,
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
k. Scale, north arrow, and date of creation:		information∌ □
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 page	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 a		
7e. A hard copy of the application form and the map, an electronic copy of the map with the Agency's Geographic Information System (GIS), and application fee:	In a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		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 f	ırther sections
of this form.		
AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions	Прет	
10. Agency recommendation: Approve Approve With Conditions 11. If you answered Approve With Conditions to 10., list conditions (Use additional states)		
1. Utility easement(s) shall be placed on lots as requested by utility con		
2. Note on Final CSM: "No buildings which produce wastewater are allo		
 means of wastewater disposal is approved by the necessary go 		."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) i	if necessary):	
$//m\rho$	7/00/47	
AGENCY SIGNATURE:	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den	٧	
14. If you answered Approve With Conditions to 13., list conditions (Use additional s		
1,		-
2. See email from the Town Clerk in the file. Approved with no Conditio	ns by the Town	
3,	***************************************	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE:	DATE:7/11/17	
TITLE:		
IIILE;		

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 CO	MIMITTEE ACTION
16.	Committee action: Approve Approve With Conditions	Deny
17.	If you answered Approve With Conditions to 16., list conditions (Use additional	I sheet (2a) if necessary):
	1,	
	2.	
	3.	
18.	Committee action rationale and findings of fact (Use additional sheet (2a) if need	essary):
COI	MMITTEE SIGNATURE:	DATE:
TIT	LE: <u>Chair Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Dedicate 33' half road right of way along N Consolidated School Rd at the discretion of the Town of Fulton,
4. The CSM shall show "no-access" along USH 51.
5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 68 acre parcel in Fulton Township, which will include approximately 10.5 acres excluding dedicated right of way. The parent parcel is currently zoned Agriculture General (AG) by the Town of Fulton, therefore no rezone will be required because the new lot meets the minimum lot size for that District.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3,
4,
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8,
9.
10.
15. Town action rationale and findings of fact:
DOCK COLLAND DI ANAMACI AND DEVELOPS SENT COLAS SITTEE ACTION
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:
AND COMMITTEE ACTION AND MININGS OF TACK

ROCK COUNTY PLANNING, ECONOMIC & COMMUNICEIVED
DEVELOPMENT AGENCY
51 SQUITH MAIN CTORET 51 SOUTH MAIN STREET

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

JANESVILLE, WI 53545



AGENCY USE ONLY

Application Number: LD2017 035

Received By – Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.													
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:													
2. Land division is co	Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No												
3. Land division area	is located in	a Farmlan	d Preserva	ition zoning	g distric	certi	fled by the Sta	te of Wi	sconsi	n: Yes	□No		
If you answered Yes, proceed to 4. If you answered No, proceed to 5.													
1. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No													
5. Land division will require a zoning change:													
APPLICANT INFORMATION													
6. LANDOWNER OR	·												
a. Name:	SYLVIA M	SCHMIT	T DECLA	RATION	OF TR	UST		Telepho	one:	<u> </u>	1		
Address:	1200 N SC	HOENBE	ECK RD		City:	PROS	SPECT HEIGHTS	State:	<u> IL</u>	Zip:	60070		
b. Name:						·		Teleph	one:				
Address:					City:			State:		Zip:			
7. AGENT (SURVEYO	R AND DEVEL	OPER)							***************************************	-			
a. Surveyor name:	COMBS &	ASSOCIA	ATES, IN	C				Teleph	one:	752-05	75		
Address:	109 W. MIL	109 W. MILWAUKEE STREET City: JANESVILLE State: V					WI	Zip:	53548				
b. Developer name:							:	Teleph	one:				
Address:		*: 			City:			State:		Zip:			
8. Identify the indivi	dual from 6.	or 7. that \	will serve a	s the prim	ary con	act:	☐ 6a. ☐]6b. [7 7a.	☐ 7b.			
		L	AND DI	/ISION IN	IFORI\	IATI	ON						
9. Reason for land di	vision: 🔽 Sa	le/owner:	ship trans	fer 🔲 Fai	rm cons	olida	tion 🗌 Refii	nance [Oth	ier:			
10. Land division are	a location:	Town of	PLYMO	JTH			NE&NW 1/4 of	SE 1	1/4				
LO. Land division are	a location.	Section	34			<u> </u>	Tax parcel nur	nber(s) -	6-15	-333			
11. Land division are ☐ Yes ☑ No		ithin the E identify:		torial Plat A Village of	Approva	l Juris	diction (ETJ) A	rea of a	City(s)	/Village:			
12. Land division are			-				****						
13. Landowner's cor		I/Town ro	and the same of th	County hi		***************************************	✓ State highv			<mark>8. highwa</mark> land divi			
 Landowner's cor (Square feet or a 			14. Land	are feet or	acres):	15 N		a: A-1	iiiig Oi	iana aivi	31011		
16. Number of new/								. Future	zonin	g of parer	nt lot:		
by land division:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			ted by land		n: A-2		A-1					
19. Covenants or restrictions will be placed on the land division area: 🔲 Yes 🗸 No													
If Yes, Identify co				nd division	area.	[7] v	es DNo				******		
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 improvem						************************	ement constr	uction wi	ll begi	n on			
be submitted by (mm/dd/yyyy); NONE (mm/dd/yyyy);													
	Same suppose	APPLI	CANT ST	ATEMEN	TANE	SIG	NATURE		ered the				
APPLICANT STATEMENT AND SIGNATURE , as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said focuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible or me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.													
LANDOWNER/PRIMAR	Y CONTACT SI	SNATURE:	R.	U j	1 6		6_	DATE:	5/	29/1	7		

