

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, OCTOBER 8, 2015 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

#### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday, September 24, 2015
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing for Shoreland Conditional Use Permit Wisconsin Power & Light Company
  - B. **Action Item:** Review & Approval Shoreland Conditional Use Permit Wisconsin Power & Light
  - C. **Action Item:** Request for Removal of Land Division Conservation Easement from Lot 16, Conifer Hills Third Addition (Union Township) Kraus
  - D. Action Item: Preliminary Land Division Approval
    - LD2015 047 (Milton Township) Schmidt Tabled from September 24, 2015
    - LD2015 045 (Janesville Township) Schneider
    - LD2015 049 (Plymouth Township) Abrahamson
    - LD2015 054 (Milton Township) Rogers
    - LD2015 058 (Rock Township) Hazeltine
    - LD2015 059 (Lima Township) Marzahl
- 6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 7. Committee Reports
- 8. Adjournment

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

October 22, 2015 (8:00 am) November 12, 2015 (8:00 am) 2<sup>nd</sup> November Mtg. (TBD) December 10, 2015 (8:00 am) 2<sup>nd</sup> December Mtg. (TBD)



# ROCK COUNTY GOVERNMENT

Planning & Development Agency

# <u>INTEROFFICE MEMORANDUM</u>

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2015 005 – Wisconsin Power & Light

DATE: September 29, 2015

### **Summary:**

Rock County P&D Staff has received a request from Wisconsin Power & Light Company for a Shoreland Conditional Use Permit (CUP) for activities associated with the demolition of the Rock River Generating Station adjacent to the Rock River (more commonly known as 827 W. Beloit – Rock Townline Rd.).

During demolition it is possible cranes and lighting may be used that potentially affect air traffic at the Southern Wisconsin Regional Airport. Typically, the airport tower will be notified of daily crane disposition and cranes are lowered at night.

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

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2015 005 with the following conditions:

- 1. Erosion control measures shall follow Best Management Practices.
- 2. If cranes are used in the demolition process shall be lighted/marked, lowered at night and the Southern Wisconsin Regional Airport shall be notified daily of their positioning and use.
- 3. FAA circular 74-60-1 notice of proposed activity must be filed and reviewed prior to commencing work.
- 4. This permit expires one year from the date of Committee approval, however, all earthworks and grading creating disturbed areas must be seeded or otherwise stabilize prior to October 31, 2015 to over Winter so there is no runoff issues in the Spring.



September 22, 2015

## LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Wisconsin Power and Light Company for a Conditional Use Permit for activities associated with the demolition of the Rock River Generating Station. This request is being made in compliance with Section 4.208(2)(A) of the County Shoreland Zoning Ordinance.

The properties are located in parts of Sections 1 and 2 of Beloit Township. More commonly know as 827 W. Beloit-Rock Townline Rd.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, October 8, 2015.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Colin Byrnes
Acting Director of Planning, Economic & Community Development

LG2015019 Wisconsin Power & Light

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



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# SHORELAND CONDITIONAL USE PERMIT APPLICATION

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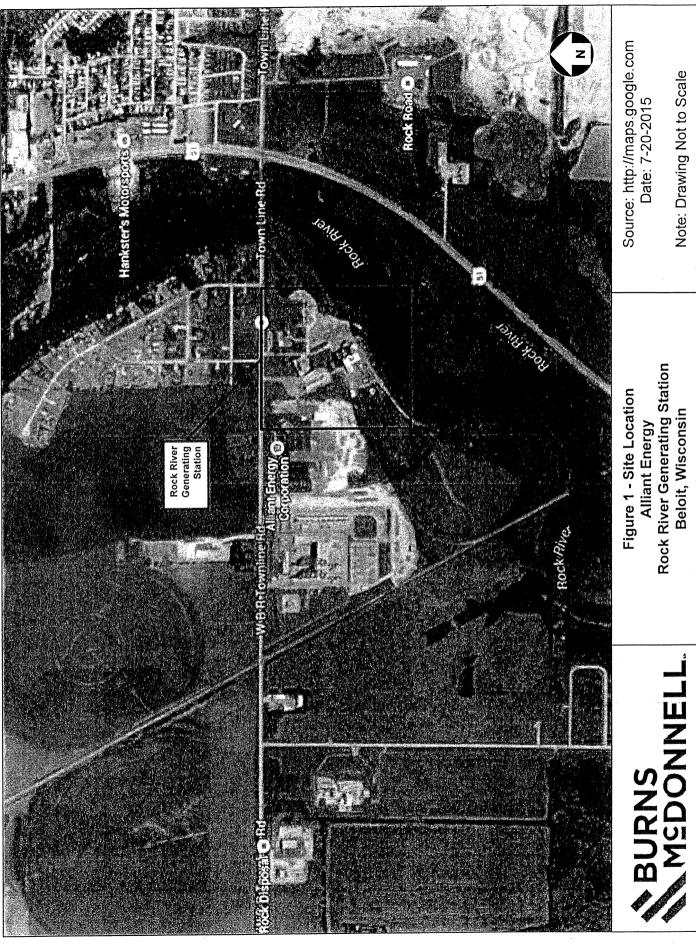


Figure 1 - Site Location Alliant Energy Rock River Generating Station Beloit, Wisconsin

Note: Drawing Not to Scale



Alliant Energy 4902 North Biltmore Lane P.O. Box 77007 Madison, WI 53707-1007

1-800-ALLIANT (1-800-255-4268) alliantenergy.com

September 16, 2015

Colin Byrnes
Rock County Planning, Economic & Community Development Agency
Rock County Courthouse
East Wing, Room 266
51 South Main St.
Janesville, WI 53545

Subject:

**Shoreland Conditional Use Permit Application Rock River Generating Station Demolition** 

Mr. Byrnes:

On behalf of Wisconsin Power and Light Company (WPL), Alliant Energy is providing the enclosed Shoreland Conditional Use Permit Application, prepared by Burns & McDonnell, for activities associated with the demolition of the Rock River Generating Station.

Please call me at (608) 458-0446, with any questions regarding the enclosed application.

Sincerely,

Jill Stevens

Manager - Environmental Services Alliant Energy Corporate Services, Inc.

Enclosures

Cc: Abdul Abdi – Wisconsin Power and Light Co.

Colin Beveridge - Wisconsin Power and Light Co.

Jeff Pope – Burns & McDonnell



September 16, 2015

Mr. Colin Byrnes
Rock County
Planning, Economic & Community Development Agency
51 South Main Street, Room 266
Janesville, WI 53545

Re: Conditional Use Permit Application

Rock River Generating Station Demolition & Remediation Project

Dear Mr. Byrnes:

This Conditional Use Permit Application pertains to the Wisconsin Power & Light (WPL), Rock River Generating Station Demolition & Remediation Project and Cooling Water System Modifications Project. Project Site is located at 935 WBR Townline Road, Beloit, WI 53511 (see Site Location Map – Figure 1).

The proposed work consists of limited excavation of impacted soil; asbestos abatement; decommissioning, and demolition of all machinery, associated auxiliary plant, yard equipment, and structures associated with the Rock River Generating Station located at the Project Site; and required final site restoration necessary to leave the Project Site in a properly graded condition. Drawing D001 depicts the existing site conditions and the demolition activities planned for the site. As part of the demolition project, there are some areas identified for removal of coal ash and impacted soils. These excavation areas are shown on Drawings CE001 and CE002. Once the demolition and excavation activities are completed, the site will be returned roughly existing grades with the addition of a ditch to allow storm water to drain towards the former coal yard area as shown in Drawings CS100 and CS200.

The proposed work also includes modifications to the site cooling water system (currently in the buildings to be demolished) in order to keep remaining equipment in other areas of the site functional following the demolition of the Rock River Generating Station. There will be excavation associated with the installation of 8-inch cooling water lines and electrical conduit as shown on Drawing C001 and C002. Once the cooling water modifications are completed, the pipe and conduit trenches will be backfilled with stone to existing grade.



Mr. Colin Byrnes Planning, Economic & Community Development Agency September 16, 2015 Page 2

Burns & McDonnell is submitting this information on behalf of WPL for the Rock River Generating Station Demolition & Remediation Project. If you have any questions or need any additional information, please contact Burns & McDonnell Project Manager Jeff Pope at 630-724-3328.

Sincerely

Jeffery L. Pope, PE Manager, Facility Decommissioning & Demolition Services

Attachments: Condition Use Permit Application Form

Site Location Map – Figure 1

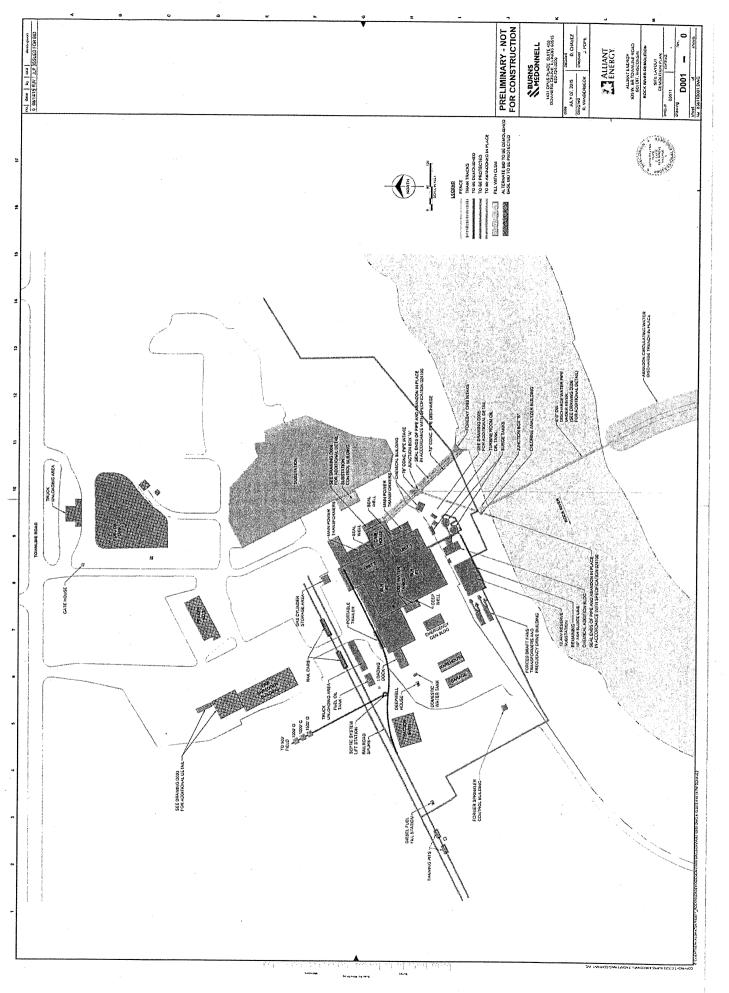
Existing Conditions – Drawing D001

Excavation Plans - Drawings CE001, CE002, C001, C002

Proposed Finished Grades – Drawing CS100, CS200

Site Civil Details – Drawings CD501, CD502

cc: Jill Stevens – Alliant Energy (WPL)





# ROCK COUNTY GOVERNMENT

# Planning & Development Agency <u>MEMORANDUM</u>

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Request for removal of Conservation Easement for Steep Slopes on Lot 16, Conifer Hills Third

Addition (Union Township)

**DATE:** September 29, 2015

#### **Summary:**

A portion of Lot 16 of the Conifer Hills Third Addition subdivision were designated as a Conservation Easement (CE). This was a condition of plat approval by the Rock County Planning and Development Committee. Text describing the CE and development parameters are including on the face of the plat. The party requesting the removal is the current owner of the lot. A site plan has been submitted to the Town of Union for review indicating a portion of a proposed single-family residential structure within the CE (swimming pool and surrounding deck).

