

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MARCH 8, 2018 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) JANESVILLE, WI

#### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday February 22, 2018
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
    - 2017 073 (Center Township) Kaun (pg. 2)
    - 2017 075 (Beloit Township) Carroll Family Trust (pg. 8)
    - 2018 002 (Turtle Township) Arnold (pg. 13)
    - 2018 011 (Magnolia Township) Hoerler Trust (pg. 19)
- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 7. Community Development
  - A. Housing Rehabilitation Loan Alteration Request Loan ID 020129D1 (CDBG Funds)
- 8. Committee Reports
- 9. Adjournment

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

March 22, 2018 (8:00 am) April 12, 2018 (8:00 am) April 26, 2018 (8:00 am) May 10, 2018 (8:00 am)



### **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

#### **INTEROFFICE MEMORANDUM**

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

**FROM:** Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: March 8, 2018

#### Land Division Summary:

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

2017 073 (Center Township) - Kaun

2017 075 (Beloit Township) - Carroll Family Trust

2018 002 (Turtle Township) - Arnold

2018 011 (Magnolia Township) – Hoerler Trust

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

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

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

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



| 17                  |                 | ١ |
|---------------------|-----------------|---|
| 11<br>18<br>11      | LD2017 073 Kaun |   |
| Application Number: |                 |   |
|                     |                 |   |

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

| AGENCY REVIEW  |  |
|--|--|
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic   | able) officials                                  |
| and the control of th | ✓ Yes □ No                                       |
|  | ✓ Yes □ No                                       |
| 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin;  | ✓ Yes 🔲 No                                       |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5.   |  |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re  | equirement:                                      |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  | ☐Yes ☑No   |
| 6. Land division will require a zoning change:   | ✓ Yes □ No                                       |
| 7. Preliminary minor land division application is complete:  | ✓ Yes □ No                                       |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7   |  |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti-<br>information has been supplied by the applicant.  |  |
|  | er (Missing at<br>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:  | اسا  |
| 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<br>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<br>EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:   |  |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:   |  |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:   |  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:  |  |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  | П  |
| (1) Buildings:   | П  |
| (2) Streets, alleys, and public ways:  |  |
| (3) Driveways:   |  |
| (4) Rall lines:  |  |
| (5) Private water wells or water supply systems:   |  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:  |  |
| (7) Any other public utilities:  |  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  |  |
| (9) Vegetative land cover type:  | <u> </u>   |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  | <u> </u>   |
| (11) Productive agricultural soils, cultural resources, and woodlands:   |  |
| (12) Surface water features:   | <b></b>  |
| (13) Drainageways: (14) Detention or retention areas:  |  |
| (15) Cemeterles:   | <del>                                     </del> |
| (16) Bridges/culverts:   | <del>   </del>                                   |
| (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<br/>alternative means of providing water supply and treatment and disposal of sewage, in the land<br/>division area;</li> </ol>  |  |
| 1. Preliminary concept for collecting and discharging stormwater in the land division area:  | П  |

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| AGENCY REVIEW  |   |                  |
|--|---|------------------|
|  |   | Missing of       |
| 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 page           |   |                  |
| page:  |   |                  |
| 7c. Map prepared by a land surveyor licensed in Wisconsin:                               |   |                  |
| 7d. All required application form information and required party's signature on the a    | pplication 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:              |   | <b>L</b>         |
| 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, sald comments have been provided to the Agency:             |   |                  |
| If you answered No, the application must be provided to other reviewing parties          | before completing any f                           | urther sections  |
| of this form.  |   | W                |
| AGENCY RECOMMENDATION  |   |                  |
| 10. Agency recommendation: Approve With Conditions                                       | Deny  |                  |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional      | sheet (2a) if necessary):                         |                  |
| 1. Utility easement(s) shall be placed on lots as requested by utility con               | npanies.  |                  |
| 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an exist          | ng private sewage syster                          | n at the time of |
| 3. this survey. However, soils on the lot may be restrictive to the                      | replacement of the exi                            | sting system."   |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)      | f necessary):                                     |                  |
| // w   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,           |                  |
| AGENCY SIGNATURE:  | DATE: 12/5/17                                     |                  |
|  |   |                  |
| 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    | heet (2a) if necessary):                          |                  |
| 1,   |   |                  |
| 2. Approved 2/19/18  |   |                  |
| 3,   | ACCORDING AND |                  |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): |   |                  |
|  |   |                  |
| TOWN SIGNATURE:  | DATE:   |                  |
| TOWN GOITH ONE   |   |                  |
| TITLE:   |   |                  |

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

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

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

|     | ROC                 | K COUNTY PLAN                            | INING AND D                 | EVELOPMENT          | COMMITTEE ACTION                |
|-----|---------------------|--|-----------------------------|---------------------|---------------------------------|
| 16. | Committee action:   | Approve                                  | Approve \                   | With Conditions     | Deny                            |
| 17. | If you answered App | rove With Conditio                       | ns to <b>16.</b> , list con | ditions (Use addit  | lonal sheet (2a) If necessary): |
|     | 1.                  |  |                             |                     |                                 |
|     | 2.                  |  |                             |                     |                                 |
|     | 3,                  |  |                             |                     |                                 |
| 18. | Committee action ra | itionale and findings                    | of fact (Use addi           | tional sheet (2a) i | f necessary):                   |
| со  | MMITTEE SIGNATURE;  | E-100-100-100-100-100-100-100-100-100-10 |                             |                     | DATE:                           |
| TIT | TLE:                | Chair - Rock Count                       | Planning & Dev              | elopment Commit     | tee                             |

| AGENCY RECOMMENDATION   |
|---|
| 11. If you answered Approve With Conditions to 10., list conditions:  |
| 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.  |
| 4. The parent parcel is currently Zoned A1 by the Town of Center. Based on the proposed size of Lot 1, a rezone is required.  |
| 5,The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from A1 as described further below.  |
| 6. Dedicate a 33 foot half road right of way along N Roherty Road at the discretion of the Town.  |
| 7. A 40 foot wide drainage easement shall be delineated equally on each side of the centerline of drainage way in the northwest portion Lot 1.  |
| 8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  |
| 9. CSM's subject to local approval shall be recorded with the Rock Co, Register of Deeds within 6 months of their last approval.  |
| 10.   |
| 12. Agency recommendation rationale and findings of fact:  The proposed Land Division creates 1 new Lot from an existing 78 acre parcel in Center Township. The new lot will include approximately 10 acres with an existing residence and outbuildings buildings. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Center and the future land use for the parcel is Agriculture, Woodland and Scattered Residential. The proposed lot size for the new lot requires a rezone, therefore a proposed change to the Town's Agricultural Three (A3) District is being considered by the Town. The A1 District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District. |
| This Division is with the extra territorial review area for the Village of Footville. The Village has responded and has no objections.  |
| TOWN ACTION   |
| 14. If you answered Approve With Conditions to 13., list conditions:  |
| 3,  |
| 4,  |
| 5,  |
| 6.  |
| 7.  |
| 8.  |
| 9.  |
| 10.   |
|   |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION   |
| 17. If you answered Approve With Conditions to 16., list conditions:  |
| 3.  |
| 4.  |
| 5.  |
| 6.  |
| 7.  |
| 8,  |
| 9.  |
| 10.   |
| 18. Committee action rationale and findings of fact:  |
|   |
|   |
|   |
|   |
|   |
|   |

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ROCK COUNTY PLANNING, ECONOMIC & CAROLIVED DEVELOPMENT AGENCY 51 SOUTH MAIN STREET