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	Ø		
b. Approximate location and dimension of all EXISTING streets and property lines,	<u> </u>		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø	П	
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:	Ø	П	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	V		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø	П	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section 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:	<u>V</u>	ᆜ	
(2) Streets, alleys, and public ways: (3) Driveways:	Z	ᆜ	
(4) Rail lines:	V	片	NONE
(5) Private water wells or water supply systems:	7		NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	7	П	BLDGS, HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ħ	V	NONE PROPOSED
(9) Vegetative land cover type:	Ø	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	7		
(12) Surface water features:		Ø	NONE
(13) Drainageways:	V		
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		Ø	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	П	Ø	NONE
 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	NONE
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
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	1		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?	Ø	П	
 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? 	Ø	П	

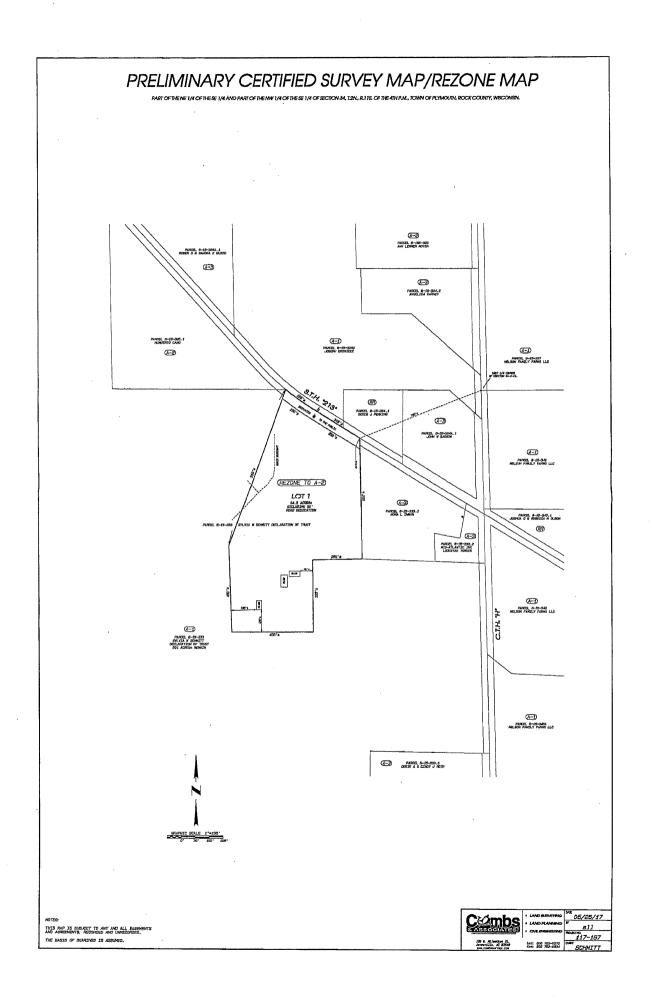
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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