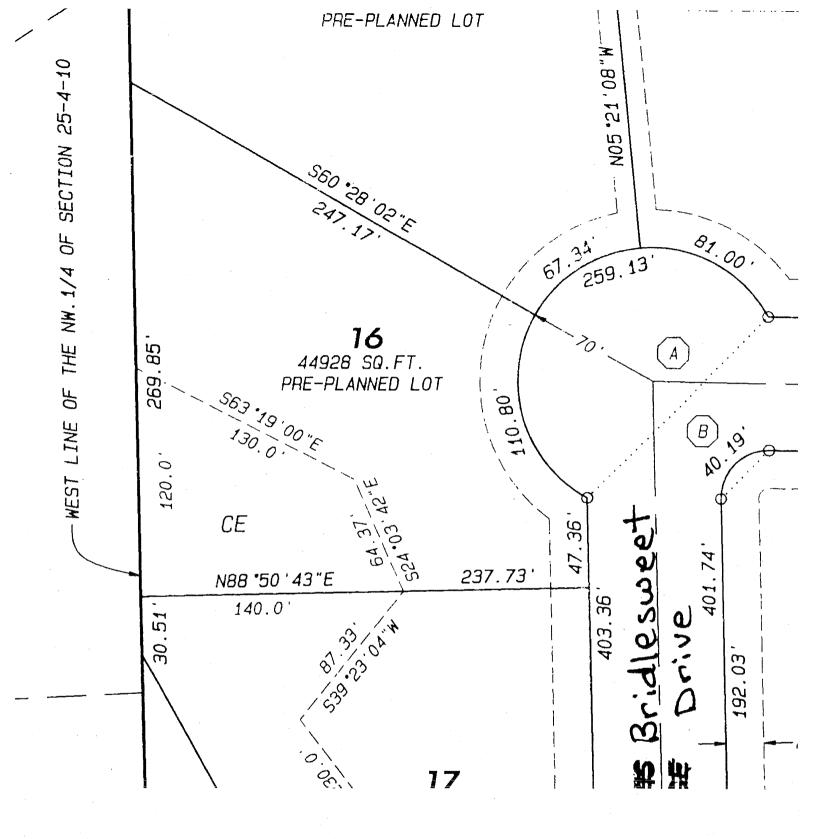
Subsequent to the updating of the Rock County Land Division Regulations, Rock County does not issue building permits in the Town of Union unless adjacent to a County Highway or within the Shoreland/Floodplain Zoning District. Therefore, management of development is a joint venture between the Town of Union and Rock County.

Current topographic information (2010) based upon Laser Imaging, Detection and Ranging (LIDAR) indicates an area of >20% slope for a portion of the proposed pool and deck. So, there is a potential for drainage issues and steep slope erosion. There are a number of alternatives to managing development in this situation:

- Remove the proposed pool/deck structure from the CE completely and submit a Building Permit Application to the Town of Union for review.
- Amend the CE boundary to exclude the proposed pool/deck structure. The property owner submits new CE boundary for recording to Register of Deeds Rock County and the property owner submits engineering solutions for erosion and stormwater impacts for review Town of Union.

# Recommendation or Action:

Staff recommends the Committee consider input from the Town of Union. If their review indicates the means to alleviate impacts is best served by no construction in the CE area then the request to remove should be denied. If an acceptable engineered design mitigates impacts, then the CE can be removed or amended depending upon those results via an Affidavit.



#### CONSERVATION EASEMENT

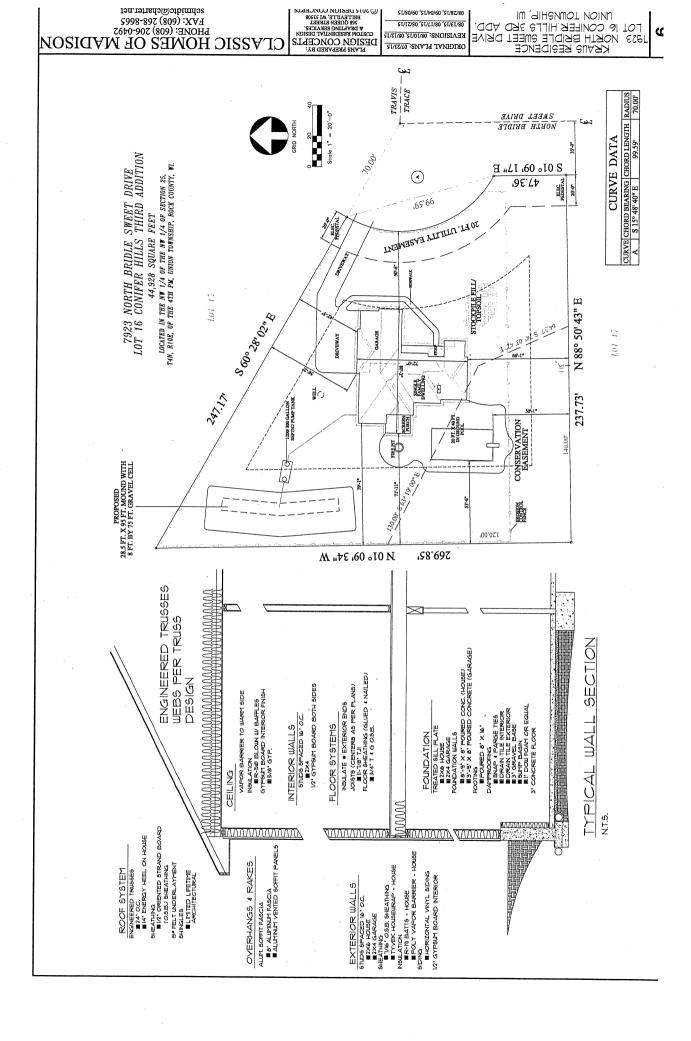
CONSERVATION EASEMENT. THIS EASEMENT (AUTHORIZED IN SECTION 700.40-UNIFORM CONSERVATION EASEMENT ACT, WISCONSIN STATUTES) IS HEREBY CREATED BY CHARLES ROHLOFF AND DOLORES ROHLOFF AS GRANTOR, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS; HEREBY CONVEYS A PERPETUAL "CONSERVATION EASEMENT" TO COUNTY OF ROCK, IN THE STATE OF WISCONSIN, AS GRANTEE.

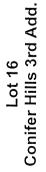
THE PURPOSE OF THIS EASEMENT IS TO ASSURE THE AVAILABILITY OF REAL PROPERTY FOR AGRICULTURAL, FOREST. RECREATIONAL AND/OR OPEN SPACE USE, PROTECTING NATURAL RESOURCES, MAINTAINING OR ENHANCING AIR OR WATER QUALITY, OR PRESERVING THE HISTORICAL ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL ASPECTS OF REAL PROPERTY. THE CONSERVATION EASEMENT INDICATED ON THIS LAND DIVISION MAP IS AN ENVIRONMENTALLY SIGNIFICANT OPEN SPACE AREA AS DEPICTED IN THE ROCK COUNTY COMPREHENSIVE DEVELOPMENT PLAN. MORE SPECIFICALLY, THE CONSERVATION EASEMENT AREA CONTAINS KETTLE AND DEPRESSION AREAS CONTAINING AREAS MAPPED WITH TICK MARKS LOCATED INSIDE CLOSED TOPOGRAPHIC CONTOUR LINES ON THE ROCK COUNTY 2-FOOT TOPOGRAPHIC CONTOUR MAPS, WHICH HELP RECHARGE ROCK COUNTY GROUND WATER AND STEEP SLOPES CONTAINING AREAS OF 16% OR GREATER TOPOGRAPHIC RELIEF AS DEPICTED ON ROCK COUNTY'S 2-FOOT TOPOGRAPHIC CONTOUR MAPS. (16%-19.9% CAN BE USED AS A BUILDING SITE WITH AGENCY APPROVED SITE PLAN.)

NO STRUCTURE SHALL BE BUILT; NO EARTH MOVEMENT MAY TAKE PLACE OR IMPROVEMENT MADE WITHIN THE AREA OF THIS EASEMENT. THE LANDOWNER MAY PROVIDE GENERAL MAINTENANCE WITH THE EASEMENT AREA (S) PROVIDED THEY ACT WITHIN THE INTENT OF THIS EASEMENT. THE LANDOWNER MAY ENVIRONMENTALLY IMPROVE AND ENHANCE THE EASEMENT AREA WHEN IMPLEMENTING A LAND CONSERVATION PLAN PREPARED AND (OR) APPROVED BY THE ROCK COUNTY LAND CONSERVATION DEPARTMENT.

THIS EASEMENT DOES NOT INCLUDE THE RIGHT FOR PEOPLE TO ENTER THIS PRIVATE LAND WITHOUT THE OWNERS PERMISSION.

CHARLES ROHLOFF





Airphoto: Spring 2015



# **APPLICATION**



# TOWN OF UNION ROCK COUNTY, WISCONSIN

The undersigned hereby applies for one of the following in accordance with the Town of Union Ordinances:

Zoning Change 
Conditional Use Permit 
Land Division 
Variance 
Other

(PLEASE PRINT) PROPERTY INFORMATION
Owner: Matt and Jennifer Kraus
Owner's Address: 438 S. First 5treet Zip Code: 53536
Telephone: 608.469.9020 Current Zoning: R-R Proposed Zoning: PWR
Property Location: NW 1/4 NW 1/4 Section 25 Parcel #: 6-20-326 · 16 Parcel Size (acres): 1.03
Description of Parcel Location: (including fire # and roads bordering property)  IT NW 14 NW 14 CONIFER HILS 3rd addition  10+16. North Bridle SWEET Drive.
Current Land Use: RESIDENTIAL
Have other changes been requested for this property? NO  If so, date of meeting and name of requestor:
Attach copy of aeriel photo of parcel and land within 1000 feet of its border or Global Information  System Satellite image.
PROPOSED PLAN
Reason for Request & Statement of Intended Use: (for conditional use permits and variances include ordinance #s)  REQUEST YEMOVA OY REQUESTION DE CONSERVATION  CONSERVATION  CONSERVATION  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS IS IS IS NOT ALLOW NO YOUNGER  LIVENT FORMANT AS IS
Have other changes been requested for this property? If so, date of meeting and name of requestor:  NO  POOL NOUSE and pool placement
Projected # of Parcels/Lots/Outlots Created: (including original)
Proposed Sizes: NA #1:acres; #2:acres; #3:acres; #4:acres; #5:acres (attach more pages if more than 5 parcels created)
Proposed Zoning of parcels: NA #1:; #2:; #3:; #4:; #5:
Estimated Timetable for Development: CVNSTYUCTION TO DEGIN

Date **8** · 2



# **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

# INTEROFFICE MEMORANDUM

**TO:** Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

DATE: September 29, 2015

## **Summary:**

The following applicants are seeking Preliminary Land Division approval from the P&D Committee:

- LD2015 047 (Milton Township) Schmidt Tabled from September 24, 2015
- LD2015 045 (Janesville Township) Schneider
- LD2015 049 (Plymouth Township) Abrahamson
- LD2015 054 (Milton Township) Rogers
- LD2015 058 (Rock Township) Hazeltine
- LD2015 059 (Lima Township) Marzahl

## Recommendation:

P&D Agency Staff recommends Preliminary Approval of LD2015 047, LD2015 045, LD2015 049, LD2015 054, 2015 058 and LD2015 059 with conditions as indicated.