JANESVILLE, WI 53545

NOV. 2 0 2017

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

FAX: (608) 757-5586

FAX: LOS TONOMIC AND THE CONTROL OF THE CO

AGENCY USE ONLY # Application Number: LDZ

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

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

| **PLEAS  | E DO NOT CO  | MPLETE T   | HIS APPLICAT   | ION FO   | RM UN  | TIL Y              | OU HA                                   | VE REAL                                    | THE RO   | ск со                                   | UNTY              |   |
|--|--|--|--|--|--|--------------------|---|--|--|---|-------------------|---|
| PRELIMINARY<br>OF THIS FORM A                                  | <i>MINOR LANI</i><br>ND PREPARE  | O <i>DIVISIOI</i><br>A MAP CO  | V <i>– APPLICATI</i><br>ONTAINING AL   | <i>ON FOI</i><br>.L INFO   | RM INFO<br>RMATIC  | ORM<br>ON A        | <i>IATION.</i><br>AS IDEN'              | PLEASI                                     | COMPLE   | TE BO                                   | OTH PAGE          | S<br>4 **                               |
| 1. Applicant has cont  | acted Town,  | Rock Cour  | ity Planning, E  | conom  | ic & Cor   | nmı                | inity De                                | velopme                                    | ent Agenc  | v. and                                  | d City(s)/V       | Illage                                  |
| (if land division is land division is fea                      | within Extra-"<br>Isible:  | lerritorial  | Plat Approval  | Jurisdic   | tion (ET   | IJ) ai             | rea) offi                               | cials and                                  | these pa   | arties                                  | Personana.        | Printers                                |
| 2. Land division is co   |  | Town's Co  | mprehensive  | Plan -   | Future I   | and                | Use Ma                                  | an'  | AND PHILIPPINE PLANT OF THE PRINTERS OF THE PR | *************************************** | ✓ Yes<br>✓ Yes    | ∐ No<br>□ No                            |
| 3. Land division area  |  |  |  |  |  |                    |   |  | te of Wis  | consi                                   |                   | □No                                     |
| If you answered Y  | es, proceed t  | o 4. If you  | answered <b>No</b>   | , proce  | ed to 5  |                    | uRammha.                                |  |  |   |                   | h-append                                |
| 4. Land division mee   | ts Town Base   | Farm Trac  | ct and any othe  | er appli   | cable F  | arml               | and Pre                                 | servatio                                   | n zoning   | distri                                  | ct require<br>Yes |   |
| 5. Land division will  | require a zon  | ing change   | 2:   |  | Andreas Marian State of the Control  | - COURT SHEET LANS |   |  |  | hallan little to an her miner           | ✓ Yes             | □No                                     |
|  | Middle Hot   |  | APPLICAN   |  |  | TIC                | N                                       |  |  |   |                   |   |
| 6. LANDOWNER OR  | AUTHORIZED   | LANDOW   | NER REPRESEN   | IVITATI  |  | ************       |   |  | ·  | -                                       |                   |   |
| a. Name:   | CRAIG KA   | UN   | reliable construction and the construction of  |  | of plant control of the state o |                    | *************************************** |  | Telepho  | ne:                                     |                   |   |
| Address:   | 1401 S ML  | RPHY R   | D  |  | City:  | JA                 | NESVI                                   | LLE  | State:   | WI                                      | Zip:              | 53548                                   |
| b. Name:   |  | Accession of the second se |  |  | Telle with a second constitution of the second c |                    |   |  | Telepho  | ne:                                     |                   |   |
| Address:   | Andrews and the latest and the same of the |  | erroreten et versation de la constitución de la con | ······································   | City:  |                    |   |  | State:   |   | Zip:              |   |
| 7. AGENT (SURVEYO  |  |  | F F dec North Control  |  | ······································   |                    |   | NW49-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1 |  |   | <b></b>           |   |
| a. Surveyor name:  |  |  | CIATES, IN   | C  |  |                    | ·····                                   |  | Telepho  | ne:                                     | 752-057           | 75                                      |
| Address:   | 109 W MIL  | WAUKE  | STREET   |  | City:  | JA                 | NESVI                                   | LLE  | State:   | WI                                      | Zip:              | 53548                                   |
| <b>b.</b> Developer name:                                      | and the state and a state a  |  |  |  |  |                    | · · · · · · · · · · · · · · · · · · ·   |  | Telepho  | ne:                                     |                   |   |
| Address:   | ***************************************  |  | *******  |  | City:  | <u></u>            | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,  |  | State:   |   | Zip:              |   |
| 8. Identify the indivi-  | dual from <b>6.</b> (  |  |  | THE RESERVE TO SHARE   | trees of the second  |                    |   | 6a. 🗌                                      | ]6b. 🗸   | ] 7a.                                   | 7b.               |   |
| O Papan for land di  | deleses Clea   | minimum ratios — and   | and divisi   |  | وكالموادة ومحددة الأناوات  | , miles and        | and the second                          |  |  |   |                   |   |
| 9. Reason for land div   | vision: [_] Sa   | T  | CENTER   | [ ] Fai  | m cons   | olid               | ation  <br>SE                           | Refir<br>1/4 of                            | se 1   | Oth                                     | <u>ier:</u>       |   |
| 10. Land division are  | a location:  | Section  | 34   | 1990 <del>  Maria de La Co</del> nstantina de la Constantina del Constantina del Constantina de la Constantina d |  |                    |   | ***************************************    | nber(s) -  |   | 285               |   |
| 11. Land division are  |  | Ithin the E<br>identify:   | xtra-Territoria<br>City(s)/VIIIa   | al Plat A  | opprova<br>VILLAG  | l Jur<br>E O       | isdiction                               | n (ETJ) A<br>TVILLE                        | rea of a C   | lity(s),                                | /Village:         |   |
| 12. Land division are  |  |  |  |  |  |                    | 50-bakendiga-verticus-man               |  | ***************************************  |   |                   |   |
|  |  | /Town ro   |  | ······································   | ghway  |                    | *************************************** | e highw                                    | ***************************************  | Training Control of the                 | s, highway        | *************************************** |
| <ol><li>Landowner's con<br/>(Square feet or ac</li></ol>       |  | erty area  | 14. Land divi  |  |  | 10.                |   |  | rrent zoni<br>a: A-1   | ng of                                   | land divis        | lon                                     |
| <ol><li>Number of new/a<br/>by land division:</li></ol>        |  | created  |  |  |  |                    |   |  |  |   | g of paren        | t lot:                                  |
| 19. Covenants or res   | trictions will b   |  | created<br>on the land div   |  |  | ****               |   | No   | A-1  |   |                   | <del> </del>                            |
| If Yes, identify co  | *****************************  | -  | L 1  |  |  | F71.               |   |  | ······································   |   |                   |   |
| <ol><li>A residential build<br/>if Yes, the building</li></ol> |  |  | i in the land di<br>ite onsite was   |  |  | Z'                 |   | No<br>n □                                  | Public sa  | nitar                                   | y sewer s         | /stem                                   |
| 21. Public Improvem  |  |  |  | 7  |  |                    |   | ***************************************    | ction will   |   |                   | /atam                                   |
| be submitted by  | (mm/dd/yyyy  |  |  | A COUNTY OF THE PARTY OF THE PA           | mm/dd  |                    | والمستوالين المتنازلة                   |  |  |   |                   |   |
|  |  | APPLIC   | CANT STATE   | MEN  | TAND   | SIC                | SNATL                                   | JRE  | 3-255  |   |                   |   |
| l, as the undersigned, ar<br>contact for said landow           | ner. I do herel  | y verify that  | at I have review   | ed the F   | ROCK CO  | UNT                | Y PRELIN                                | IINARY N                                   | INOR LAN   | ID DIV                                  | ISION -           | •                                       |
| APPLICATION FORM INF<br>documents, and that all                | ORMATION, re   | eviewed an   | d completed thi  | s applic   | ation for  | m, a               | nd subm                                 | itted all                                  | Informatio   | n as re                                 | equired pe        | r said                                  |
| to me. These statemen  | ts are being m   | ade to indu  | ce official action   | on the   | part of  | Rock               | County,                                 | its agent                                  | ts, employ   | ees, a                                  | nd officials      | resoinie                                |
|  |  | **************************************   | Q1.  | 1 1  | 1/   |                    | /                                       |  | et a mentelle er til general mentelle skalege og som e talangan  | '                                       |                   |   |
| I A NICYCLA/NICD / COLLA/A CL                                  | CONTACT SIG  | NATURE:  | 1 same   | · '/   | Color  | -                  | ۱                                       |  | DATE:  | 105 .                                   | -17-              | 17                                      |

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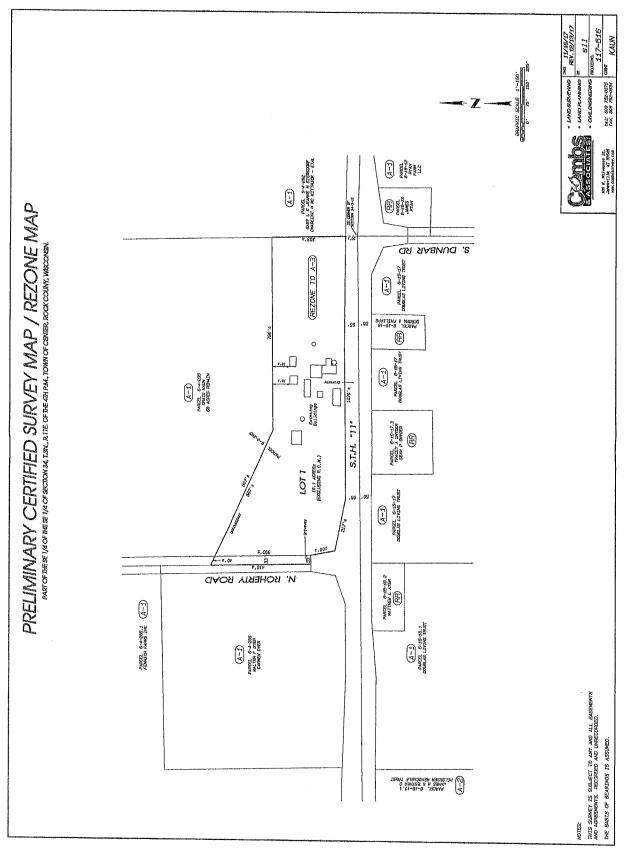
| APPLICATION CHECKLIST   |           |             |  |
|---|-----------|-------------|--|
|   | Yes       | No          | Comment /  |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the  |           |             | The second secon |
| following information?  | ·         |             |  |
| a. Location of the land division area by section, township, and range:  | V         |             | **************************************   |
| b. Approximate location and dimension of all EXISTING streets and property lines,   |           |             |  |
| 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<br>designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to<br>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         |             |  |
| <ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family<br/>residential, in the land division area:</li> </ul>  | 図         | П           | <u>шаман кондан каран, март</u> объектор бой подп <del>ерен до севено под</del> под  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:   | $\square$ | П           |  |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  |           |             |  |
| (1) Buildings:  | Ø         |             | And the state of t |
| (2) Streets, alleys, and public ways:   | Ø         |             |  |
| (3) Driveways:  |           |             |  |
| (4) Rail lines:   |           | V           | NONE   |
| (5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer   |           |             |  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   |           |             |  |
| (7) Any other public utilities:   |           | <b>—</b>    | DI NOC LIAVE ETTI TU DEDVICE   |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | H         |             | BLDGS HAVE UTILITY SERVICES NONE PROPOSED  |
| (9) Vegetative land cover type:   | 1 🗵       | H           | SEE AIR PHOTO  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   |           | 7           | NONE   |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | 7         |             |  |
| (12) Surface water features:  |           | V           | NONE   |
| (13) Drainageways:  | V         |             | · · · · · · · · · · · · · · · · · · ·  |
| (14) Detention or retention areas:  |           | V           | NONE   |
| (15) Cemeteries:  |           | V           | NONE   |
| (16) Bridges/culverts:  | V         |             | CULVERT  |
| (17) Rock outcroppings:   |           | V           | NONE   |
| h. Approximate location, dimension, name (if applicable), and purpose of all<br>dedicated public parks or outdoor recreation lands, or any other public or<br>private reservation, including any conditions, in the land division area:       |           | 团           | NONE   |
| <ol> <li>Preliminary concept for connection with existing public sanitary sewer and<br/>water supply system or an alternative means of providing water supply and<br/>treatment and disposal of sewage, in the land division area:</li> </ol> |           | V           | NONE   |
| <ol> <li>Preliminary concept for collecting and discharging stormwater, in the land<br/>division area:</li> </ol>   |           | 図           | NONE   |
| k. Scale, north arrow, and date of creation:  | Ø         |             |  |
| l. Any other information required by the Agency:  |           | $\square$   | 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         |             |  |
| required, and total map pages identified on each page?  |           |             |  |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | Ø         |             |  |
| 4. Have you provided all required application form information and has the required party signed this application form?   | Ø         | П           |  |
| 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