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

REVISED 12/2011

Page 2 of 2



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



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

A CENTON DEL VENT	<u> </u>
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	
	✓ Yes No
and the second s	✓ Yes No
 Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5. 	Yes No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	agulramanti
4. Land division meets fown base rann fract and any other applicable ranniand Preservation zoning district r	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rack 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	7a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt information has been supplied by the applicant.	
	Missing
To A STATE OF STREET OF ST	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:	Ц
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	proset
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	П
or PROPOSED, in the land division area:	L-I
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> </u>
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(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) 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:	
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:	r
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

Review

REVISED 12/2011

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:									
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	, , , , , ,								
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 for	urther 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):									
Utility easement(s) shall be placed on lots as requested by utility companies.									
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	n at the time of								
3. this survey. However soils 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) if necessary):									
AGENCY SIGNATURE:									
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. No conditions									
3,									
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):									
TOWN SIGNATURE: DATE:	,								
TITLE:									

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

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

JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT 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 necessity	essary):
	'
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
4. The parent parcel is currently Zoned A1 by the Town of Plymouth. Based on the proposed size of Lot 1, a rezone is required.
5. Dedicate 50 foot half road right of way to the public as proposed on Preliminary CSM.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval,
7, CSM's subject to local approval shall be recorded with the Rock Co, Register of Deeds within 6 months of their last approval.
8,
9,
10,
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 195 acre parcel in Plymouth Township, which will include approximately 14 acres (excluding right-of-way with an existing residence, buildings and crop land. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Plymouth and the future land use for the parcel is Agriculture. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for the new lot requires a rezone, therefore a proposed change to the Town's Agricultural Three (A2) District is being considered by the Town. The minimum lot size in the A2 District is 10 acres. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District, where applicable.
TOMAN ACTION
TOWN ACTION 14. If you answered Approve With Conditions to 13., list conditions:
3.
4,
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8,
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3,
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9,
10. 18. Committee action rationale and findings of fact:
Lo, Committee action rationale and injumes of fact.

Page 2a of 2

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

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



AGENCY USE ONLY

... Application Number:

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US							Received By (MM/DD/YY	YY):	7-11	-11			
PRELIMIN	ARY IV	IINOI	R LAND	DIV	/ISIC	DΛ	/ – APP	LICAT	ilo	N FO	RM		
PRELIMINARY	MINOR LAN	D DIVISIO		ON FOR	M INFO	RM	ATION. PLEA	SE COMPL	ETE B	OTH PAGE	S //.**		
	PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM. 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan – F	uture L	and	l Use Map:			✓ Yes	□ No		
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Version No If you answered Yes, proceed to 4. If you answered No, proceed to 5.													
4. Land division mee	4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: V Yes No												
5. Land division will	require a zor	ing chang	e: APPLICAN	TINFO	DRMA	TIC)N			✓ Yes	□ No		
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	NTATIVE					instruction set				
a. Name:	Steven K.	Lund						Telepho	one:	608-75°	1-4406		
Address:	826 S. Toll	efson Ro			City:	Bro	odhead	State:	WI	Zip:	53520		
b. Name:	Joel Heder	man - Firs	st Weber					Telepho	one:	608-558	3-0576		
Address:	1500 10th	St			City:	Мс	onroe	State:	WI	Zip:	53566		
7. AGENT (SURVEYOR AND DEVELOPER)													
a. Surveyor name:	Robert Tal	Robert Talarczyk Telephone: 608-527-5216							7-5216				
Address:	W5105 Ku	bly Rd			City:	Ne	w Glarus	State:	WI	Zip:	53574		
b. Developer name:								Telepho	one:				
Address:			***************************************		City:			State:	T	Zip:			
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	ie prima	ry cont	act:	☐ 6a.	☐ 6b. 🔻	7a.	7b.			
	100000000000000000000000000000000000000		AND DIVISI	ON IN	FORM	IAT	JON .	10000					
9. Reason for land di	vision: 🗹 Sa	ile/owner	ship transfer	☐ Far	m cons	olid	ation 🗌 Re	finance 🗌	Oth	ner:			
10. Land division are	a location:	Town of	Spring Valle	у	•		SE, NE 1/4	of NE 1	/4				
ave carry division are	a location.	Section	2				Tax parcel n	parcel number(s) - 1001 & 1011					
11. Land division are Yes No	if Yes,	identify:	City(s)/Villa	ge of		Jur	isdiction (ETJ)	Area of a (City(s)	/Village:			
12. Land division are		•	(check all that ad Co				State hig	hway	T u.s	S. highway			
13. Landowner's con						************		Current zon					
(Square feet or a			(Square t	feet or a	acres):	2.05		irea: A1		-			
by land division:	5. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: A3 A1												
19. Covenants or res				ision ar	ea:	□ '	Yes 📝 No						
If Yes, identify covenants or restrictions:													
	10. A residential building is currently located in the land division area:												
21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on													
be submitted by	be submitted by (mm/dd/yyyy): (mm/dd/yyyy):												
er er Barosannen		APPLI	CANT STATE	EMEN	ΓAND	SIC	GNATURE			1000			
APPLICANT STATEMENT AND SIGNATURE , as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.													
LANDOWNER/PRIMAR			Tober.		Va	la	Wester 1	DATE:		7/06/2017			