ROCK COUNTY PLANNING, ECONOMICS COMMUNITE VED DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

JANESVILLE, WI 53545

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

FAX: (608) 757-6586

EMAIL: PLANNING@CO.ROCK.WI.US

COMMUNITY DEVELOPMENT

AGENCY USE ONLY

Application Number: LD ZO15 047

Received By – Date
(MM/DD/YYYY):

9-10-15

# **PRELIMINARY MINOR LAND DIVISION** – APPLICATION FORM

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**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.**											
L. 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 consistent with Town's Comprehensive Plan – Future Land Use Map:   √ Yes No											
3. Land division are:	a is located in	a Farmlan	d Procesustia	Plan – I	Future I	Lanc	Use Map:			✓ Yes	No
<ol><li>Land division area</li><li>If you answered Y</li></ol>	es, proceed to	o <b>4.</b> If vou	answered N	n zoning O proce	g distric	t ce	rtified by the S	state of Wi	sconsir	n: Yes	☐ No
<b>4.</b> Land division mee	ts Town Base	Farm Trac	t and any oth	er appli	cable F	arm	land Preservat	ion zoning	distric		
5. Land division will	require a zon	ing change	2:							☐ Yes  ✓ Yes	
9			APPLICAN	IT INFO	ORMA	TIC	N			<u>V</u> 103	
6. LANDOWNER OR	AUTHORIZED	LANDOW	VER REPRESE	NTATIVE				Marine to the towns			Control of the Control
a. Name:			ESTATE C			ETH	IE .	Telepho	one:		
Address:	PO BOX 1				City:		OGERTON	State:	WI	Zip:	53534
<b>b.</b> Name:					<u> </u>	1==		Telepho		Zip.	33334
Address:					City:			State:		Zip:	Ī
<b>7.</b> AGENT (SURVEYO	OR AND DEVE	OPER)				L		June 1	<u> </u>	Zip.	L
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	1C			•	Telepho	one:	752-05	 75
Address:	109 W MIL	WAUKEE	ST	•	City:	JA	NESVILLE	State:	WI	Zip:	53548
b. Developer name:						4		Telepho			1000.0
Address:					City:	Τ		State:		Zip:	
<ol><li>Identify the indivi</li></ol>	dual from <b>6.</b> o	or 7. that v	vill serve as t	he prima	ary cont	tact:	6a.		│ 7a.	7b.	1
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. Reason for land di	vision: 🗸 Sa	le/owners	ship transfer	☐ Far	m cons	olid	ation 🗌 Ref	inance [	Oth	er:	
<b>0.</b> Land division are	a location:	Town of	MILTON				NW 1/4 o	of NE 1	/4		
		Section (					Tax parcel nu	ımber(s) -	6-13-	242	***************************************
.1. Land division are Ves No	If Yes,	identify:	City(s)/Villa	ige of $^{ m C}$	ITY OF	l Jur Mi	isdiction (ETJ) LTON	Area of a (	City(s)/	Village:	
.2. Land division are		djacent to I <b>/Town ro</b> :									
13. Landowner's con				ounty hi		_	State high			. highwa	
(Square feet or a	cres): 25.5 A0	CRES MIL	(Square	feet or a	acres): '	25.5	ACRES at	rea: A-1			
.6. Number of new/	additional lots	created	17. Future z	oning of	f new/a	ddit	ional lot(s) 1	8. Future	zoning	of paren	t lot:
by land division:  9. Covenants or res	trictions will b	pe placed o	created on the land di	by land ivision a	divisio: rea:		-3 Yes ☑ No	A-2	·		•
If Yes, identify covenants or restrictions:  20. A residential building is currently located in the land division area:											
21. Public improvem		ion propos	sal/plan will					Public sa	anitary Lbesis	sewer s	ystem
be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):											
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 ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — PPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible of me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.											
ANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	Ral		1/	2	<u></u>	DATE: _	7/:	27/1	5
										7	

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Page 1 of 2



APPLICATION CHECKLIST			
	Yes	No	C
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	103	140	Comment
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	V		
a. Location of the land division area by section, township, and range:     b. Approximate location and dimension of all ENGLY.	V		
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		П	
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	V	П	
residential, in the land division area:		ш	•
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 continue)	لنا		
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:		_	
(2) Streets, alleys, and public ways:		H	
(3) Driveways:	一	H	
(4) Rail lines:	Ħ	거	NONE
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
systems: (7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>		BLDGS. HAVE UTILITY SERVICES.
(9) Vegetative land cover type:	<del>    </del>	M	NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		<b>V</b>	SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	H	7	NONE NONE
(12) Surface water features:	ΤĦ	7	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas: (15) Cemeteries:		>	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	$\perp$ $\sqcup$	✓	NONE
dedicated public parks or outdoor recreation lands, or any other public or			NONE
private reservation, including any conditions, in the land division area:		Ø	
Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		Ø	NONE
treatment and disposal of sewage, in the land division area:	-		
j. Preliminary concept for collecting and discharging stormwater, in the land		V	NONE
division area:			NONE
k. Scale, north arrow, and date of creation:	V		
Any other information required by the Agency:  2 Has the man been prepared at a coole matter.  2 Has the man been prepared at a coole matter.  3 Has the man been prepared at a coole matter.	Ш	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?	V	Ц	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required		Ш	
party signed this application form?	Image: section of the		
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information	V		
System (GIS), and the application fee?	-		

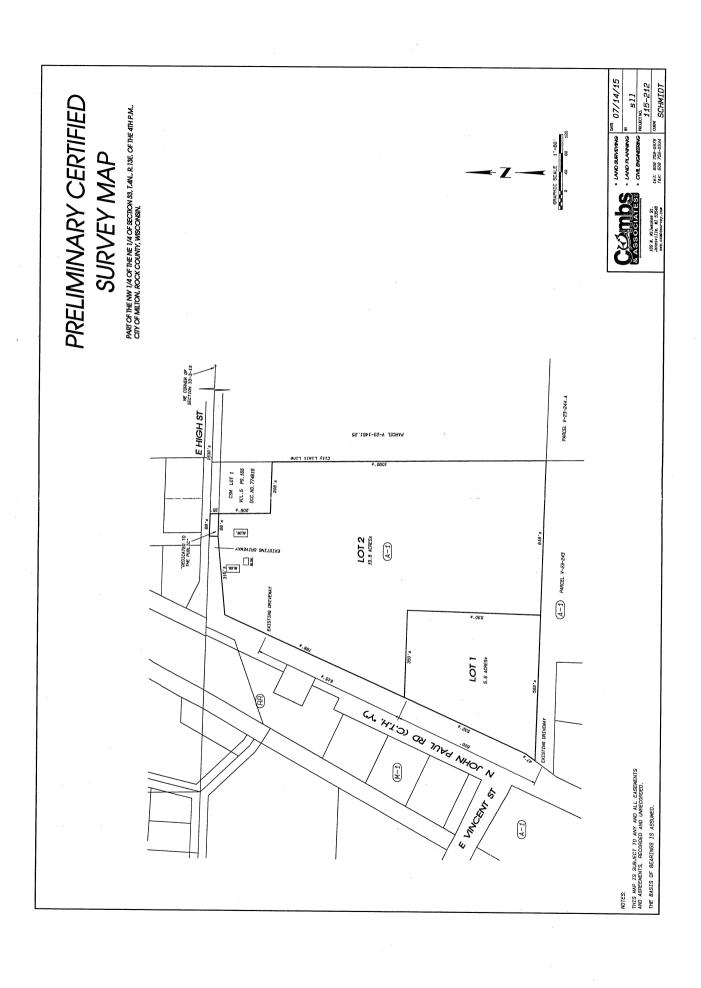
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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



" " " Application Number:	2015 047 Schmidt "
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 appli	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 r	equirement:
The same at the section of the same at the	Yes V No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes  No
	Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	<b>a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	l all missing
information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
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	
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	
<b>d.</b> 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	П
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 <b>EXISTING</b>	
or PROPOSED, in the land division area:	
(1) Buildings:	L
(2) Streets, alleys, and public ways:	
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> </u>
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ц.
(9) Vegetative land cover type:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<u></u>
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:	Ш
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
j. Fremmary concept for confecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
		Missing
k. Scale, north arrow, and date of creation:		Information
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	Hand .
numbered in sequence if more than one (1) page is required, and total map page	, , ,	
page:		
<b>7c.</b> Map prepared by a land surveyor licensed in Wisconsin:		
<b>7d.</b> 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	·	
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 it	arther sections
AGENCY RECOMMENDATION		
property of the second	. Dony	4
<ul> <li>10. Agency recommendation:</li></ul>		
	<u>`</u>	
Proposed Lot 1 receives access to Controlled Access CTH Y. The north lot line is approximately lo		
An acceptable soil and site evaluation is received on proposed Lot 1. If the Applicant does not		
3. soil test to the RocK Co. Health Dept. the following note shall be included on the CSM: "No bu		er allowed on Lot 1".
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
1. M. Sh. Tu Co	2/11/10	•
AGENCY SIGNATURE: COCH M. CAYMIL	DATE: 8/21/19	>
TITLE: Administrator - Rock County Planning,	$\nu$ $\nu$	
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den	ıy	
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	sheet (2a) if necessary):	·
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	:	
TOWN SIGNATURE:	DATE:	
TITLE:		

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

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION									
<b>16.</b> Committee action	n: Approve	Approve With Conditions	Deny						
17. If you answered	Approve With Condition	s to 16., list conditions (Use additio	nal sheet (2a) if necessary):						
1.		•							
2.									
3.									
18. Committee action	n rationale and findings o	of fact (Use additional sheet (2a) if r	necessary):						
COMMITTEE SIGNATU	RE:		DATE:						
TITLE:	Chair – Rock County	Planning & Development Committe	<u>e</u>						

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1. If you answered Apr	AGENCY RECOMMENDATION prove With Conditions to 10., list conditions:
	submitted for final approval 1 year after preliminary approval by the Planning & Development Committee
······	shall be recorded within 6 months of their last approval and 24 months of their first approval.
5.	The state of the s
6.	
7.	
8.	
9.	
10.	
	ation rationale and findings of fact:
Boundary and Revie Agreement - 2009). Milton and is required according to online d	Comprehensive Plan indicates this is an area "Potential City of Milton Development w Limit (Per Potential Town of Milton and City of Milton Intergovernmental Boundary The proposed split is within the Extraterritorial Plat Review jurisdiction of the City of d to be approved by the City Council. City Staff has recommended approval locumentation. Access to Lot 1 is regulated by Sec. 4.521 Spacing and Frequency ay Access Control Regulations which require 600' between access points.
	TOWN ACTION
	prove With Conditions to 13., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
5. Town action rationa	le and findings of fact:
500	W COLUNTY DI ANNUNC AND DEVELODIMENT COMMITTEE ACTION
TARREST AND A STREET, ALTONOL. STREET SERVICE AND THE AND A STREET	CK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  Drove With Conditions to 16., list conditions:
3.	rove with Conditions to 16., list conditions:
4. ·	
5. 	
6.	
7.	
8.	
9.	
10.	stionals and findings of fact.
o. Committee action ra	tionale and findings of fact:

RÖCK 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 ROCK CO. PLANNING, ECONOMITY DEVELOPM



AGENCY USE ONLY

Application Number:  $\frac{LD\ 2015\ 045}{Received\ By-Date}$ Received By-Date 8-b-15

# PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM

o Ase Mark de tario	1 m.s. 1 e .			01 3+1						14 I C	
**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY  MAJOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND  INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**											
<ol> <li>Applicant has con City(s)/Village (if land)</li> </ol>	1. Applicant has contacted the 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. Applicant has prep Planning, Econom	pared a dev	velopment m	ap to specifica	ations and at	tende	d a consu	Itation	with the	Town	, Rock Co	ounty
								Officials:		✓ Yes	
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:											
. If you answered Y	<b>es</b> , proceed	d to <b>5.</b> If you	answered No	o, proceed to	6.	u by the St	iate oi	VVISCOIISI	n:	res .	∐ No
5. Land division mee						lland Pres	ervatio	on zoning	distric	ct require	-
6. Land division will	require a z	oning change	2:							✓ Yes	
	1 1 1		APPLICAN	T INFORM	ATIO	NC	. 44				
7. LANDOWNER OR A	AUTHORIZE	D LANDOWI	the state of the s		Australia de Cale	and the same and the same		uniari manusi kasan			in and American
a. Name:	BRUCE SCH	·						Telepho	ne:		electric and a second
Address:	3001 N WES	ST RIVER DR		City	: JA	NESVILLE		State:	WI	Zìp:	53548
b. Name: Address:				I City	. T		***************************************	Telepho	ne:	L	Т
8. AGENT (SURVEYO	R AND DEV	/FLOPER)		City				State:	L	Zip:	<u></u>
a. Surveyor name:			CIATES, IN	C.	*************			Telepho	no.	752-05	
Address:		/ILWAUKE		City	. 1/	NESVIL		State:	T	<del>'</del>	·
b. Developer name:	105 11.10	MEVVAOILE		City	. J <i>J</i>	TIVESVIL	<u> </u>		WI	Zip:	53548
Address:				City	. T			Telepho	ne:	7:	T
9. Identify the individ	lual from 7	or 8 that w	vill song as th	1 .	1		<b>7</b> _ 1	State:	1100	Zip:	<u> </u>
or identity the maivie	, dai 110111 7		AND DIVISI				7a.	7b.	√ 8a.	8b.	
10. Land division nan	ne:		וכועום מאוא	ON INFOR	IVIA	IION	Marie Sant			207 ist 804	
11. Reason for land		✓ Sale/own	ership transfe	r 🗆 Farm	conso	lidation	□Re	finance	По	ther:	
	<del></del>	T	ANESVILLE	.		1	/4 of	NW 1		LIICI .	
<b>12.</b> Land division area	location:	Section 15					-	nber (s) -		1242	
13. Land division area	is located			l Plat Annroy	al lur						
☑ Yes ☐ No	ا	f Yes, identif	y: City(s)/Vil	llage of CIT	Y OF	JANESV	ILLE	ea or a cr	rA(2)\	village.	
14. Land division area	a is located		(check all that				e high	way	<b>□</b> υ.	S. highwa	av
<ol> <li>Landowner's con- (Square feet or ac</li> </ol>				sion area eet or acres):	13 AC	RES M\L		rrent zoni		land divis	ion
18. Number of new/a by land division:	dditional l		19. Future zo		'addit	tional	20. F			f parent l	ot:
<b>21.</b> Covenants or rest	rictions wi					Yes 🔽 I		<u> </u>	***************************************		
If Yes, identify co					r21			······································			
22. A residential build						Yes 🔲 N	ام س	] Dublic o	1 4		
If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system  23. Public improvement construction proposal/plan will  24. Public improvement construction will begin on											
be submitted by (mm/dd/yyyy): (mm/dd/yyyy):											
		APPLIC	ANT STATE				₹E		-		
, as the undersigned, am a landowner applying for a major 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 MAJOR 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, ac	curate, and true	to the best of	f my k	nowledge a	and bel	ief, with a	linfor	mation ac	cessible
o me. These statement	s are being	made to indu	e official action	on the part o	f Rock	County, it	s agent	s, employe	es, an	d officials.	
.ANDOWNER/PRIMARY	CONTACT	SIGNATURE:	Pell	110	res	<u>_</u>	_	DATE:	8-	5-15	<del>-</del>

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Pege 1 of 2

APPLICATION CHECKLIST			
AT ECATION CITECALS	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land division area and containing all of the following information?	<b>V</b>		Comment
a. Location of the land division area by section, township, and range:	V	$\vdash_{\sqcap}$	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	V		
division area:		<u> </u>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to	V		
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and	V		
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	Ø		
residential, in the land division area:			
f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section	<b>☑</b>		
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:	7	<u> </u>	
(2) Streets, alleys, and public ways:	7	믐	
(3) Driveways:	7	H	
(4) Rail lines:	H	7	NONE
(5) Private water wells or water supply systems:		Ħ	110112
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	v	Ш	
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<b>V</b>		
(9) Vegetative land cover type:	7		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V		
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	닏	닏	NONE
(13) Drainageways:	M	片	11211
(14) Detention or retention areas:	片	V	NONE
(15) Cemeteries:	$\vdash$		NONE NONE
(16) Bridges/culverts:	片片	V	NONE
(17) Rock outcroppings:	H	計	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		<u> </u>	
dedicated public parks or outdoor recreation lands, or any other public or		V	NONE
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		V	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater in the land		7	NONE
division area:			INOINE
k. Contour at two (2) foot intervals in the land division area:	<u> </u>	$\underline{\Box}$	
I. Scale, north arrow, and date of creation:	V		
m. Any other information required by the Agency:		<u> </u>	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	V	Ш	
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	<u> </u>	
4. Have you provided all required application form information and has the required	V		
party signed the application form?  5. Have you included a hard copy of this application form and the man are destroying.			
<ol> <li>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</li> </ol>			
System (GIS) and the application for 3	<b>Ø</b>		

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

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

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

JANESVILLE, WI 53545

# PRELIMINARY MAP THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. THE BASIS OF BEARINGS IS ASSUMED.

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



LD2015 045-Schneider Application Number:	ıΪ		==	= =	=	= :	=	=	= =	=	=	= .	= :	=	=	= =	=	=	= =	=	=	= :	=	=	=	=
	11											ī	D	2	01	5	0	4!	5-5	30	:h	ne	aic	le	r	
II .	11	Αŗ	lqo	ica	tio	n	Nu	ım	be	r;		_	_	_		Ĭ	Ĭ	•	•	-		.,,	,,,	-	•	
											_										_				_	-

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

A CENCY DELVIEW	
AGENCY REVIEW	
LAND DIVISION NAME:	
<ol> <li>Applicant has contacted Town, Rock County Planning, Economic &amp; Community Development Agency, and C applicable) officials and these parties have determined land division is feasible:</li> </ol>	City(s)/Village (if  ✓ Yes ☐ No
<ol><li>Applicant has prepared a development map to specifications and attended a consultation with Town, Rock Planning, Economic &amp; Community Development Agency, and City(s)/Village (if applicable) officials:</li></ol>	County  Yes No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes   No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered <b>Yes</b> , proceed to <b>5</b> . If you answered <b>No</b> , proceed to <b>6</b> .	<b>₩</b> res □ No
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	requirement:
and any other applicable runniand reservation zoning district i	Yes No
6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	the same of the sa
7. Land division will require a zoning change:	✓ Yes No
8. Preliminary major land division application is complete:	
	✓ Yes  No
If you answered <b>Yes</b> to <b>8.</b> , proceed to <b>10.</b> If you answered <b>No</b> to <b>8.</b> , indicate the missing information below After all missing information is supplied, proceed to <b>9.</b> An Agency recommendation ( <b>11.</b> ) will not be provided information has been supplied by the applicant.	v, 8a. – 8e. ded until all Missing
	Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and	
containing all of the following information:	
a. Location of the land division area by section, township, and range:	П
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
<b>EXISTING/PROPOSED</b> 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:	<u> </u>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:  g. Approximate location, dimension (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:	
(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:	<del>                                     </del>
(13) Drainageways:	<del>                                     </del>
(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:	

AGENCY REVIEW	
	Missing Information
<ul> <li>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:</li> </ul>	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
k. Contour at two (2) foot intervals in the land division area:	
Scale, north arrow, and date of creation:	
m. Any other information required by the Agency:	
8b. 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 page is required, and total map pages identified on each page:	
8c. Map prepared by a land surveyor licensed in Wisconsin:	
<b>8d.</b> All required application form information and required party's signature on the application form:	
8e. 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 the application fee:	
9. Preliminary major land division application is complete:	Yes
10. Preliminary major land division application has been provided to other reviewing parties for review and of	
	No
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any sections of this form.	further
AGENCY RECOMMENDATION	
11. Agency recommendation: Approve Approve With Conditions Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):	
1. The Plat access onto USH 14 shall be approved by the Wisconsin State Department of Transportation and access onto N CTH	E by Rock County.
2 Indicate FEMA Floodplain on Final Plat	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Colin M. Langues  DATE: 9/29/1	<u>''</u>
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
14. Town action:	
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

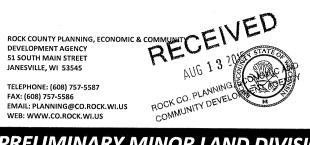
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

RO	CK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
17. Committee action:	Approve Approve With Conditions	Deny
18. If you answered Ap	prove With Conditions to 17., list conditions (Use additional	sheet (2a) if necessary):
1.	•	
2.	,	
19. Committee action	rationale and findings of fact (Use additional sheet (2a) if nece	essary):
COMMITTEE SIGNATURE	i:	DATE:
TITLE:	Chair – Rock County Planning & Development Committee	

AGENCY RECOMMENDATION
12. If you answered Approve With Conditions to 11., list conditions:
3. Note on Final Plat: "Since lots 1 thru 12 have existing buildings which utilize existing private sewage systems
4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the
5. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system.
6. Require a Rock County Conservation Easement for areas of steep slope (12% or greater).
7. Show septic and well locations on Final Plat.
8. Indicate "70' Reserved For Public Road Purposes" area on Lots 1,2 & 3.
9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approval.
10. Plat must be recorded within 6 months from the last approval and 24 months of first approval.
13. Agency recommendation rationale and findings of fact:
The proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of Janesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70' Reserved For Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and USH 14 shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. These future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, access is achieved via cross easements on an existing interior private road network. The plat area is within the Rock County Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring a Conservation Easement to manage development in areas of steep slope 12% or greater.
TOWN ACTION
15. If you answered Approve With Conditions to 14., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
16. Town action rationale and findings of fact:
•
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
18. If you answered Approve With Conditions to 17., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
19. Committee action rationale and findings of fact:

REVISED 12/2011



AGE	NCY USE ONLY
Application Number:	LD 205 049
" Received By – Date " (MM/DD/YYYY):	8-13-15

PRELIMINARY MII	NOR LAND DIVISION -	<b>APPLICATION</b>	<b>FORM</b>

PRELIMIN	ARY N	MINOR LAND	DIVISIO	N – APPL	ICATION FORM	M	
**PLEAS	E DO NOT CO	OMPLETE THIS APPLICAT	ION FORM UNTI	L YOU HAVE REAL	O 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 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: 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:  **No Type Type Type Type Type Type Type Type							
5. Land division will	require a zon	ning change:			✓ Yes □	] No	
		APPLICAN	T INFORMAT	ION			
6. LANDOWNER OR	AUTHORIZED	LANDOWNER REPRESE	NTATIVE		•	h	
a. Name:	JOHN ABF	RAHAMSON			Telephone: 290-8640		
Address:	11816 W SF	PRING VALLEY CORNE	RS RD City: J	IANESVILLE	State: WI Zip: 535	548	
b. Name:					Telephone:		
Address:			City:		State: Zip:		
7. AGENT (SURVEYO	r:						
a. Surveyor name:		ND ASSOCIATES, IN			Telephone: 752-0575		
Address:	109 W MIL	WAUKEE ST	City: J	ANESVILLE	State: WI Zip: 535	548	
b. Developer name:			·		Telephone:		
Address:			City:		State: Zip:		
8. Identify the indivi	dual from <b>6.</b>	or 7. that will serve as th	ne primary contact ON INFORMA		6b. 7a. 7b.		
9. Reason for land di	vision: ✓ Sa	ale/ownership transfer	Farm consoli		ance Other:		
		Town of PLYMOUTH		SE 1/4 of	SE 1/4		
<b>10.</b> Land division are	a location:	Section 6		Tax parcel nun	nber(s) - 6-15-54 & 54.1		
11. Land division are  ✓ Yes  No		vithin the Extra-Territoria identify: City(s)/Villa	al Plat Approval Ju	urisdiction (ETJ) A			
12. Land division are		djacent to (check all that					
12 Landaumawa aan		I/Town road	unty highway	State highw			
(Square feet or a			ision area feet or acres): 29		rent zoning of land division a: A-2 & A-3		
16. Number of new/a	additional lot				Future zoning of parent lot:	:	
by land division:			by land division:		A-2 & A-3		
If Yes, identify co		be placed on the land div strictions:	/ision area:	Yes ✓ No			
20. A residential build	ding is curren	tly located in the land d	Lonna .	Yes No	D. I. V.		
If Yes, the building 21. Public improvement	<del></del>	✓ Private onsite was			Public sanitary sewer system ction will begin on	m	
be submitted by			(mm/dd/y)		etion will begin on		
		APPLICANT STATE	EMENT AND S	IGNATURE			
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		RI	1 A lu	de			
	CONTACT SIG	SNATURE:	7		DATE: 8 12 - 15		