7

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



| 17                  |                     |
|---------------------|---------------------|
| ii<br>D             | LD2017 075R Carroll |
| Application Number: |                     |
| II                  |                     |
| !!                  |                     |

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

| AGENCY REVIEW  |  |
|--|--|
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic   | able) officials                                  |
|  | Zable) officials<br>✓ Yes  No                    |
|  | ✓ Yes No   |
|  | ✓ Yes No   |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5.   | السا ١٩٥٠ست                                      |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re  | agulrement:                                      |
| and any other restriction of the state o | Yes 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   |  |
| all missing information is supplied, proceed to 8. An Agency recommendation (10,) will not be provided until   |  |
| Information has been supplied by the applicant.  | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,                |
|  | . Missing .                                      |
|  | -Information                                     |
| 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the   | П  |
| land division area and containing all of the following information:  |  |
| a. Location of the land division area by section, township, and range:   |  |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and   |  |
| ownership (if applicable), in and adjacent to the land division area:  |  |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all   |  |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:   |  |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:   |  |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land  |  |
| division area:   |  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter   |  |
| corner, in the land division area:   | Lal  |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING  | П  |
| or PROPOSED, in the land division area:  | <u></u>  |
| (1) Buildings:   | <u> </u>   |
| (2) Streets, alleys, and public ways:  | <del>   </del>                                   |
| (3) Driveways: (4) Rail lines:   | <del>                                     </del> |
| (4) Rail lines: (5) Private water wells or water supply systems:   | <del>                                     </del> |
| (6) Private waste waste water treatment systems or public sanitary sewer systems:  | <del>                                     </del> |
| (7) Any other public utilities:  | l H  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  |  |
| (9) Vegetative land cover type:  |  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  |  |
| (11) Productive agricultural soils, cultural resources, and woodlands:   |  |
| (12) Surface water features:   |  |
| (13) Drainageways:   |  |
| (14) Detention or retention areas:   | <u> </u>   |
| (15) Cemeteries:   | <del>                                     </del> |
| (16) Bridges/culverts; (17) Rock outcroppings:   | <del>                                     </del> |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or   | <del> </del>                                     |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the   |  |
| land division area:  | t-mad  |
| Preliminary concept for connection with existing public sanitary sewer and water supply system or an   |  |
| alternative means of providing water supply and treatment and disposal of sewage, in the land  |  |
| division area:   |  |
| J. Preliminary concept for collecting and discharging stormwater in the land division area:  |  |

REVISED 12/2011



| AGENCY REVIEW   |  |
|---|--|
|   | Missings<br>Intermation  |
| k. Scale, north arrow, and date of creation:  |  |
| I. Any other information required by the Agency:  |  |
| 7b. Map prepared at a scale not to exceed two hundred (200) feet to the Inch, with the map pages                        |  |
| numbered in sequence if more than one (1) page is required, and total map pages identified on each                      |  |
| paga;   |  |
| 7c. Map prepared by a land surveyor licensed in Wisconsin:  | Ш  |
| 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               | <u>                                   </u>   |
| with the Agency's Geographic information System (GIS), and application fee:   |  |
| 8. Preliminary minor land division application is complete:   | ✓ Yes  |
| 9. Preliminary minor land division application has been provided to other reviewing parties for review and co           |  |
| these parties have comments, said comments have been provided to the Agency:  |  |
| If you answered No, the application must be provided to other reviewing parties before completing any for               | urtner sections  |
| of this form.   | -  |
| AGENCY RECOMMENDATION   |  |
| 10. Agency recommendation: Approve Approve With Conditions Deny   |  |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):           |  |
| Utility easement(s) shall be placed on lots as requested by utility companies.  |  |
| <ol><li>Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system</li></ol> | ······································   |
| 3. this survey. However, solls on the lot may be restrictive to the replacement of the ex                               | isting system."  |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) If necessary):                      |  |
| LIVIK 1   | •  |
| AGENCY SIGNATURE: DATE:   |  |
|   |  |
| TITLE: Administrator - Rock County Planning,  |  |
| Economic & Community Development Agency   | The second secon |
| TOWN ACTION   |  |
| 13. Town action:   Approve  Approve With Conditions  Deny   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,   |
| 14. If you answered Approve With Conditions to 13., [Ist conditions (Use additional sheet (2a) if necessary):           |  |
| 1,  |  |
| 2. Approved by Town 2/19/18   |  |
| 3,  |  |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):                                |  |
|   |  |
| DATE:   |  |
| TOWN SIGNATURE:   |  |
| TITLE:  |  |

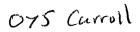
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

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

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

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| AGENCY RECOMMENDATION   |
|---|
| 11. If you answered Approve With Conditions to 10., list conditions:  |
| 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.  |
| 4. The parent parcel is currently Zoned A1 by the Town of Beloit. Based on the proposed size and use of Lot 1, a rezone is required   |
| 5,The recommendation to conditionally approve this division is contingent on the Town approving the rezonling from A1 as described further below  |
| 6. Dedicate a 33 foot half road right of way along W Saint Lawrence Ave at the discretion of the Town.  |
| 7, A 40 foot wide drainage easement shall be delineated equally on each side of the centerline of drainage way beginning in the northeast corner of Lot 1.  |
| 8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  |
| 9, CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval   |
| 1.0.  |
| 12. Agency recommendation rationale and findings of fact:   |
| The proposed Land Division creates 1 new Lot from an existing 160 acre parcel in Beloit Township. The new lot will include approximately 5 acres with an existing residence and outbuildings buildings. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Beloit and the plan future laind use for the parcel is Agriculture. The proposed lot size of the new lot requires a rezone, therefore a proposed change to the Agriculture Two District (A2) is being considered by the Town. The Al District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District. Based on soils and topographic data, it appears there are physical characteristics of the land that may restrict future development on the property. As noted above, a recommendation to approve the land division is contingent on the approvals necessary from the Town of Beloit.  This Division is with the extra territorial review area for the City of Beloit. |
| TOWN ACTION   |
| 14. If you answered Approve With Conditions to 13., list conditions:  |
| 3,  |
| 4,  |
| 5,  |
| 6.  |
| 7.  |
| 8,  |
| 9.  |
| 10.   |
| 15. Town action rationale and findings of fact:   |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION   |
| 17. If you answered Approve With Conditions to 16., list conditions:  |
| 3,  |
| 4,  |
| 5.  |
| 6,  |
| 7.  |
| 8,  |
| 9,  |
| 10.   |
| 18. Committee action rationale and findings of fact:  |
|   |
|   |