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø	П	
a. Location of the land division area by section, township, and range:	1	П	The state of the s
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:	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:	Ø		
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:	☑		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	V	口	
(1) Buildings:	✓	H	
(2) Streets, alleys, and public ways:	<u>V</u>	H	
(3) Driveways: (4) Rail lines:	7	H	
(4) Rail lines: (5) Private water wells or water supply systems:	7	Ħ	
(6) Private onsite wastewater treatment systems or public sanitary sewer	Ø		
systems:	Ø	П	
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	\overline{Z}	Ħ	
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	H	H	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		H	
(11) Productive agricultural soils, cultural resources, and woodlands:	7		
(12) Surface water features:	Ø		
(13) Drainageways:	V		
(14) Detention or retention areas:	V		
(15) Cemeteries:			
(16) Bridges/culverts:	Ø		
(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:			N/A
 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: 		П	N/A
j. Preliminary concept for collecting and discharging stormwater, in the land division area:			N/A
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		I	
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		
Has the map been prepared by a land surveyor licensed in Wisconsin?	V	$I\Box$	
Have you provided all required application form information and has the required		1	
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?	Ø		
copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			

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

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

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

JANESVILLE, WI 53545

REVISED 12/2011

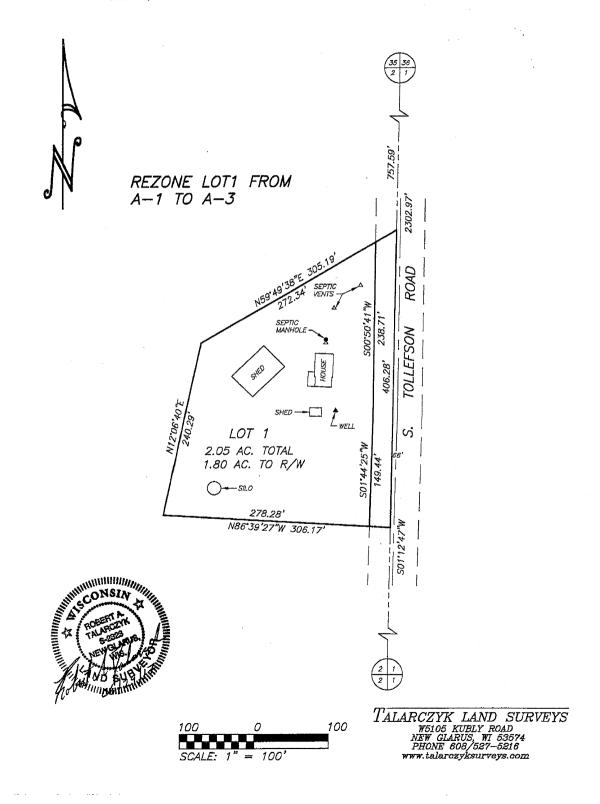
Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP NO. ____

That part of the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 2, Town 2 North, Range 10 East, Town of Spring Valley, Rock County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 2; thence S01'12'47"W along the East line of Section 2, 757.59' to the point of beginning; thence S01'12'47"W, 406.28'; thence N86'39'27"W, 306.17'; thence N12'06'40"E, 240.29'; thence N59'49'38"E, 305.19' to the point of beginning; subject to a public road right—of—way as shown and to any and all easements of record.

June 29, 2017



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

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



1.	
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11	LD2017 040 Lund !
Application Number:	í
II Application Training II	·
11	!