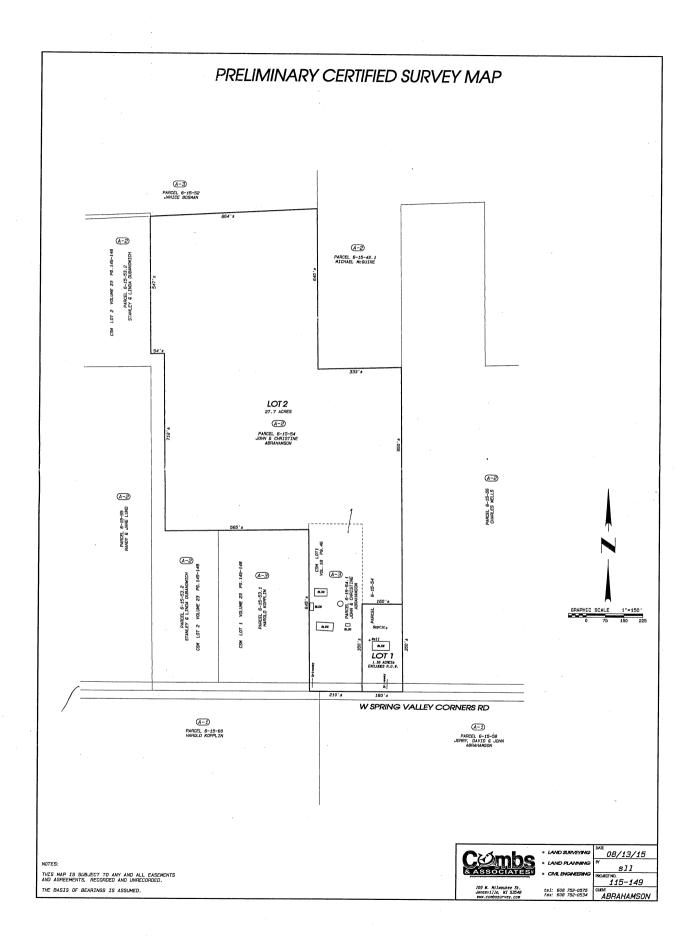
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	V		
a. Location of the land division area by section, township, and range:	V		·
b. Approximate location and dimension of all <b>EXISTING</b> 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:	☑		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	V		
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> </u>		
(2) Streets, alleys, and public ways:		Щ	
(3) Driveways:		님	NONE
(4) Rail lines: (5) Private water wells or water supply systems:	님		NONE
(6) Private waster wens of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer	<b>V</b>	<u> </u>	
systems:	✓		
(7) Any other public utilities:	lп	<b>V</b>	BLDG.HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE PROPOSED
(9) Vegetative land cover type:	V		SEÉ AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<b>✓</b>		
(12) Surface water features:	Щ	V	NONE
(13) Drainageways:		Ø	NONE
(14) Detention or retention areas: (15) Cemeteries:	H	V	NONE
(16) Bridges/culverts:	┝╫╴	<ul><li>✓</li></ul>	NONE NONE
(17) Rock outcroppings:	H	$\overline{\mathbb{A}}$	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:		<b>V</b>	NONE
<ul> <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> </ul>		☑	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		V	NONE
k. Scale, north arrow, and date of creation:	V		
<ol> <li>Any other information required by the Agency:</li> </ol>		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?	Ø		. •
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	Ø		
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



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



85 16 16	LD2015 049 Abrahamson
Application Number:	

SEP 1 6 2015
ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

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

AGENCY REVIEW	
<ol> <li>Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic</li> </ol>	
and these parties have determined land division is feasible:	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes  No
	✓ Yes □ No
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
o, zana arribori (in require a company)	✓ Yes No
7. I Chilinitary timito, talia division appropria	✓ 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 unti information has been supplied by the applicant.	il all missing
	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/VIIIage (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:  Outline (a) 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:	П
(3) Driveways:	
(4) Rail lines:	1 9
(5) Private water wells or water supply systems:	<u>                                     </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del> </del>
(7) Any other public utilities:	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>                                     </del>
(9) Vegetative land cover type:	<del>                                     </del>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural soils, cultural resources, and woodlands:	<del>          -     -     -                </del>
(11) Productive agricultural solis, cultural resources, and woodlands: (12) Surface water features:	<del>                                     </del>
(12) Surface water leatures: (13) Drainageways:	<del>                                     </del>
(14) Detention or retention areas:	
(14) Determined retermined areas.	
(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>	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
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	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 function of this form.	arther sections
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. Indicate well and septic system location for proposed Lots 1 & 2 on the Final Certified Survey	
2. Dedicate 33' 1/2 road right of way along proposed Lots 1 & 2 at the discretion of the Town	of Plymouth,
3. Note on Final Certified Survey Map: "Since Lots 1 & 2 contain existing building which utilize an existing private sewage systems no soil evaluation on	the tots were required
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Color M. Byrull DATE: 8/24/	15
TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency	
TOWN ACTION  13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1,	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: Date: 9/8/2014	<u></u>
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 necessary):

COMMITTEE SIGNATURE: DATE:

REVISED 12/2011

TITLE:

Chair - Rock County Planning & Development Committee

Town of Plymouth 8219 W High St. Orfordville, WI 53576 608-879-4012 www.townofplymouthwi.com

# TOWN OF PLYMOUTH

**ROCK COUNTY** 

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ä	John Ab	rana	msc	nc																			
11																							
11 11 11	Applicat	tion I	Vun	ibe	r:	2	01	5-	02														
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REVIEW AND ACTION FORM	
TOWN REVIEW	
1. Zoning/land use change type (please check only one): Re-zone Conditional use permit	Variance
2. Zoning/land use change is consistent with Town's Comprehensive Plan — Future Land Use Many	
3. The zoning/land use change area is in a State-certified Farmland Preservation zoning district:	⊠ Yes □ No
4. Zoning/land use change meets Town Base Farm Tract requirements:	⊠ Yes ☐ No
5. A land division will be required as a component of the zoning/land use change:	Yes No
if you answered Yes, proceed to 6. If you answered No, proceed to 7.	🛛 Yes 🗌 No
<ol> <li>Applicant has met with Town, Rock County Planning, Economic &amp; Community Development Agency, and Ci officials (if applicable) and these parties have determined proposed land division is feasible:</li> </ol>	ty(s)/Village
7. The zoning/land use change area is in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zo	E
	ning district: ☐ Yes 🔀 No
8. Town zoning/land use change application is complete:	⊠ Yes □ No
If you answered <b>Yes</b> to <b>8.</b> , please proceed to <b>10.</b> If you answered <b>No</b> to <b>8.</b> , please indicate the missing information is supplied, proceed to <b>9.</b> Town action ( <b>10.</b> ) will not be taken until all information has been supplied by the applicant.	ll missing
8a A man cloarly mode of #70MMC#	Missing Information
8a. A map clearly marked "ZONING/LAND USE CHANGE", identifying the zoning/land use change area and containing all of the following information:	
a. Location of the zoning/land use change area by section, township, and range:	П
<ul> <li>Approximate location and dimension of EXISTING/PROPOSED property lines and streets, including ownership, in the zoning/land use change area</li> </ul>	
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	
e. Scale, not it allow, and date of creation.	
8b. Map prepared at a convenient 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:	
8c. All required application form information and required party's signature on the application form:	П
<ul><li>8d. Four (4) hard copies of the application form, four (4) hard copies of the map, and the application fee:</li><li>9. Town zoning/land use change application is complete:</li></ul>	
string and use change application is complete:	
TOWN ACTION  10. Town action: Approve Approve With Conditions Door	
10. Town action:  Approve Approve With Conditions Deny  11. If you answered Approve With Conditions to 10., please list conditions (Use additional page (1a) if necessary)	
1.	ry):
2.	
3.	
12. Town action rationale and findings of fact (Use additional page (1a) if necessary): Recommended By Planni	ng & Zoning
TOWN SIGNATURE: Da m Cell DATE: _ 9/8/2015	
TITLE: Town Chairperson	

PLEASE PROVIDE A COPY OF THIS FORM, ALONG WITH THE APPLICATION FORM, TO: ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

51 S. MAIN ST. JANESVILLE, WI 53545 EMAIL: BYRNES@CO.ROCK.WI.US ROCK COUNTY PLANNING, ECONOMIC COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
FAX: (608) 757-5587 TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

COMMUNITY DEVELOPMEN

WEB: WWW.CO.ROCK.WI.US

11	AGENCY USE ONLY
11	Application Number: <u>LD2015</u> 054
11 11	Received By – Date (MM/DD/YYYY): Q – 1 – 1 5

HALOD I AND DUL	SION - APPLICATI	
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PRELIMINARY	E DO NOT CO	D DIVISIO	N – APPLICAT	TION FOR	M INFO	ORMA	TION. PI	LEASE CON	<b>APLETE</b> B	OTH PAG	ES
OF THIS FORM A  1. Applicant has conf (if land division is land division is feature)	tacted Town, within Extra-1	Rock Cou	nty Planning,	Economi	ic & Cor	mmun	ity Devel	opment A	gency, ar	d City(s)/	Village ermined
Land division is reasible: Ves No											
3. Land division area							-		Wiscons		-
If you answered Y							neu by ti	ie State Of	VVISCOITS	<u>1</u> 103	:NO
<b>4.</b> Land division mee	ts Town Base	Farm Tra	ct and any otl	her appli	cable Fa	armlaı	nd Preser	vation zor	ning distr	ict require	
<b>5.</b> Land division will	require a zon	ing chang	e:					- 31	o vila Sentra i se	✓ Ye	S No
	En de la companya de la conferencia.	andro an extension	APPLICA	NT INFO	ORMA	(TIOI					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVE						San Francis	
a. Name:	Kevin Roge	ers						Tele	ephone:	608 29	5-0929
Address:	3807 E Jac	obs Driv	е		City:	Milto	on	Stat	e: WI	Zip:	53563
<b>b.</b> Name:								Tele	ephone:		
Address:					City:			Stat	e:	Zip:	
<b>7.</b> AGENT (SURVEYO	R AND DEVEL	LOPER)		.,				<b>-</b>		<del></del>	
a. Surveyor name:	Batterman							Tele	phone:		
Address:	2857 Barte	lls Drive			City:	Belo	it	Stat	e: WI	Zip:	53511
<b>b.</b> Developer name:					· · ·	-		Tele	phone:		1
Address:					City:			Stat		Zip:	T
8. Identify the indivi	dual from <b>6.</b> d	or <b>7.</b> that	will serve as t	the prima		tact:	☐ 6a.		√ 7a.	☐ 7b.	I
			AND DIVIS				ON				
. Reason for land di	vision: 🔲 Sa	le/owner	ship transfer	√ Far	m cons	olidat	ion 🗌	Refinance	☐ Ot	her:	
IO Lond division on	-  *:	Town of	Milton				SE 1/	4 of N\	// 1/4		
LO. Land division are	a location:	Section	12			T	ax parce	l number(	s) - 6-13	-96	
L1. Land division are ☐ Yes ☑ No		ithin the I	xtra-Territor City(s)/Villa		pprova	l Juris	diction (E	TJ) Area o	f a City(s	/Village:	
2. Land division are		• .				_	¬ •				
3. Landowner's con		I/Town ro	14. Land div	ounty hi				ighway Current		S. highwa	
(Square feet or a		•	ł	e feet or a		3.1 A		area: A1	zorning of	ianu uivis	SION
.6. Number of new/a by land division:		created	ł	zoning of d by land			nal lot(s)	<b>18.</b> Futu A1	ıre zonin	g of paren	t lot:
.9. Covenants or rest If Yes, identify co			on the land d	ivision ar	ea:	☐ Ye	s 🔽 No	)			
<b>10.</b> A residential build If <b>Yes</b> , the building			d in the land o			✓ Ye nent s		_	ic sanitaı	y sewer s	vstem
1. Public improveme								nstruction		<del></del>	·
be submitted by	(mm/dd/yyyy	):		(r	mm/dd,	/уууу)	:				
		APPLIC	CANT STAT	EMENT	T AND	SIGI	NATURI	Ē			
as the undersigned, ar ontact for said landowi PPLICATION FORM INF ocuments, and that all o me. These statement	ner. I do hereb ORMATION, re information is	y verify the viewed an correct, ac	at I have review d completed th curate, and tru	wed the <i>R</i> his applica ue to the l	OCK CO tion for best of n	<i>UNTY F</i> m, and my kno	<i>PRELIMINA</i> I submitte wledge ar	ARY MINOR ed all inform nd belief, w	LAND DIN nation as r ith all info	<i>ISION —</i> equired pe rmation ac	r said cessible
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	11	/y/				DATE:	8/2	8/2019	5
REVISED 12/2011		-	( 7 V	Page 1 o	f 2		,				