ROCK COUNTY PLANNING, ECONOMIC SEMMUNITY
DEVELOPMENT AGENCY
61 SOUTH MAIN STREET
JANESVILLE, WI 59545

TELEPHONE; (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING @CO.ROCK.WI. HBOX CO. PLANNING RECONOMENT AC

WEB: WWW.CO.ROCK.WI.US

COMMUNITY DEVELOPMENT AC

JAN 19 2018

JAN 19 2018

CO. PLANNING, ECONOMIC HOLDS

CO. TO SEVELOPMENT AGENCY

CO. TO SEVELOPMENT AGENCY

TO S

AGENCY USE ONLY

Application Number: LDZ017 075R

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

-19-18

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

| PRELIMINARY   | MINOR LAND   | DIVISION                                 |   | ON FOR                                  | M INFO                                 | RM.                         | ATION.                                  | PLEASE                               | COMPLE                                  | TE BO                               | TH PAGE                            |                    |
|---|--|--|---|---|--|-----------------------------|---|--------------------------------------|---|-------------------------------------|------------------------------------|--------------------|
| OF THIS FORM AT<br>1. Applicant has cont<br>(if land division is v  | acted Town, I                                      | Rock Coun                                | ty Planning, Ed   | conomi                                  | lc & Con                               | nmu                         | nity De                                 | velopme                              | nt Agency                               | , and                               | City(s)/V                          | illage             |
| land division is fea  |  | -  |   |   |  |                             | ,                                       |                                      |   |                                     | Z Yes                              | □ No               |
| 2. Land division is co  | nsistent with                                      | Town's Co                                | mprehensive I   | Plan – I                                | Future L                               | and                         | Use Ma                                  | ıp:                                  |   | ,                                   | ✓ Yes                              | □No                |
| 3. Land division area If you answered Ye  |  |  |   |   |  |                             | tified b                                | y the Sta                            | te of Wis                               | consir                              | ı: 🗌 Yes                           | □ No               |
| 4. Land division meet   |  |  |   |   |  |                             | and Pre                                 | servatio                             | n zoning o                              | listric                             | t requirer                         |                    |
| 5. Land division will   | require a zoni                                     | ng change                                | ······································                  |   |  |                             |   |                                      |   |                                     | ✓ Yes                              | □No                |
|   |  |  | APPLICAN <sup>*</sup>                                   | TINFO                                   | ORMA                                   | TIO                         | N                                       | 2 41 1                               | 7                                       |                                     |                                    |                    |
| 6. LANDOWNER OR A   |  |  |   |   |  |                             |   |                                      |   |                                     |                                    | <u> </u>           |
| a. Name:  | CARROLL SR   | FAMILY TE                                | RUST ATTN: TH   | V SAMC                                  | VSR&B                                  | ERN                         | ICE L C                                 | ARROLL                               | Telepho                                 | ne:                                 |                                    | ····               |
| Address:  | 2844 W SA  | INT LAV                                  | VRENCE AV   | E                                       | Clty:                                  | BE                          | LOIT                                    |                                      | State:                                  | WI                                  | Zip:                               | 53511              |
| b. Name:  |  |  |   | *************************************** |  |                             |   |                                      | Telepho                                 | ne:                                 | L                                  |                    |
| Address:  | 4//4   |  |   |   | City:                                  |                             | <del></del>                             |                                      | State:                                  |                                     | Zip:                               |                    |
| 7. AGENT (SURVEYO   | R AND DEVEL  | OPER)                                    |   |   |  |                             |   |                                      |   |                                     |                                    |                    |
| a. Surveyor name:   | COMBS AN   | ND ASSC                                  | CIATES, IN  | C                                       |  |                             |   |                                      | Telepho                                 | ne:                                 |                                    |                    |
| Address:  | 109 W MIL  | NAUKE                                    | ST  |   | City:                                  | JA                          | NESVI                                   | LLE                                  | State:                                  | W                                   | Zlp:                               | 53548              |
| <b>b.</b> Developer name:   |  |  |   |   |  |                             |   |                                      | Telepho                                 | ne:                                 |                                    |                    |
| Address:  | 444  |  | **************************************                  | <del></del>                             | City:                                  | <u> </u>                    | *************************************** |                                      | State:                                  |                                     | Zip:                               |                    |
| 8. Identify the indivi-   | dual from 6.                                       | r 7. that                                | will serve as th  | e prim                                  | ary cont                               | act:                        |   | 6a.                                  | 6b. 🗸                                   | 7a.                                 | 7b.                                |                    |
|   |  | L  | AND DIVISI  | ÒN IN                                   | IFORN                                  | 1AT                         | ION.                                    |                                      |   |                                     |                                    | *                  |
| 3. Reason for land div  | visìon: 🔲 Sa                                       | le/owner                                 | ship transfer   | ☐ Far                                   | rm cons                                | olid                        | ation                                   | Refin                                | ance 🗌                                  | Oth                                 | er:                                |                    |
| 10. Land division are   | a location:  | Town of                                  | BELOIT  |   |  |                             |   | 1/4 of                               | 1/                                      | 4                                   |                                    |                    |
|   |  | Section                                  |   |   |  |                             |   |                                      | nber(s) -                               |                                     |                                    |                    |
| L1. Land division are<br>Yes No   | If Yes,  | identify:                                | City(s)/Villag  | ge of (                                 | CITY O                                 | l Jur<br>F Bl               | isdiction<br>ELOIT                      | ı (ETJ) A                            | rea of a C                              | ity(s)/                             | VIIIage:                           |                    |
| 12. Land division are:  | ✓ Loca   | /Town ro                                 | ad 🔲 Co   | unty hi                                 | ghway                                  |                             | Sta                                     | te highw                             | ay [                                    | _] u.s                              | . highwa                           | /                  |
| <ol> <li>Landowner's con<br/>(Square feet or ac</li> </ol>  | cres): 160   |  | (Square f   | eet or                                  | acres):                                |                             |   | are                                  | rent zoni<br>a: A-1                     | _                                   |                                    |                    |
| 16. Number of new/a by land division:   |  | created                                  | 17. Future zo created                                   |   |  |                             |   | t(s) 18.                             | Future z<br>A-1                         | oning                               | of paren                           | t lot:             |
| L9. Covenants or res  |  | •  | on the land div   | Islon a                                 | rea:                                   | □ \                         | es 🗸                                    | No                                   |   |                                     |                                    |                    |
| If Yes, identify co   |  | ~ 1,10,1110                              | المطام المساما  | ı ılalanı                               | ······································ | 7                           | ·                                       | 1 81                                 |   |                                     |                                    |                    |
| <ol><li>A residential building if Yes, the building</li></ol>   |  |  | in the land of<br>ite onsite was                        |   |  |                             |   | ]No<br>n                             | Public sa                               | nitary                              | sewer s                            | vstem              |
| 21. Public improvem   |  |  |   |   |  |                             |   |                                      | ction will                              |                                     |                                    |                    |
| be submitted by   | (mm/dd/yyyy  |  |   |   | mm/dd                                  |                             |   | Majorial Marie Company               |   |                                     |                                    |                    |
|   |  | APPLIC                                   | CANT STATE  | MEN                                     | TAND                                   | SIC                         | SNAT                                    | JRE                                  | ,                                       |                                     |                                    |                    |
| , as the undersigned, at<br>contact for said landow<br>APPLICATION FORM INF<br>documents, and that all<br>to me. These statemen | ner. I do herek<br>FORMATION, re<br>Information is | y verify the<br>viewed an<br>correct, ac | at I have review<br>d completed thi<br>curate, and true | ed the <i>l</i><br>s applic<br>e to the | ROCK CO<br>ation for<br>best of r      | <i>UNT</i><br>m, a<br>my ki | Y PRELIA<br>nd subm<br>nowledg          | AINARY M<br>nitted all i<br>e and be | MINOR LAN<br>informatio<br>lief, with a | <i>D DIV</i><br>n as re<br>Il infor | ision —<br>equired pe<br>mation ac | r sald<br>cessible |
| .ANDOWNER/PRIMAR  | Y CONTACT SIG                                      | iNATURE:                                 | RM  |   | 1 Lan                                  | h                           | 1                                       |                                      | DATE:                                   | ر/ ا                                | 8/20                               | 18_                |

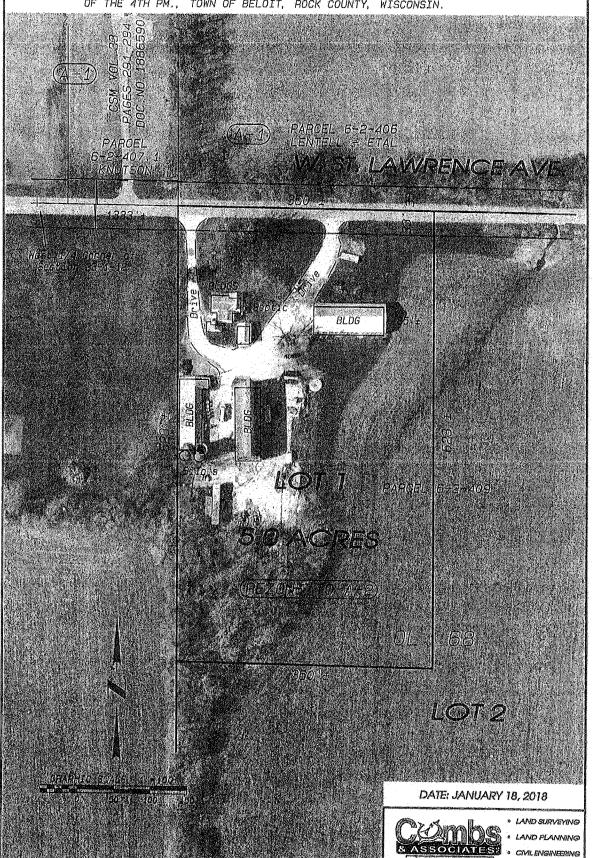
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### PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 33-68 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 33, T.1N., R.12E. OF THE 4TH PM., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



Project No. 117 - 295 For: CARROL

109 W. Milwaukee St. Jenesville, WI 53548 WWW.Combssurvey.com

tel: 608 752-0576 fax: 608 752-0534 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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|----|---|---|----|----|-----|----|----|-----|-----|-----|----|----|----|------|---|---|----|----|----|---|---|----|---|----|---|----|----|---|----|----|-------|---|
| 11 |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    |       | 1 |
| ii |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    |       |   |
| :: |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   | _  |    | _  |   | _ |    |   |    |   |    |    |   |    |    |       | i |
|    |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   | ł | 17 | 12 | () | 1 | н | -( | ш | 12 | • | ۱, | 'n | a | ic | \$ |       |   |
| п  |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   | - | _  | _  |    | , | ٠ | ~  |   |    | • | "  | •  | 4 |    | •  |       |   |
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| :: | n | м | 41 | 16 | øι  | 15 | "  | ,,, | **  | 111 | ıD | а  | ۱. |      |   |   |    |    |    | _ | - | _  |   |    |   |    |    |   |    |    | <br>- |   |
|    |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    |       |   |
| 11 |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    |       | 1 |
| 11 |   |   |    |    |     |    |    |     |     |     |    |    |    |      |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    |       |   |
| ü. |   |   |    |    |     |    |    |     |     |     |    |    |    | <br> |   |   |    |    |    |   |   |    |   |    |   |    |    |   |    |    | <br>  |   |

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

| AGENCY REVIEW   |                         |
|---|-------------------------|
|   |                         |
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic  |                         |
|   | ✓ Yes No ✓ Yes No       |
|   | ✓ Yes No                |
|   | TIES TIMO               |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5.  |                         |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re   | Yes No                  |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:   | ∐Yes ☑No                |
| 6. Land division will require a zoning change:  | ✓ Yes □ No              |
| 7. Preliminary minor land division application is complete:   | ✓ Yes 🔲 No              |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7  | a 7e. After             |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until  |                         |
| information has been supplied by the applicant.   |                         |
|   | Missing and Information |
| 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the  |                         |
| land division area and containing all of the following information:   |                         |
| a. Location of the land division area by section, township, and range:  |                         |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and  |                         |
| ownership (if applicable), in and adjacent to the land division area:   |                         |
| c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all  |                         |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:  | <b>!</b> !              |
| 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:  | <b>b</b> l              |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING   |                         |
| or PROPOSED, in the land division area:   | <u> </u>                |
| (1) Bulldings: (2) Streets, alleys, and public ways:  | <u> - </u>              |
| (2) Streets, alleys, and public ways: (3) Driveways:  |                         |
| (4) Rall lines:   | H                       |
| (5) Private water wells or water supply systems:  | H                       |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   |                         |
| (7) Any other public utilities:   |                         |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   |                         |
| (9) Vegetative land cover type:   |                         |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   |                         |
| (11) Productive agricultural soils, cultural resources, and woodlands:  |                         |
| (12) Surface water features:  |                         |
| (13) Drainageways:  |                         |
| (14) Detention or retention areas:  |                         |
| (15) Cemeterles:  | <u> </u>                |
| (16) Bridges/culverts:  | <u> </u>                |
| (17) Rock outcroppings:   | <b></b>                 |
| 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:   | <del></del>             |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an   | r1                      |
| alternative means of providing water supply and treatment and disposal of sewage, in the land division area:  | L.J                     |
| J. Preliminary concept for collecting and discharging stormwater in the land division area:   |                         |