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
•	✓ 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: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ 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.	
	Missing
	/ Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	
land division area and containing all of the following information:	
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),	r 1
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:	L.
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:	r
(2) Streets, alleys, and public ways:	
(3) Driveways:	H
(4) Rail lines;	
(5) Private water wells or water supply systems:	H
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	i i i
(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:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	hamin
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 treatment and disposal of sewage, in the land 	
division area:	4
Preliminary concept for collecting and discharging stormwater in the land division area:	П

REVISED 12/2011

	AGENCY REVIEW	fig.
		Missing
	k. Scale, north arrow, and date of creation:	Information:
	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:	
	Map prepared by a land surveyor licensed in Wisconsin:	
	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
	Preliminary minor land division application has been provided to other reviewing parties for review and co	omment, 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 f	urther sections
	of this form.	
	AGENCY RECOMMENDATION	,
	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. Utility easement(s) shall be placed on lots as requested by utility companies.	
	2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	m at the time of
	3. this survey. However soils on the lot may be restrictive to the replacement of the ex	isting system."
12,	Agency recommendation rations and findings of fact (Use additional sheet (2a) if necessary):	
		, ,
ΔG	ENCY SIGNATURE: DATE: THE	- 7/27/17
7.0		
TIT		
	Economic & Community Development Agency	
	TOWN ACTION	
	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. Property go to the center of the road	
	2,	
	3,	
15,	Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	÷
то	WN SIGNATURE: Signed by Town Clerk DATE: 7/24/17	
TIT	LE;	

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 W	ith Conditions		Deny		
17.	If you answered Approve V	Vith Conditions	to 16. , list condi	tions (Use addit	lonal sl	heet (2a) If necessary):		
	1,							
	2,							
	3,							
18.	18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):							
COMMITTEE SIGNATURE:						DATE:		
TIT	LE: Chair	– Rock County Pl	anning & Devel	opment Commit	tee			

AGENCY RECOMMENDATION	
11. If you answered Approve With Conditions to 10., list conditions:	
3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.	
4. The parent parcel is currently Zoned A1 by the Town of Spring Valley, Based on the proposed size of Lot 1, a rezone is requ	ılred.
5. The Town of Spring Valley granted approval indicating that property line shall go to the center of the road (no dedication requ	lred)
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.	
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last appr	oval.
8.	
9,	
10,	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates one new lot from an existing 75 acre parcel in Spring Valley Township, which will include approximately 2.0 acres with an existing residence and buildings. The parent parcel is currently zoned Exclusive Agricultural (A1) to the Town of Spring Valley and the future land use for the parcel is Agriculture. The A1 District is certified by DATCP for the Farmian Preservation Program. The proposed lot size for the new lot requires a rezone, therefore a proposed change to the Town's Agricult Three (A3) District is being considered by the Town. The minimum lot size in the A3 District is 1 acre. Upon reviewing such a require Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservati District, where applicable.	d ural əst,
TOWN ACTION	
14. If you answered Approve With Conditions to 13., list conditions:	
3,	
4,	
5.	***************************************
6.	
7.	
8.	
9,	, ,,,,,
10.	
15. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17. If you answered Approve With Conditions to 16., list conditions:	
3.	
4.	
5,	
6.	
7.	
8.	
9,	
10.	
18. Committee action rationale and findings of fact:	
- Service and on Lational and Thinnings of Mach	

Rock County

COMMITTEE REVIEW REPORT

07/27/2017

FOR THE MONTH OF JULY 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL				
		P1700226	07/20/2017	BELOIT DAILY NEWS	75.16
		P1702052	07/20/2017	EVANSVILLE REVIEW LTD	59.50
		P1702085	07/27/2017	HOMETOWN NEWS LIMITED	35.89
		P1702086	07/27/2017	JANESVILLE GAZETTE INC	117.53
				PLANNING PROG TOTAL	288.08
64-6451-0000-64904	SUNDRY EXPENSE				
		P1700249	07/06/2017	LANGE ENTERPRISES INC	688.50
	NO CONTROL OF THE PROPERTY OF		e de la companya del companya de la companya del companya de la co	ADDRESS SIGNS PROG TOTAL	688.50
I have reviewed the	preceding payments	s in the tota	ıl \$97	6.58	
Date:		Dej	pt	-	The state of the s
		Committe	e		No. of the last of