APPLICATION CHECKLIST			
	Yes	No	Comment
<ol> <li>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?</li> </ol>	<b>7</b>		
a. Location of the land division area by section, township, and range:	7	_	
b. Approximate location and dimension of all <b>EXISTING</b> streets and property lines,		Ш	
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:	Ø		
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:			
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		_
<ul> <li>g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:</li> <li>(1) Buildings:</li> </ul>			
(2) Streets, alleys, and public ways:		片	
(3) Driveways:		井	
(4) Rail lines:	片		NONE
(5) Private water wells or water supply systems:	H		NONE PRIVATE WELL
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			PRIVATE SEPTIC MOUND SYSTEM
(7) Any other public utilities:	П	7	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		<b>V</b>	NONE
(9) Vegetative land cover type:	<b>V</b>		GRASSES AND SOME TREES
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V		STEEP SLOPES
(11) Productive agricultural soils, cultural resources, and woodlands:			GRASSES AND SMALL TREES
(12) Surface water features:		<u> </u>	NONE
(13) Drainageways: (14) Detention or retention areas:	닏		NONE
(15) Cemeteries:	님	V	NONE
(16) Bridges/culverts:	片片	V	NONE
(17) Rock outcroppings:	님	✓	NONE 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:		V	NONE
<ul> <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> </ul>		Ø	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		☑	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:			NONE
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	$\square$		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	Ш	
4. Have you provided all required application form information and has the required party signed this application form? 5. Have you included a few decisions of the control of t	Ø		
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.

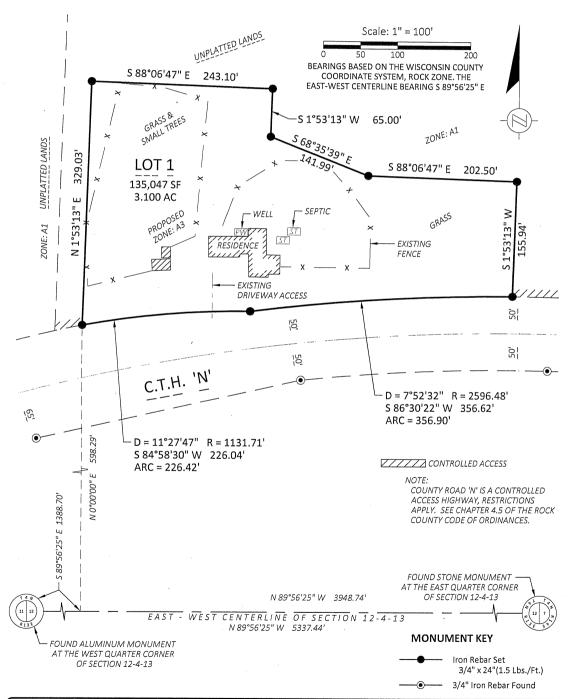
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

### **CERTIFIED SURVEY MAP**

OF PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, T. 4 N., R. 13 E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



**ORDER NO: 32186** 

BOOK: SEE FILE FIELD CREW: DGM DRAWN BY: CM DATE: August 25, 2015 FOR THE EXCLUSIVE USE OF: KEVIN ROGERS 3807 E JACOBS DR MILTON, WI 53563

File Name: J:\32101-32199\32186 ROGERS\SURVEY\RHB DRAWING FILE

## **Batterman**

engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com



TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



11	Application Number:	LD2015 054 Rogers	11 11 11
11			11
п			11
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 appli	cable) officials
and these parties have determined land division is feasible:	✓ Yes 🗌 No
	✓ Yes 🗌 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes  ☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes 🗸 No
6. Land division will require a zoning change:	✓ Yes  No
7. Preliminary minor land division application is complete:	√Yes No
If you answered <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7</b>	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	ii aii iiiissiiig
The middle middle begins dipplied by the dipplied in	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	Particular in the Control of the Con
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:	l U
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
<b>EXISTING/PROPOSED</b> 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:	L
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
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:	<b>-</b>
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	
or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	님
<ul><li>(5) Private water wells or water supply systems:</li><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li></ul>	<del> </del>
(7) Any other public utilities:	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(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:  i Preliminary concent for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW									
	and the second of the second o	Missing							
It Cools worth any and data of mathematical		Information							
k. Scale, north arrow, and date of creation:									
<ul><li>I. Any other information required by the Agency:</li><li>7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with</li></ul>	*h								
numbered in sequence if more than one (1) page is required, and total map page		П							
page:	es lacinimica on cach	L_1							
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	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									
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 n	arther sections							
AGENCY RECOMMENDATION									
10. Agency recommendation: Approve Approve Approve With Conditions	Deny	and a second and a second as a Second							
11. If you answered Approve With Conditions to 10., list conditions (Use additional									
1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing		evaluation on the							
2. lot was required at the time of this survey. However, soils on the lot may be rest									
. 3. Show well and septic system location on Final CSM.									
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):								
10-0-									
AGENCY SIGNATURE: COTCH MANUS	DATE: 9/28/	15							
	1								
TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency	•								
TOWN ACTION  13. Town action:									
13. Town action:									
1.	sneet (Za) ii necessary).								
2.									
3.									
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	:								
	DATE.								
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 Appr	ove With Conditions	to <b>16.</b> , list conditions (Use addition	nal sheet (2a) if necessary):							
1.										
2.										
3.		·								
18. Committee action rat	ionale and findings o	f fact (Use additional sheet (2a) if ne	ecessary):							
COMMITTEE SIGNATURE:	Chair – Rock County F	Planning & Development Committee	DATE:							

4. Final CSM to be submitted for Ag 5. Certified Survey Maps subject to 6. 7. 8. 9. 10. 2. Agency recommendation rationale and find	Lot 1 to align with existing westerly Parent Parcel lot line.  gency approval one year after Preliminary Approval.  local approval must be recorded within 6 months of their last approval.
4. Final CSM to be submitted for Ag 5. Certified Survey Maps subject to 6. 7. 8. 9. 10. 2. Agency recommendation rationale and find	gency approval one year after Preliminary Approval.
5. Certified Survey Maps subject to 6. 7. 8. 9. 10. 2. Agency recommendation rationale and find	
6. 7. 8. 9. 10. 2. Agency recommendation rationale and find	
8. 9. 10. 2. Agency recommendation rationale and find	
9. 10.  2. Agency recommendation rationale and find	
10.  2. Agency recommendation rationale and find	
2. Agency recommendation rationale and find	
2. Agency recommendation rationale and find	
	ings of fact:
cres. CTH N is a Controlled Access County Former farmstead. Airphotos indicate there mater the Parent Parcel shows a 329' flag pole would be found for the Tourne the flag pole would have the flag pole at the flag pole of the fl	sting residential structure on a 3.1 acre lot and leaving approximately 58 dighway. The Controlled Access Map shows two access points for the y have been a loop access with two driveways out onto CTH N. The layout of the proposed lot (code allows a pole length of 250' with a minimum is not enough room (600') between the existing mapped accesses and the gpole. The solution can take one of two routes. First, move the proposed the Parcel line (Staff recommended). Secondarily, indicate access the Final CSM and Parent Parcel.
	TOWN ACTION
4. If you answered Approve With Conditions t	to 13., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
<b>5.</b> Town action rationale and findings of fact:	
ROCK COUNTY PLANNI	NG AND DEVELOPMENT COMMITTEE ACTION
<ol><li>If you answered Approve With Conditions t</li></ol>	o <b>16.</b> , list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	· · · · · · · · · · · · · · · · · · ·
8. Committee action rationale and findings of	fact:
2. 25	
•	

Page 2a of 2

JANESVILLE, WI 53545

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



1	Application Number: LD Z015 058
1 1 1	Received By – Date (MM/DD/YYYY):

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254	-		_						# ~ 1 N 1 C		LW:TILL	11122	24 YAN

Marit A. St. Park Marin	r. Cr.						/ (1 1	LICA		11	OIVIVI
OF THIS FORM A	MINOR LAN AND PREPARI	<i>ID DIVISIO</i> E A MAP C	ONTAINING A	ION FOR	RM INF RMATI	<i>ORMATI</i> ON AS ID	ON. PLE	ASE COM	PLETE B	OTH PA	RM.**
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 consistent with Town's Comprehensive Plan – Future Land Use Map:											
3. Land division are	a is located ir	a Farmlai	nd Preservatio	n zonin	g distric	t certifie		State of \	Viscons	in: 🖅	es No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5.											
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:											
5. Land division will	require a zor	ning chang	e:							V	es No
			APPLICAN	IT INFO	ORMA	TION					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVE			- Addison South		<u> </u>		
a. Name:	MARGARI	T HAZE	LTINE	-				Telep	hone:		
Address:	2828 S KE	SSLER	RD		City:	JANES	SVILLE	State	: WI	Zir	53548
b. Name:	(LOT IS FO	OR SON	OF LAND O	WNER	)			Telep	hone:	T	
Address:	-				City:		***************************************	State		Zir	):
7. AGENT (SURVEYOR AND DEVELOPER)											
a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575											)575
Address:	109 W MIL	.WAUKEI	E ST		City:	JANES	VILLE	State	: WI	Zip	
<b>b.</b> Developer name:	July: OVACEOVICE State, VVI										
Address:					City:			State		Zip	<u>.</u>
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	ne prima		act:	6a.	☐ 6b.	√ 7a.		
į.			AND DIVISI								
9. Reason for land div	vision: 🗸 Sa	le/owner	ship transfer	☐ Far	m cons	olidation	Re	finance	Otl	er:	Andrews and the same of the same of
10. Land division are	a location:	Town of	ROCK			NE	1/4	of NW	1/4		
		Section				Tax	parcel n	umber(s)	- 6-17	-168	
11. Land division are  V Yes No	a is located w If <b>Yes</b> ,	ithin the E identify:	xtra-Territoria City(s)/Villa	al Plat A	pprova ITY OF	Jurisdict JANES	ion (ETJ) VILLE	Area of a	City(s)	/Village	
12. Land division area		djacent to I/Town ro		apply): unty hig		□s	tate hig	hwav		6. highw	ıav
13. Landowner's con (Square feet or ac			14. Land divi				15. (	Current zo rea: AFP			
16. Number of new/a by land division:		created	17. Future zo created					.8. Future	e zoning	of pare	ent lot:
19. Covenants or rest							√ No			····	
If Yes, identify cov											
20. A residential build If Yes, the buildin							☑ No		_		
21. Public improveme		ion propos	ite onsite was					Public ruction w	sanitar	y sewer	system
be submitted by (	mm/dd/yyyy	):	- <b>, p</b>		nm/dd/		int const	ruction w	in pegi	1011	
		APPLIC	ANT STATE				TURE				
I, as the undersigned, an contact for said landowr APPLICATION FORM INF documents, and that all to me. These statement	ier. I do hereb ORMATION, re information is	y verify that viewed and correct, ac	it I have reviewed this completed this curate, and true	ed the Ross sapplica to the b	OCK COU tìon form est of m	JNTY PREI m, and sul ny knowle	.IMINAR) omitted a	MINOR LI Il informat	AND DIV	ISION ~ equired p	per said
								1			

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	V	П	Commence
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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	П		
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(1) Buildings: (2) Streets, alleys, and public ways:	<u> </u>	片	
(3) Driveways:		H	
(4) Rail lines:	<del>    </del>	片	NONE
(5) Private water wells or water supply systems:	늄	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	Ш	V	NONE
(7) Any other public utilities:		V	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:	V	Щ	SEE AIR PHOTP
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<b>⊢Ц</b>		NONE
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	넴	붜	NONE
(13) Drainageways:	⊦H	<u> </u>	NONE .
(14) Detention or retention areas:	H	岗	NONE
(15) Cemeteries:	╁╁╴	7	NONE
(16) Bridges/culverts:	片	7	NONE
(17) Rock outcroppings:	Ħ	7	NONE
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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:		Ø	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
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	<b>☑</b>		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	V		
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		

stem (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.