REVISED 12/2011

| AGENCY REVIEW  | Wissinga                                |
|--|---|
|  | information :                           |
| k. Scale, north arrow, and date of creation:   | <u>  </u>                               |
| I. Any other information required by the Agency:   | <u> </u>                                |
| 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 cor these parties have comments, said comments have been provided to the Agency:  Yes  No if you answered No, the application must be provided to other reviewing parties before completing any fur of this form. |   |
| AGENCY RECOMMENDATION  |   |
| 10. Agency recommendation: Approve Approve With Conditions Deny  |   |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary):  | *************************************** |
| Utility easement(s) shall be placed on lots as requested by utility companies.   |   |
| Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system  | at the time of                          |
| 3. this survey. However, soils on the lot may be restrictive to the replacement of the exis  | sting system."                          |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):   |   |
| AGENCY SIGNATURE:  |   |
| TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency  |   |
| TOWN ACTION  |   |
| 13. Town action: Approve Approve With Conditions Deny  |   |
| 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  |   |
| 1,   |   |
| 2. Approved by Town 02/14/18   |   |
| 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 CO                       | DUNTY PLANNING AND DE               | VELOPMENT COMM              | ITTEE ACTION           |
|-------------------------------|-------------------------------------|-----------------------------|------------------------|
| 16. Committee action:         | Approve Approve W                   | lth Conditions 🔲 D          | eny                    |
| 17. If you answered Approve   | With Conditions to 16., list cond   | Itlons (Use additional shee | et (2a) If necessary): |
| 1.                            |                                     |                             |                        |
| 2.                            | •                                   |                             |                        |
| 3.                            |                                     |                             |                        |
| 18. Committee action rational | le and findings of fact (Use additi | onal sheet (2a) if necessar | ry):                   |
| COMMITTEE SIGNATURE:          | Dayle County Display 10 Dayle       |                             | ATE:                   |
| TITLE: <u>Chair</u>           | Rock County Planning & Devel        | opment Committee            |                        |

| AGENCY RECOMMENDATION  1. If you answered Approve With Conditions to 10, list conditions:  3. Proposed icits lines shall included POWTS area with the buildings that utilize the system.  4. The protein peace is currently one Air but the Town of Turile. Bessed on the proposed size of Lot 1, a rezone is required by Ordinano.  5The recommendation to conditionally approve that deleted is configered in the Town agrowing the tracelliging from Air at described further hallow.  6. Dedicate a 33 foot helf road right of way along S. Schroeder Rd at the discretion of the Town.  7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  8. CSM's subject to local approval shall be recorded with the Rook Co. Register of Deads within 6 months of their last approval.  9.  10.  12. Agency recommendation rationale and findings of fact:  The proposed Land Division creates 1 new Lot from an actisting 70 acre parcel in Turiet Township. The new lot will include approximately 1.1 a cree (excluding the right-ce-way dedication) with an existing residence. The parent parcel is currently zoned carbonal provision and the provision of Turiet and the furth incluse for the proved of talk for the new lot requires a rezone because the minimum lot also in the Township and parcel approximate. The proposed Lat 1 to Rural Residential (Rt) the above accorded for Turiet and the forth parcel la Agrouture. The proposed Lat 1 to Rural Residential (Rt) the above accorded for Turiet and the Internal Interna      |  | Amold |
|--|--|-------|
| 11. If you answered Approve With Conditions to 10., list conditions:  3. Proposed lots lines shall included POWTS rew with the buildings that utilize the system.  4. The promise process current years of a bit by the Town of Turille. Bead on the proposed size of Lot 1, a record is required by Ordinano.  5The recorrenciation to conditionary prove that delical to configure an his Town approving the execution of the Town.  7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  8. CSMs subject to local approved shall be recorded with the Rock Co. Register of Deeds within 6 months of their linet approval.  9.  10.  12. Agency recommendation restoral and findings of fact: The proposed Land Division greates a new Lot from an existing 70 acre parcel in Turtle Township. The new lot will include approximately 1.1 acres (excluding the fight-of-way dedication) with an existing residence. The premise late currently zened exclusive Aprilocutions (AE) by the Town of Turils and the furths include on the parcel in Agrotute. The proposed Last for the new lot requires a rezone because the minimum lot also in the Township. District is 35 acres. A request to rezone proposed Last 16 Reval Residential (RT) believed the minimum lot also in the Township Ordinance releted to rezoning property out of a Termitand Preservation Zoning District.  13. Agency of the Clay of Beloid.  14. If you answered Approve With Conditions to 13., list conditions:  3. 4.  5. 5.  6. 6.  7.  8. 9.  9.  10.  10.  11. If you answered Approve With Conditions to 16., list conditions:  3. 4.  5. 5.  6. 6.  7.  8. 9.  9.  10.  10.  10.  11. If you answered Approve With Conditions to 16., list conditions:  3. 4.  5. 6.  9.  9.  10.  10.  11. If you answered Approve With Conditions to 16., list conditions:  9.  10.  11. If you answered Approve With Conditions to 16., list conditions:  9.  10.  11. If you answered Approve With Conditions to 16., list conditions:   | ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — REVIEW, RECOMMENATION, AND ACTION FORM   |       |
| 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.  4. The percet percels currently Zoed AE by the Town of Tutte. Based in the proposed size of Let 1, a rezone late returned by Critianso.  5 The recommendation contributes approved the dividual scringings in the Town percels the seasing from AE desembers forther below.  6. Dedicate a 33 foot half road right of way along S. Schroeder Rd at the discretion of the Town.  7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  8. CSM's subject to local approval shall be recorded with the Rook Co. Register of Daeds within 6 months of their last approval.  9.  10.  12. Agency recommendation rationale and findings of fact: The proposed Lanc Division creates it new Lot from an existing 70 aors parcel in Tuttle Township. The new for will include approximately 1.1 acres (excluding the right-chevey addendate) with an existing residence. The parent parcel is currently zoned Exclusive Agricultural (AE) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed lot size for the exclusive Agricultural (AE) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed lot size for the exclusive interesting the proposed lot are common to take in the Town XAE District as 3 screen. A request to rezon proposed lot 1 to Rural Residential (RR) has been submitted in the Town The AE District is builded by physical property out of a Farmaland Preservation Zoning District.  This Division is with the extraturificial review area for the City of Beloit.  7. Agriculture is with the extraturificial review area for the City of Beloit.  14. If you answered Approve With Conditions to 18., list conditions:  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  9.  10.  11. If you answered Approve With Conditions to 16., list conditions:  9.  10.  11. If you answered Approve With Conditions to 16., list conditions:                  | AGENCY RECOMMENDATION  | 1     |
| 4. The parent parcel is carenity Zoned AE by the Town of Turtile. Based on the proposed size of Lot 1, a recone is required by Ordinatoo.  5The recommendation to contitionally approve the division is contingently approved by the Agency on the Town approving from AE as described shafer below.  6. Dedicate a 33 footh fill road right for Vay along 5. Schroeder Mai at the discretion of the Town.  7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  8. C5MYs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.  9.  10.  12. Agency recommendation rationale and findings of fact:  The proposed Land Division creates 1 new Lot from an existing 70 acre parcel in Turtle Township. The new lot will include approximately 1.1 acrea (excluding the right-of-way dedication) with an existing realization. The parent parcel is currently zoned Exclusive Agricultural (AE) by the Town of Turtle and the further land use for the parcel is Agriculture. The proposed cit size for the new lot requires a rezone because the minimum of size in the Township AE District as States. A request to reactive proposed Lot 1 to Rural Redictional (RR) be been admitted to the Town in the Edicatic activity and by DATCP for the Farmant Presentation Program, the extraordinal property out of a Parament Presentation Program, and the Town and AE District as stated by DATCP for the Farmant Presentation Program, and the Town and AE District as stated by DATCP for the Farmant Presentation Program, and the Program of Presentation Program, and the       | 11. If you answered Approve With Conditions to 10., list conditions:   |       |
| SThe recommendation to conditionally approve this divideo is contingent on the Town approving the recently from AE as described further below.  6. Dedicate a 33 floot half road right of way along S. Schroeder Rd at the discretion of the Town.  7. Final CSM shall be submitted to an approved by the Agency one year after preliminary approval.  8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approved.  9.  10.  12. Agency recommendation rationale and findings of fact:  13. The proposed Land Division creates it new Lot from an existing 70 acre percel in Turtle Township. The new lot will include approximately 1. Larset secondumly free infectivency decidation) with an existing realizes. A request to record of the form and proximately 1. Larset secondumly reflectivency decidation with an existing realizes. A request to record of the form new for requires a rezone because the minimum to take in the Town's AE Delatric as Series. A request to rezone proposed Lot 1 to Rural Realizability and the Series of the Serie      | 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.   |       |
| 6. Dedicate a 33 foot half road right of way along S. Schroeder Rd at the discretion of the Town.  7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.  8. CSM's subject to local approval shall be recorded with the Rook Co. Rogister of Deeds within 8 months of their inst approval.  9.  10.  12. Agency recommendation rationale and findings of fact: The proposed Land Division coates 1 new Lot from an existing 70 eers parcel in Turtle Township. The new lot will include approximately 1.1 act by 15 to 15 t | 4. The parent parcel is currently Zoned AE by the Town of Turtle. Based on the proposed size of Lot 1, a rezone is required by Ordinance.  |       |
| 7. Final CSM shall be submitted to and approved by the Agency one year after prolliminary approval.  8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.  9.  10.  12. Agency recommendation rationale and findings of fact: The proposed Land Division creates 1 new Lot from an existing 70 acre percel in Turtia Township. The new lot will include approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way) dedication with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way) dedication with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the fight-of-way) dedication with a control parent parcel is currently cone described to reside the residence of the residence  | 5,The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from AE as described further below.   |       |
| 7. Final CSM shall be submitted to and approved by the Agency one year after prolliminary approval.  8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.  9.  10.  12. Agency recommendation rationale and findings of fact: The proposed Land Division creates 1 new Lot from an existing 70 acre percel in Turtia Township. The new lot will include approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way) dedication with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the right-of-way) dedication with an existing residence. The parent parcel is currently cone approximately 1.1 acres (excluding the fight-of-way) dedication with a control parent parcel is currently cone described to reside the residence of the residence  | 6. Dedicate a 33 foot half road right of way along S. Schroeder Rd at the discretion of the Town.  |       |
| 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates 1 new Lot from an existing 70 acro parcel in Turitle Township. The new lot will include approximately 1.1 acres (excluding the fight-shew) of december of the modeling redictiones. The parent parcel is currently zoned Division and the control of the fight o |  |       |
| 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates 1 new Lol from an existing 70 acre percel in Turtle Township. The new lot will include approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently zoned sectionally of the proposed lot size for the new lot requires a rezone because the minimum tot size in the Towns AE District is 35 acres. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 35 acres. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 35 acres. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is acrifical by DATP for the Farmand Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmand Preservation Zoning District.  Town ACTION  14. If you answered Approve With Conditions to 13., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  9.  18.  9.  19.  19.  10.  10.  11. If you answered Approve With Conditions to 16., list conditions:  9.  10.  11. If you answered Approve With Conditions to 16., list conditions:  | 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.   |       |
| 12. Agency recommendation rationale and findings of fact:  The proposed Land Division creates 1 new Lot from an existing 70 sore percel in Turtle Township. The new lot will include approximately 1.1 acros (exocuting the right-fivews) deficultion and existing residence. The parent percel is currently zoned excusive Agricultural (AE) by the Town of Turtle and the future land use for the percel is Agricultural. The proposed lot are for the new lot requires a reach sequence in minimum lot at are in the Town's AE District is 65 each. A request to incurre percental Program herefore the Town about does there is estandated factors cultined in the 2-oning Ordinance related to rezonling property out of a Fernisard Preservation Zoning District.  This Division is with the extrateritorial review area for the City of Beloit.  TOWN ACTION  14. If you answered Approve With Conditions to 13., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  | 9,   |       |
| The proposed Land Division creates 1 new Lot from an existing 70 acre parcel in Turtle Township. The new lot will include approximately 1, 1 acres (exiculting the right-of-way adiabation) with an existing readience. The parcel parcel is currently zoned exclusive Agricultural (As) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed lot size for the new lot requires a rezone because the minimum lot size in the Town's AE District is 36 serses. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 36 serses. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 36 serses. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 30 serses. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is 30 serses and the Residential Resident | 10.  |       |
| approximately 1.1 a cores (excluding the right-of-way addication) with an existing residence. The parent parcel is currently zoned Exclusive Agricultural (AE) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed to 8 ster for the we lot requires a rezone because the minimum lot size in the Town's AE District is 35 scres. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is certified by DATOFF for the Farmiand Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmiand Preservation Zoning District.  TOWN ACTION  14. If you answered Approve With Conditions to 13., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.  10.  11. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.   | 12. Agency recommendation rationale and findings of fact:  |       |
| TOWN ACTION  14. If you answered Approve With Conditions to 13., list conditions:  3. 4. 5. 6. 7. 8. 9. 10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | The proposed Land Division creates 1 new Lot from an existing 70 acre parcel in Turtle Township. The new lot will include approximately 1.1 acres (excluding the right-of-way dedication) with an existing residence. The parent parcel is currently zoned Exclusive Agricultura! (AE) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed lot size for the new lot requires a rezone because the minimum lot size in the Town's AE District is 35 acres. A request to rezone proposed Lot 1 to Rural Residential (RR) has been submitted to the Town. The AE District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District. |       |
| 14. If you answered Approve With Conditions to 13., list conditions:  3. 4. 5. 6. 7. 8. 9. 10. 15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 11. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.  | This Division is with the extraterritorial review area for the City of Beloit.   |       |
| 3. 4. 5. 6. 7. 8. 9. 10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | TOWN ACTION  |       |
| 4. 5. 6. 7. 8. 9. 10. 15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | 14. If you answered Approve With Conditions to 13., list conditions:   |       |
| 5. 6. 7. 8. 9. 10. 15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | 3.   | -     |
| 6. 7. 8. 9. 10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | 4.   |       |
| 7. 8. 9. 10. 15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.   | 5.   |       |
| 8. 9. 10. 15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.  | 6,   |       |
| 9. 10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.  | 7.   | ]     |
| 10.  15. Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.  9.  10.   | 8,   |       |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.   | 9.   | -     |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8,  9.  10.   | 10.  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   | 15. Town action rationale and findings of fact:  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.   |  |       |
| 3. 4. 5. 6. 7. 8. 9.   |  | 4     |
| 4. 5. 6. 7. 8. 9.  | 17. If you answered Approve With Conditions to 16., list conditions:   | _     |
| 5. 6. 7. 8. 9.   | 3,   | _     |
| 6. 7. 8, 9. 10.  | 4.   | _     |
| 7.<br>8.<br>9.<br>10.  | 5.   | _     |
| 8.<br>9.<br>10.  | 6.   | _     |
| 9.<br>10.  | 7.   | _     |
| 10.  | 8,   |       |
|  | 9.   |       |
| 18. Committee action rationale and findings of fact:   | 10.  | _     |
|  | 18. Committee action rationale and findings of fact:   |       |
|  |  |       |
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|  | ·  |       |
| I e e e e e e e e e e e e e e e e e e e  |  |       |

## RECEIVED

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



AGENCY USE ONLY Application Number: Applic

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.USOCK CO. PLANNING, ENTREMEMENT AGENCY

WEB: WWW.CO.ROCK.WI.US

COMMUNITY DEVELOPMENT AGENCY

|  | $LI\Lambda$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
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| PRELIMIN   | ARY IV                                  | IINOF                                  | RLAND  | DIV               | ISIC                                    | <b>)</b> \                                       | / $-$ APP  | LICAT  | O                            | V FO  | RM  |
|--|---|--|--|-------------------|---|--|--|--|------------------------------|---|---|
|  |   |  |  |                   |   |  | OU HAVE REA  |  |                              |   | -   |
| OF THIS FORM A   |   |  |  |                   |   |  | ATION. PLEAS<br>IS IDENTIFIED  |  |                              |   |   |
| 1. Applicant has cont  | tacted Town,                            | Rock Coun                              | ty Planning, Ed  | conomic           | & Con                                   | nmu  | inity Developm   | ent Agend                                      | y, and                       | City(s)/V   | /illage                                       |
| (If land division is<br>land division is fea                             |   | Territorial I                          | Plat Approval J  | lurisdict         | ion (ET                                 | J) ar  | ea) officials an   | d these pa                                     | arties l                     | iave dete<br>Yes  |   |
| 2. Land division is co   | nsistent with                           | Town's Co                              | mprehensive i  | Plan Fi           | uture L                                 | and  | Use Map:   |  |                              | Yes   | O No  |
| 3. Land division area  | a is located in                         | a Farmlan                              | d Preservation   | zoning            | distric                                 | t cer  | tified by the S  | tate of Wi                                     | sconstr                      | r: 🝘 Yes  | ON O  |
| If you answered Y  |   |  |  | W                 |   | ********   |  |  | acrescement                  | ***************************************   | ~~~   |
| 4. Land division mee   | its Town Base                           | Farm Trac                              | t and any othe   | er applic         | able Fa                                 | irmi   | and Preservati   | on zoning                                      | distric                      | enum.   | ment:   |
| 5. Land division will  | require a zon                           | ing change                             | 2:   |                   | *************************************** |  | ***************************************  |  | ·                            | Trickents   | ONO   |
|  |   |  | APPLICAN   | TINFO             | RMA                                     | TIO  | N.   |  |                              |   | . The   |
| 6. LANDOWNER OR  | AUTHORIZED                              | LANDOW                                 | اعتبالتها للنائلة المستعملة فيالالتحادة  |                   |   |  |  |  |                              |   |   |
| a. Name:   | Eva M. Arn                              | old Decla                              | ration of Tru  | st (Cat           | hy Arr                                  | old  | )  | Telepho  | one:                         | 608-29  | 5-9458  |
| Address:   | 8344 S. Sc                              | hroeder l                              |  |                   | Clty:                                   | Ве   | loit   | State:   | WI                           | Zip:  | 53511   |
| b. Name:   | *************************************** | ······································ |  |                   |   | <del>*************************************</del> | turi de alemani la la mandella e con la della di mandella di mandella di mandella di mandella di mandella di m   | Telepho  | one:                         | ***************************************   | ***************************************       |
| Address:   |   |  | **************************************   |                   | City:                                   |  | \$*************************************  | State:   | T                            | Zip:  | 1   |
| 7. AGENT (SURVEYO  | OR AND DEVE                             | LOPER)                                 |  | J.                |   |  | '- ile ara cin - mattacht-man-decemen  | - Indiana                                      |                              | emas leavening the  | J   |
| a. Surveyor name:  | R.H. Batter                             | man & C                                | o., Inc.   |                   |   |  |  | Telepho  | one:                         | 608-36  | 5-4464  |
| Address:   | 2857 Barte                              | lls Drive                              |  |                   | City:                                   | Ве   | lolt   | State:   | WI                           | Zip:  | 53511   |
| b. Developer name:   |   |  | Million William And Date of the Period Control of the State of the Sta |                   | Aurusti de uteris dess                  |  |  | Telepho  | one:                         |   |   |
| Address:   |   |  |  |                   | Clty:                                   |  | ***************************************  | State:   | T                            | Zip:  | 1   |
| 8. Identify the indivi   | dual from 6.                            | or <b>7.</b> that v                    | will serve as th   | e prima           | ry cont                                 | act:   | 6a. [  | ີ 6b. ເ  | 7a.                          | ☐7b.  |   |
|  |   |  | and divisi   |                   |   | emainemais is                                    | Market and the second second second  |  |                              |   |   |
| 9. Reason for land di  | vision: <table-cell> Sa</table-cell>    | T                                      | ***************************************  | Fari              | m cons                                  | olid   | The same of the sa | ······································         | Oth                          | er:   | ~~~~  |
| 10. Land division are  | a location:                             | Town of                                |  |                   |   |  | NE/SE 1/4 o  |  |                              | (1) (1) (4) (4 (4) (4) (4) (4) (4) (4) (4) (4)  | and the second part of the spirit, which is a |
|  |   | Section                                |  |                   | ·                                       |  | Tax parcel nu  |  |                              |   |   |
| 11. Land division are  Yes No  |   | /ithin the I<br>Identify:              |  | al Plat Ap        | pprova<br>itv of B                      | l Jur<br>eloi                                    | risdiction (ETJ)<br>f  | Area of a                                      | City(s),                     | Village:  |   |
| 12. Land division are  |   |  |  |                   |   |  | •  |  |                              |   | **************************************        |
|  |   | I/Town ro                              | normalia.  | unty hig          |   | *****  | State high   | way  | U.5                          | . highwa  | y   |
| 13. Landowner's cor  |   | -                                      | t .  |                   |   | 4 12   | . 1  | urrent zon                                     | ing of                       | land divis  | slon  |
| (Square feet or a<br><b>16.</b> Number of new/                           |   |  | (Square f  |                   |   |  |  | ea: AE   | anlaa                        | of naron  | et late                                       |
| by land division:  |   |  | created  |                   |   |  |  | AE (sε   |                              | or paren  | ic iot.                                       |
| 19. Covenants or res   |   |  |  | vision ar         | ea:                                     | O.   | Yes 🐼 No   |  |                              |   | ***************************************       |
| If Yes, identify co<br>20. A residential buil                            |   |  |  |                   |   | Past   | V. PNN.  |  | -                            |   | http://www.comencere.com                      |
| If Yes, the buildle  |   |  | s in the land di<br>ate onsite was   |                   |   | 19-19-1  | Yes (∑)No<br>tsvstem [   | ] Public s                                     | anitan                       | ı sewer s   | vstem   |
| 21. Public improvem  | ······································  | ······································ |  | American commence | **************                          | *********  | vement const   | fil dicht mar ar obei in weiter wer word in mo | AND RESIDENCE OF THE PERSONS | papakan mininter dan kanana manana |   |
| be submitted by  | (mm/dd/yyy)                             |  |  | وفيدويوسوا        |   |  | /y); N/A   |  |                              |   |   |
|  |   | APPLIC                                 | CANT STATE   | MENT              | TAND                                    | Slo  | GNATURE  |  | #<br>#                       | 1.0-1.00  |   |
| I, as the undersigned, a contact for said landow<br>APPLICATION FORM INI | mer. I do herel                         | by verify th                           | at I have review   | ed the R          | оск со                                  | UNT  | Y PRELIMINARY  | MINOR LA                                       | ND DIV                       | ISION   |   |
| documents, and that al<br>to me. These statemer                          | Information is                          | correct, ac                            | curate, and true   | e to the b        | best of i                               | ny k   | nowledge and b   | ellef, with                                    | all info                     | mation a  | ccessible                                     |
| LANDOWNER/PRIMAR   | Y CONTACT SI                            | GNATURE:                               | 4 <u>2</u>   | S                 | 1                                       | G.   | SAL,   | ∕bate: £                                       | 1-8                          | -18   |   |