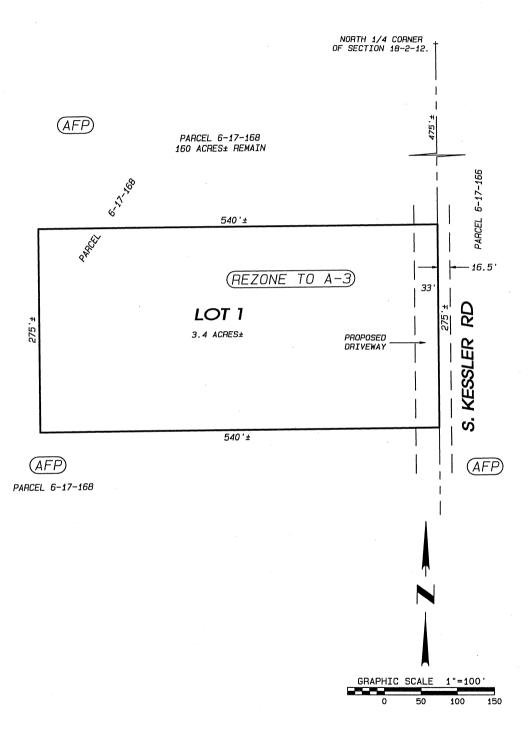
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

### PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, T.2N., R. 12E. OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 005 For: HAZELTINE

#### DATE: JULY 20TH, 2015



109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com

tel: 608 752-0575 fax: 608 752-0534

# Town of Rock Zoning - A-FP

- (v) The operation does not substantially impair or limit the current or future agricultural use of other protected farmland.
- (vi) The conditional use permit requires the landowner and/or the operator to restore the affected land after the nonmetallic mineral extraction operation is completed. The permit shall require the landowner and/or the operator to restore the land to a condition suitable for agricultural use, according to a written restoration plan included with the permit.

# A-FP

- (4) Rezoning Land out of Agricultural Farmland Preservation District (A-FP)
- (A) Except as provided in subsection (4)(B) below, the Town Board may not rezone land out of the A-FP District unless the Town Board does all of the following prior to the rezoning:
  - (i) Finds all of the following in writing, after public hearing, as part of the official record of the rezoning:
    - (a) The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
    - (b) The rezoning is consistent with any comprehensive plan, adopted by the Town Board, which is in effect at the time of the rezoning.
    - (c) The rezoning is substantially consistent with the Rock County farmland preservation plan, certified under Chapter 91, Wis. Stats., which is in effect at the time of the rezoning.
    - (d) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
    - (B) Subsection (4)(A) above does not apply to any of the following:
  - (i) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Chapter 91, Wis. Stats.
  - (ii) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Rock County farmland preservation plan map, certified under Chapter 91, Wis. Stats., which is in effect at the time of the rezoning.
- (C) By March 1 of each year, the Town Clerk shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection and the County of Rock a report of the number of acres that the Town has rezoned out of the A-FP District during the previous year and a map that clearly shows the location of those areas.

## Town of Rock

### Rock County, Wisconsin

#### www.tn.rock.wi.gov

#### September 8, 2015

<u>Public Hearing-Chairman Gunn called to order the public hearing petitioned for by Margaret Hazeltine to consider rezoning certain property from Agricultural Farmland Preservation District (A-FP) to Agricultural District 3 (A-3). Margaret explained her son intends to build a home on the family farm, the parcel needs to be rezoned for him to proceed. No one spoke against. The public hearing was closed.</u>

Call to Order-Chairman Gunn called the monthly Board meeting to order with all Board members present.

<u>Minutes</u>-Supervisor Parker noted a correction the roads that the City of Janesville picked rocks up from was Spring Park Subdivision. Supervisor Parker moved to approve the minutes as corrected. Second by Supervisor Dubanowich. Motion carried with a voice vote.

<u>Treasurer's Report</u>-Supervisor Parker moved to approve the treasurer's report as presented. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Zoning Officer Report-Dave Diestler gave his zoning report.

<u>Planning and Zoning Report</u>-Supervisor Dubanowich reported the Planning and Zoning Committee gave a favorable recommendation to rezone for Margaret Hazeltine as petitioned for.

<u>Audience Communication</u>-Jack Pokorney reported on his project of restoring the cemetery on Sherman Road for his Eagle Scout award. The Town thanks Jack for his commitment and accomplishment. Suzanne Parker asked the Board to consider lowering the speed limit on Rockport Road. Town of Janesville would need to cooperate in a reduction. Carolyn Robb asked about reducing the speed limit on S. River Road.

Act upon Public Hearing to Rezone-Margaret Hazeltine-After considering the findings for said petition; Supervisor Parker moved to adopt ordinance no. 2015-01 to rezone certain property from A-FP to A<sub>3</sub>3. Second by Supervisor Dubanowich. Motion carried with a voice vote.

<u>Vacating Old Wood Road</u>-Daniel and Deb Clark and Andy Gleichauf were present to ask the Town to sign off on Old Wood Road. Supervisor Parker moved to agree to vacate Old Wood Road for the Clarks and Andy Gleichauf with the stipulation that they bear the expenses incurred for the necessary documentation. Second by Supervisor Dubanowich. Motion carried with a voice vote.

Cooperative Boundary Agreement-The process for amending the Cooperative Boundary Agreement was reviewed. Supervisor Dubanowich moved to adopt Resolution 2015-02authorizing the Town Chairman or Designee to participate, pursuant to 66.0307 Wisconsin Statutes, in the preparation of an amendment to the Cooperative Boundary Plan between the Town of Rock and the City of Janesville, which was made effective as of May 16, 1996 and is scheduled to terminate on May 16, 2016("Boundary Plan"), with the objective of continuing the purpose of the Boundary Plan, which among other things,

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

	<u> Carrier e a de cue</u>	
AGENCY REVIEW		
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icable) offici	ials
and these parties have determined land division is feasible:	✓ Yes 🗆	] No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes	No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes 🗌	No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.		
<b>4.</b> Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district		4
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plans	☐ 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,	<b>7a. – 7e.</b> Af	fter
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided uni	til all missing	3
information has been supplied by the applicant.		
	Missing	3
	Informati	ion-
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:	<u> </u>	
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:	<u> </u>	
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:	<del>                                     </del>	
(3) Driveways:	-	
(4) Rail lines:		
(5) Private water wells or water supply systems:	<del>                                     </del>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H	
(7) Any other public utilities:		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	一首	
(9) Vegetative land cover type:	Ħ	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	F	
(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:	$\Box$	
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:	<del></del>	
,		

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	<u> </u>									
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	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 of	comment, and if									
these parties have comments, said comments have been provided to the Agency:  Yes N	0									
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any of this form.	further sections									
AGENCY RECOMMENDATION										
<ul> <li>10. Agency recommendation: Approve Approve With Conditions Deny</li> <li>11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):</li> </ul>										
Driveway Permit is recieved for access to the proposed lot.										
2. Acceptable soil and site evaluation report received from the Rock County Health Department for an ons	ite septic system.									
3. Dedicate a 33' 1/2 road right of way at the discretion of the Town of Rock.										
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):										
My Hands										
AGENCY SIGNATURE: Local 1/2 Hamily DATE: 9/29/15	5									
TITLE: Administrator - Rock County Planning,										
Economic & Community Development Agency										
TOWN ACTION										
13. Town action: Approve Approve Deny										
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):										
1.										
2.										
3.										
<b>15.</b> Town action rationale and findings of fact (Use additional sheet (2a) if necessary):										
The state of the control of the cont										
TOWN SIGNATURE: DATE:										
DAIL.										
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 CO	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):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

1. If you answered Approve With Conditions to 10., list conditions:  3. Final CSM shall be submitted within one year of Proliminary Approval.  4. Certified Survey Maps that are subject to local approval shall be recorded within 6 months of their last approv 5.  6.  7.  8.  9.  10.  2. Agency recommendation rationale and findings of fact:  The proposed 3.4 acre lot is in the Town of Rock's Ag Farmland Preservation Zoning District (A-FP). the Applicant indicated the lot is for a son to construct a single family residence. The Town Board approved the rezone from A-FP to A-3.  1. If you answered Approve With Conditions to 13., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  10.  10.  11.  10.  10.  11.  10.	AGENCY RECOMMENDATION	
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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.ROC





WEB: WWW.CO.ROCK.						====	=====	=======	====	======	======
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PRELIMINARY OF THIS FORM A	<i>MINOR LANI</i> ND PREPARE	O <i>DIVISIOI</i> A MAP CO	V <i>– APPLICATIO</i> ONTAINING AL	<i>ON FORM</i> LINFORM	INFO	<i>RMATION</i> N AS IDEN	PLEASI	COMPLE ON PAGE 2	TE BC	TH PAGE	ES VI.**
1. Applicant has con-											
(if land division is	within Extra-	Territorial	Plat Approval.	Jurisdictio	n (ETJ	) area) off	icials and	d these pai	ties l	have dete	ermined
land division is fea		· · · · · · · · · · · · · · · · · · ·				***************************************	· · · · · · · · · · · · · · · · · · ·			✓ Yes	☐ No
2. Land division is co										✓ Yes	
3. Land division area	a is located in	a Farmlar	d Preservation	n zoning di	strict	certified b	y the Sta	ate of Wisc	consi	n: 🔲 Yes	UNO
If you answered Y											<del></del>
4. Land division mee	ts Town base	rarm irac	t and any othe	er applicat	ie Fai	rmland Pre	eservatio	n zoning d	VA	t require	
5. Land division will	require a zon	ing change	e:					······································		☐ Yes	□ No
			APPLICAN	T INFOR	MAT	ION		Tangyaning			er chrospy
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	ITATIVE						Assert Control of the	
a. Name:	LES MARZ	AHL						Telephor	ie:	755-99	99
Address:	PIN	E RIDGE	DR	Ç	ty:	JANESV	ILLE	State:	WI	Zip:	53545
b. Name:	1950							Telephor	ne:		
Address:				С	ty:	***************************************		State:		Zîp:	
7. AGENT (SURVEYO	R AND DEVE	-OPER)	***************************************	·	<u> </u>			L			L
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	С				Telephor	ne:	752-05	75
Address:	109 W MIL	WAUKE	EST	C	ty:	JANESV	ILLE	State:	WI	Zip:	53548
b. Developer name:								Telephor	ne:		
Address:				Ci	ty:			State:	لنسند	Zip:	
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	e primary	conta	ct:	6a. [	6b. 🗍	7a.	7b.	
	海中部的影响	L	AND DIVISI	ON INFO	RM	ATION			Al.	V (* V)	
9. Reason for land di	vision: 🔲 Sa	le/owner	ship transfer	Farm (	onso	lidation	Refin	iance 🗸	Oth	er:	
10. Land division are	a location:	Town of	LIMA			NE	1/4 of	NE 1/	4		
	1	Section				Tax pa	rcel nun	nber(s) - 6	3-11-	282A	
11. Land division are	a is located w	ithin the E identify:	xtra-Territoria City(s)/Villag		roval.	Jurisdictio	n (ETJ) A	rea of a Ci	ty(s)/	Village:	
12. Land division are											
	Loca	/Town ro	ad 🗸 Coi	unty highv	vay	✓ Sta	te highw	/ay	] <b>u.</b> s	. highwa	у
13. Landowner's con (Square feet or a				sion area eet or acre	os)· 7	.6 M\:	15. Cur are	rent zonin	g of	land divis	ion
16. Number of new/a								Future zo	ning	of paren	t lot
by land division:	1		created l	by land div	ision:			A-3		۱۱۷٬۰۰۱	
19. Covenants or res	trictions will b	e placed	on the land div	ision area	: [	]Yes ✓	No				
If Yes, identify co 20. A residential buil			lin the land di			71.0	1		<del></del>		
If Yes, the building			in the land or ite onsite was				JNo n □	Public sar	itan	SOWER C	vetam
21. Public improvem		on propos	sal/plan will					ction will I	oegin	on on	ystelli
be submitted by		): NONE		(mar	/dd/ <sub>3</sub>	/YYY):					
Marie and the straight of	14	ADDLIC	ANIT CTATE		40.00	and the second second	The state of the s	eranin redictions	100.5	,	

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:

DATE:

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?	Ø		
a. Location of the land division area by section, township, and range:	V	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:	V		
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:	V		
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:	V		
(2) Streets, alleys, and public ways:	<u> </u>	ᆜ	
(3) Driveways:		ᆜ	
(4) Rail lines:	<del>    </del>	닏	NONE
(5) Private water wells or water supply systems:		ᆜ	
(6) Private onsite wastewater treatment systems or public sanitary sewer	$\square$		,
systems: (7) Any other public utilities:	V	-	BLDG, HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H	片	NONE PROPOSED
(9) Vegetative land cover type:		片	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	一一	ল	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:		$\overline{\mathbf{V}}$	
(13) Drainageways:		V	
(14) Detention or retention areas:		<u> </u>	
(15) Cemeteries:		V	
(16) Bridges/culverts:		V	
(17) Rock outcroppings:		V	· · · · · · · · · · · · · · · · · · ·
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:		<b>☑</b>	NONE
<ul> <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> </ul>		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:	V		
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?	Image: section of the		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<b>V</b>		
4. Have you provided all required application form information and has the required party signed this application form?	V		
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?	V		

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.

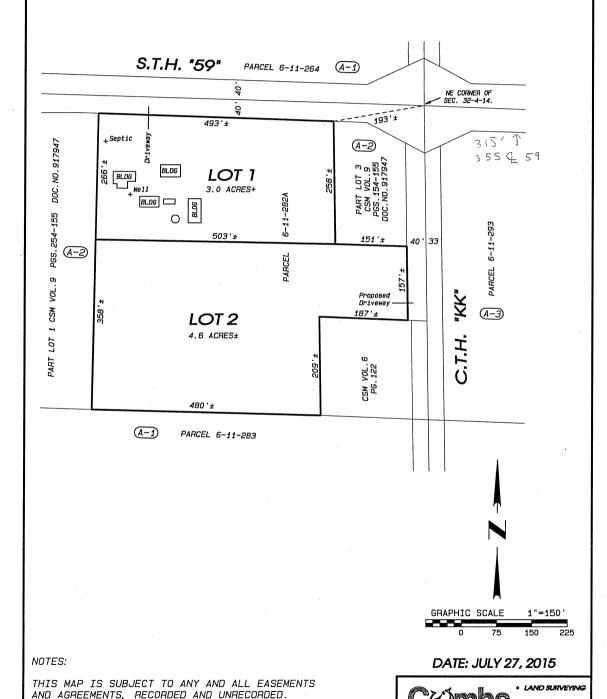
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, T.4N., R. 14E. OF THE 4TH P.M., TOWN OF LIMA, ROCK COUNTY, WISCONSIN.



THE BASIS OF BEARINGS IS ASSUMED.

For: MARZAHL

Project No. 115 - 239

. LAND PLANNING

CIVIL ENGINEERING

tel: 608 752-0575 fax: 608 752-0534

& ASSOCIATES

109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com TOWN OF LIMA PAM HOOKSTEAD, CLERK 9504 N. DEMSPEY DR. WHITEWATER, WI 53190

EMAIL: PHOOKSTEAD@WWUSD.ORG

### TOWN OF LIMA

**ROCK COUNTY** 

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<b>ZONING/LAND USE CHANGE – APPLICATION:</b>	
REVIEW AND ACTION FORM	
TOWN REVIEW	
1. Zoning/land use change type (please check only one): Re-zone Conditional use permit	Variance
2. Zoning/land use change is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes No
3. The zoning/land use change area is in a State-certified Farmland Preservation zoning district:	Yes No
4. Zoning/land use change meets Town Base Farm Tract requirements:	XYes ☐ No
5. A land division will be required as a component of the zoning/land use change:  If you answered Yes, proceed to 6. If you answered No, proceed to 7.	Yes No
6. Applicant has met with Town, Rock County Planning, Economic & Community Development Agency, and Cit officials (if applicable) and these parties have determined proposed land division is feasible:	y(s)/Village
7. The zoning/land use change area is in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zo	
8. Town zoning/land use change application is complete:	Yes □ No
If you answered Yes to 8., please proceed to 10. If you answered No to 8., please indicate the missing information of the state of the	
8a. – 8d. After all missing information is supplied, proceed to 9. Town action (10.) will not be taken until al information has been supplied by the applicant.	
	Missing Information
<b>8a.</b> A map clearly marked "ZONING/LAND USE CHANGE", identifying the zoning/land use change area and containing all of the following information:	
a. Location of the zoning/land use change area by section, township, and range:	
<ul> <li>Approximate location and dimension of EXISTING/PROPOSED property lines and streets, including ownership, in the zoning/land use change area</li> </ul>	
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	
e. Scale, north arrow, and date of creation:	
8b. Map prepared at a convenient 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:	
8c. All required application form information and required party's signature on the application form:	
8d. Four (4) hard copies of the application form, four (4) hard copies of the map, and the application fee:	
9. Town zoning/land use change application is complete:	☐ Yes
TOWN ACTION	
10. Town action: Approve Approve With Conditions Deny	<u>-</u>
11. If you answered Approve With Conditions to 10., please list conditions (Use additional page (1a) if necess	sary):
1. Footh parcels until be respond A3	
3.	
12. Town action rationale and findings of fact (Use additional page (1a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

PLEASE PROVIDE A COPY OF THIS FORM, ALONG WITH THE APPLICATION FORM, TO:

ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

51 S. MAIN ST. JANESVILLE, WI 53545

EMAIL: STEVE@CO.ROCK.WI.US

Page 1 of 1

11. If you answered Approve With Co	nditions to 10., please list conditions:
4.	
5.	
6.	
7.	
8.	
9.	
10.	
12. Town action rationale and findings	of fact:

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

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



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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 appliance)	cable) officials
and these parties have determined land division is feasible:	✓ Yes 🗌 No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes  No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 📝 No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	
	Yes ✓ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	✓ Yes No
6. Land division will require a zoning change:	✓ Yes   No
7. Preliminary minor land division application is complete:	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7.	<b>7a. – 7e.</b> 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.	5
	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 <b>EXISTING</b> 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	
<b>EXISTING/PROPOSED</b> 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	П
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 <b>EXISTING</b>	
or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	<del>  </del>
(3) Driveways:	$\vdash$
(4) Rail lines:	누
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del>                                     </del>
(7) Any other public utilities:	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	H
(12) Surface water features:	H
(13) Drainageways:	
(14) Detention or retention areas:	П
(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:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	1 11 1

AGENCY REVIEW		
	esta a consiste de la companya de la companya de la consiste de la consiste de la consiste de la consiste de l La consiste de la co	Missing
Le Coole worth grading and date of question.		Information
k. Scale, north arrow, and date of creation:		
<ul><li>I. Any other information required by the Agency:</li><li>7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with</li></ul>	*h	
numbered in sequence if more than one (1) page is required, and total map page	9	·
page:	es lacitation of each	
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 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	parties for review and co	mment, and if
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	before completing any fu	urther sections
of this form.		
AGENCY RECOMMENDATION	·	
10. Agency recommendation:		
11. If you answered Approve With Conditions to 10., list conditions (Use additional	sheet (2a) if necessary):	
1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an exis	ting private sewage system	no soil test was
2. required at the time of this survey. However, soils on the lot may be restrictive	to the replacement of the	existing system."
3. Indicate well and septic system location on Final CSM.		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE: Local M. Bayus	DATE: 9/28/15	<u> </u>
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	•	
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den		
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	<u> </u>	
1.	sirect (zaj ii frecessary).	
2.		
3.	· · · · · · · · · · · · · · · · · · ·	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	· ·	
23. Town addition and manips of fact (ase additional sheet (2a) if ficeessary)		
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 CON	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	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>	

	answered <b>Approve With Conditions</b> to <b>10.</b> , list conditions:  3. Acceptable soil and site evaluation report received on Lot 2 from the Rock County Health Department.  4. Final CSM shall be submitted for Agency approval within one year of preliminary approval.  5. Certified Survey Maps subject to local approval shall be recorded within 6 months of their last approval.
	4. Final CSM shall be submitted for Agency approval within one year of preliminary approval.
-	2. Oci mica odivey inapa adpieci to iocai appiovai anali be recorded within o months of their iast approval
	6.
	7.
	8.
	9.
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	recommendation rationale and findings of fact:
The Appli acres) ha or 157'.	cant proposes to split a 7.6 acre lot with existing buildings into two lots. Proposed Lot 1 (3 s frontage and an existing access on STH 59. The proposed Lot 2 (4.6 acres) fronts CTH Kk Any driveway location along the frontage on CTH KK meets specifications for distance (250') STH 59 intersection
1 Harris	TOWN ACTION
	Inswered Approve With Conditions to 13., list conditions:
	4.
	5.
	5.
	7.
	3.
	9.
	0.
	ction rationale and findings of fact:
J. TOWITA	ector radionale and midnigs of fact.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
<b>7.</b> If you a	inswered Approve With Conditions to 16., list conditions:
;	3.
	4.
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	5.
-	7.
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10	
	ttee action rationale and findings of fact:

REVISED 12/2011 Page 2a of 2

### **COMMITTEE APPROVAL REPORT**

Account Name_	PO#	Inv_Date	Vendor Name		Inv/Enc_Amt_
TRAINING EXP	P1503104	09/16/2015	WISCONSIN COUNT	TY CODE ADMINIST	245.00
Budget 1,210.00		•	,		Closing Balance 935.00
	,	PLANNII	NG PROG TOTAL	245.00	
CONTRACTED SE	RV				
	P1503167	09/22/2015	LUBKEMAN, JODI L		412.50
	P1503175	09/08/2015	VON BRIESEN PUR	TELL AND ROPER	3,806.00
Budget 3,632.00	YTD Exp 14,946.98		YTD Enc 0.00	Pending 4,218.50	Closing Balance (15,533.48)
PUBL & LEGAL	P1503134	08/31/2015	JANESVILLE GAZET	TE INC	48.76
Budget 320.00		•	YTD Enc 0.00	Pending 48.76	Closing Balance (97.84)
	BOARD OF	ADJUSTME	NT PROG TOTAL	4.267.26	To be a second of the second o
-	Budget 1,210.00  CONTRACTED SE  Budget 3,632.00  PUBL & LEGAL  Budget	### P1503104    Budget	TRAINING EXP P1503104 09/16/2015  Budget YTD Exp 1,210.00 30.00  PLANNIN  CONTRACTED SERV P1503167 09/22/2015 P1503175 09/08/2015  Budget YTD Exp 3,632.00 14,946.98  PUBL & LEGAL P1503134 08/31/2015  Budget YTD Exp 320.00 369.08	### TRAINING EXP P1503104 09/16/2015 WISCONSIN COUNTY Budget	TRAINING EXP         P1503104         09/16/2015         WISCONSIN COUNTY CODE ADMINIST           Budget 1,210.00         YTD Exp 30.00         YTD Enc 0.00         Pending 245.00           PLANNING PROG TOTAL 245.00           CONTRACTED SERV         P1503167 09/22/2015 UUBKEMAN,JODI L VON BRIESEN PURTELL AND ROPER           Budget 3,632.00         YTD Exp 09/08/2015         YTD Enc Pending 4,218.50           PUBL & LEGAL P1503134 08/31/2015 JANESVILLE GAZETTE INC           Budget YTD Exp YTD Exp YTD Enc Pending

I have examined the preceding bills and encumbrances in the total amount of

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date:	OCT 0 8 2015	Dept Head	•
	•		
		Committee Chair	