REVISED 12/2011

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

| APPLICATION CHECKLIST   |   |         |   |
|---|---|---------|---|
|   | Yes   | No:     | Comment   |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR<br>CERTIFIED SURVEY MAP", identifying the land division area and containing all of the<br>following information?   | Ø   |         |   |
| a. Location of the land division area by section, township, and range:  | Ø   |         |   |
| b. Approximate location and dimension of all EXISTING streets and property lines,   |   | Feesial | CONTRACTOR OF THE PROPERTY OF |
| 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<br>designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to<br>the land division area:   | Ø   |         | W/314/00 00/31/4/00 AM  |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and<br>blocks(s), numbered for reference, in the land division area:  | Ø   |         |   |
| <ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family<br/>residential, in the land division area:</li> </ul>  | Ø   | П       |   |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section<br>corner or quarter corner, in the land division area:  | $\square$   |         |   |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all<br>of the following, whether EXISTING or PROPOSED, in the land division area:   | g   | 口       |   |
| (1) Buildings:  | 18  | -       |   |
| (2) Streets, alleys, and public ways: (3) Driveways:  | ┼┼┼   |         | N/A   |
| (4) Rall lines:   |   | ┝╞╣╌    | N/A   |
| (5) Private water wells or water supply systems:  |   |         | 11//1   |
| (6) Private onsite wastewater treatment systems or public sanitary sewer  | 1   |         |   |
| systems;  |   |         |   |
| (7) Any other public utilities:   |   |         | N/A   |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   |   |         | N/A   |
| (9) Vegetative land cover type:   | <u> </u>  |         |   |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   |   |         | N/A   |
| (11) Productive agricultural solls, cultural resources, and woodlands:  | <u> </u>  | _       | N/A   |
| (12) Surface water features: (13) Drainageways:   | ╁┾╅╌  | ┝╞╃╴    | N/A<br>N/A  |
| (14) Detention or retention areas:  | -   |         | N/A   |
| (15) Cemeteries:  | <del>   - -</del>   | -       | N/A   |
| (16) Bridges/culverts:  | 十一  |         | N/A   |
| (17) Rock outcroppings:   |   |         | N/A   |
| h. Approximate location, dimension, name (if applicable), and purpose of all<br>dedicated public parks or outdoor recreation lands, or any other public or<br>private reservation, including any conditions, in the land division area:       |   |         | N/A   |
| <ol> <li>Preliminary concept for connection with existing public sanitary sewer and<br/>water supply system or an alternative means of providing water supply and<br/>treatment and disposal of sewage, in the land division area:</li> </ol> |   |         | N/A   |
| j. Preliminary concept for collecting and discharging stormwater, in the land<br>division area:   |   |         | N/A   |
| k. Scale, north arrow, and date of creation:  | M   |         |   |
| l. Any other information required by the Agency:  |   |         |   |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the   | 1   |         |   |
| inch, with the map pages numbered in sequence if more than one (1) page is  | Ø   |         |   |
| required, and total map pages identified on each page?  |   |         |   |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  |   |         |   |
| 4. Have you provided all required application form information and has the required party signed this application form?   | 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?   | Image: Control of the |         |   |

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.

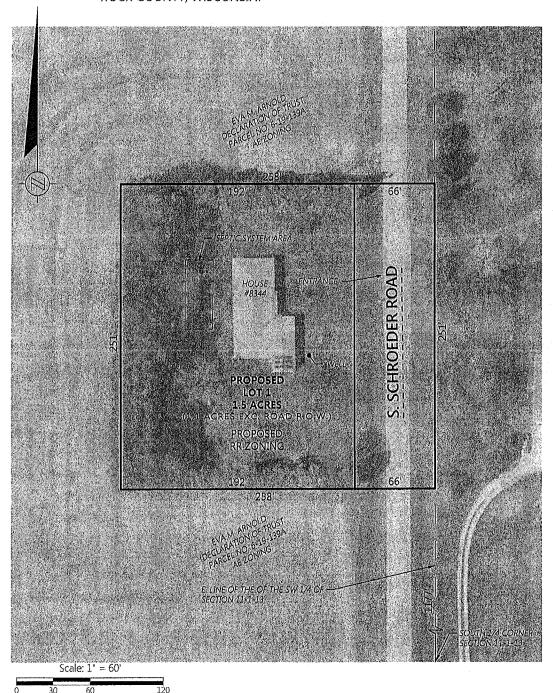
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 11, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO: 32887

BOOK: SEE FILE

FIELD CREW: N/A

ORAWN BY: KJB

DATE: January 8, 2017

FOR THE EXCLUSIVE USE OF:

EVA M. ARNOLD DECLARATION OF TRUST

8344 S. SCHROEDER RD.

BELOIT, WI 53511

Beloit, Wisconsin 53511 (083 365.4464 www.ribatterman.com



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

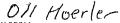
TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US



|                     | LD2018 011 Hoerler Trust |
|---------------------|--------------------------|
| Application Number: |                          |
| 0                   |                          |
| 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 re   | equirement:                                      |
|   | Yes No   |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:   | ☐Yes ☑No   |
|   | ✓ Yes □ No                                       |
| 7. Preliminary minor land division application is complete:   | √Yes No  |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7  | 'a 7e. After                                     |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt  |  |
| information has been supplied by the applicant.   | ii uii tiiissiiig                                |
| Interimeter has seen supplied by the approach   | 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  | П  |
| ownership (if applicable), in and adjacent to the land division area:   | L.J.   |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all  |  |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:  |  |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),   |  |
| numbered for reference, in the land division area:  | l  |
| 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  | П  |
| corner, in the land division area:  | <b>11</b>  |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING   |  |
| or PROPOSED, in the land division area:   |  |
| (1) Buildings:  |  |
| (2) Streets, alleys, and public ways:   |  |
| (3) Driveways:  | <u> </u>   |
| (4) Rail lines:   | <u> </u>   |
| (5) Private water wells or water supply systems:  | <u> </u>   |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   | <b> </b> -                                       |
| (7) Any other public utilities:   |  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | <b> - </b>                                       |
| (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:  |  |
| (14) Detention or retention areas: (15) Cemeteries:   |  |
| (16) Bridges/culverts:  | <b> </b>   |
| (17) Rock outcroppings:   |  |
| 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=-J   |
| 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:   |  |
| 1 aminima. I controduction controduction and amountain design and amount amount and |  |



| ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – REVIEW, RECOMMENATION,  | AND ACTION FORM        |
|---|------------------------|
|   |                        |
| AGENCY REVIEW   | Missing<br>Information |
| k. Scale, north arrow, and date of creation:  |                        |
| I. Any other information required by the Agency:  |                        |
| 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:     |                        |
| 7c. Map prepared by a land surveyor licensed in Wisconsin:  |                        |
| 7d. All required application form information and required party's signature on the application form:   |                        |
| <b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:                  |                        |
| <ul> <li>8. Preliminary minor land division application is complete:</li> <li>9. Preliminary minor land division application has been provided to other reviewing parties for review and complete.</li> </ul> | ✓ Yes·                 |
| these parties have comments, said comments have been provided to the Agency:  |                        |
| AGENCY RECOMMENDATION   | . *                    |
| 10. Agency recommendation: Approve Mith Conditions Deny   |                        |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):   |                        |
| Utility easement(s) shall be placed on lots as requested by utility companies.  |                        |
| 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage syste   | m at the time of       |
| 3. this survey. However, soils on the lot may be restrictive to the replacement of the ex   | isting system."        |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  |                        |
| AGENCY SIGNATURE:DATE:  |                        |
| TITLE: Administrator - Rock County Planning,  |                        |
| Economic & Community Development Agency TOWAL ACTION  |                        |
| 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. Final approval by Town Board granted November 14, 2017   |                        |
| 3.  |                        |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  |                        |
|   |                        |
| TOWN SIGNATURE: DATE:   | 7                      |
| TITLE:  |                        |

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

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

| The state of the s |   |
|--|---|
| ROCK COUNTY PLANNING A   | AND DEVELOPMENT COMMITTEE ACTION                          |
| 16. Committee action: Approve Approve Approve  | prove 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 (L   | lse additional sheet (2a) if necessary):                  |
| COMMITTEE SIGNATURE:   | DATE:   |
| TITLE: <u>Chair — Rock County Planning</u>   | & Development Committee                                   |

| ROCK COUNTY   | PRELIMINARY MINOR LAND DIVISION – REVIEW, RECOMMENATION, AND ACTION FORM   |
|---|--|
| ±   | A CENICY DECOMANAEND ATION   |
| 11 If you answored A  | AGENCY RECOMMENDATION  Approve With Conditions to 10., list conditions:  |
|   | ed lots lines shall included POWTS area with the buildings that utilize the system.  |
| <u>_</u>  | SM shall be submitted to and approved by the Agency one year after preliminary approval.   |
| <del></del>   | oject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.  |
| 6,  | oject to local applicati sitali de recorded with the Nock Co. Negister di Deeds within o montis di their last approval   |
| 7.  |  |
| 8,  |  |
| 9,  |  |
| 10.   |  |
|   | ndation rationale and findings of fact:  |
| approximately 5.0 acres<br>along County Hwy B. T<br>use for the parcel is Agr<br>Town. The A1 District is | rision creates 1 new Lot from an existing 80 acre parcel in Magonolia Township. The new lot will include is with an existing residence and other buildings. The right-of-way has already been dedicated in this location. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Magnolia and the future land riculture. Based on the proposed size of Lot 1, a rezone to A3 has been requested and approved by the is certified by DATCP for the Farmland Preservation Program, therefore the Town has considered the led in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District. |
| ,   | TOWN ACTION  |
| 14 If you answered A  | pprove With Conditions to 13., list conditions:  |
| 3.  | pprove with conditions to 201, his conditions.   |
| 4.  |  |
| 5.  |  |
| 6.  |  |
| 7.  |  |
| 8,  |  |
| 9.  |  |
| 10.   |  |
| 15. Town action ration  | nale and findings of fact:   |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   | OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION   |
| L7. If you answered A   | pprove With Conditions to 16., list conditions:  |
| 3.  |  |
| 4.  |  |
| 5.  |  |
| 6.  |  |
| 7.  |  |
| 8.  |  |
| 9,  |  |
| 10.   |  |
| <b>18.</b> Committee action   | rationale and findings of fact:  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |

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

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



AGENCY USE ONLY

Application Number: LDZ018011 Hoerle-

Received By - Date (MM/DD/YYYY): 02/26/2016

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

|  |  |  |                  | ******************   | NAME OF TAXABLE PARTY.   | A. 16. 14. 1 |  |                            |   | 40.4.                                  |            |
|--|--|--|------------------|--|--|--------------|--|----------------------------|---|--|------------|
| PRELIMINARY  | E DO NOT CO<br>MINOR LANG<br>AND PREPARE   | D DIVISIO  | V APPLICATI      | ION FOR  | RM INFO  | ORMATI       | ON. PLEAS  | E COMPLE                   | TF BC                                   | TH PAGE                                | S ***      |
| 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   |  |  |                  |  |  |              |  | llaga                      |   |  |            |
| (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined   |  |  |                  |  |  |              |  |                            | rmined                                  |  |            |
| land division is fe  | asible:  |  |                  | TOTAL WATER CONTRACTOR OF THE PARTY OF THE P |  |              | the state of the s |                            | ·                                       | ✓ Yes                                  | □ No       |
| 2. Land division is co   |  |  |                  |  |  |              |  |                            |   | ✓ Yes                                  | ☐ No       |
| <ol><li>Land division are<br/>If you answered Y</li></ol>  | es, proceed to   | o 4. If you  | answered No      | o, proce   | ed to 5  | •            |  |                            |   |  | □ No       |
| 4. Land division mee   | its Town Base  | Farm Trad  | ct and any oth   | er appli   | cable F  | armland      | Preservation   | on zoning                  | distric                                 | t requirer                             | ment:      |
| 5. Land division will  | require a zon  | ing chang  | e:               | ***************************************  | ***************************************  |              |  |                            | *************************************** | ✓ Yes                                  |            |
|  |  | wallania   | APPLICAN         |  |  | NOIT         |  |                            | dinasi.                                 | garde g                                |            |
| 6. LANDOWNER OR  | AUTHORIZED   | LANDOW   | NER REPRESEI     | NTATIVE  | -  |              |  |                            |   |  |            |
| a. Name:   | EDWARD   | HOERLE   | R TRUST          |  |  |              |  | Telepho                    | ne:                                     |  |            |
| Address:   | 13926 W C  | OUNTY  | RD B             |  | City:  | BROD         | DHEAD  | State:                     | MI                                      | Zip:                                   | 53520      |
| b. Name:   |  |  |                  |  |  |              |  | Telepho                    | ne:                                     |  |            |
| Address:   |  |  |                  |  | City:  |              | The state of the s | State:                     | I                                       | Zip:                                   |            |
| 7. AGENT (SURVEYO  | OR AND DEVE  | LOPER)   |                  |  |  |              |  |                            |   |  |            |
| a. Surveyor name:  | COMBS A  | VD ASSC  | CIATES, IN       | 10   |  |              |  | Telepho                    | ne:                                     |  |            |
| Address:   | 109 W. MIL   | WAUKE  | E STREET         |  | City:  | JANE         | SVILLE   | State:                     | WI                                      | Zlp:                                   | 53548      |
| b. Developer name:   | a Tritis de la constanta de la |  |                  |  |  |              |  | Telepho                    | ne:                                     |  |            |
| Address:   |  | ···· herene della materia.   |                  |  | City:  |              |  | State:                     |   | Zip:                                   |            |
| 8. Identify the indivi   | idual from 6.  |  |                  |  |  |              | ☐ 6a. [  | ]6b. [✓                    | ] 7a.                                   | 7b.                                    |            |
|  |  |  | AND DIVIS        | the state of the state of  | with the same of t |              | Andreas State of the State of t | nā vielikas                |   |  |            |
| 3. Reason for land di  | vision: [✓] Sa   | 1  | <u> </u>         | ******   | m cons   | olidatio     |  | nance 🗌                    | Oth                                     | er:                                    |            |
| lO. Land division are  | a location:  |  | MAGNOLIA         | A  |  |              | W 1/4 of   |                            |   |  |            |
| 11 Lead Dubles   |  | Section  |                  |  |  |              | k parcel nur   |                            |   |  | *******    |
| L1. Land division are  | If Yes,  | identify:  | City(s)/Villa    | ge of  |  | l Jurisdi    | ction (ETJ) A  | rea of a C                 | lty(s)/                                 | 'VIIIage:                              |            |
| 12. Land division are  |  | djacent to<br>I/Town ro  |                  | t apply):<br>ounty hij   |  | r            | Canan binks  | [                          | <b>-</b>                                | to to allow a const                    |            |
| l3. Landowner's cor  |  |  |                  | ision are  | gnway  |              | State highv  | vay<br>rrent zoni          |   | . highway<br>land divisi               |            |
| (Square feet or a  | cres): 80  |  | (Square          | feet or a  | acres):  | 5 acres      | M\L are  | a: A-1                     |   | idira divisi                           | .0,1       |
| .6. Number of new/   |  | created  |                  |  |  |              | l lot(s) 18  | . Future z                 | oning                                   | of parent                              | : lot:     |
| by land division: 1 created by land division: A-3 A -1  19. Covenants or restrictions will be placed on the land division area: Yes No   |  |  |                  |  |  |              |  |                            |   |  |            |
| If Yes, identify co  |  |  | on the land th   | VISIOII di   | lea;   | res          | ſ <b>₹</b> ] Νο  |                            |   |  |            |
| 0. A residential buil  | ding is curren   |  |                  |  |  | √ Yes        | □No  |                            |   | ************************************** |            |
| If Yes, the building   |  |  | ate onsite was   |  |  |              |  |                            |   | sewer sy                               | /stem      |
| <ol><li>Public improvem<br/>be submitted by</li></ol>  | ent construct  | lon propo<br>h: NONE   |                  |  | ublic in<br>mm/dd,   |              | nent constru   | uction will                | begin                                   | on                                     |            |
|  | (initing day y y y   | The property of the property o | CANT STATI       |  | The second second  |              | ATIIRE   |                            |   |  | Simble Co. |
| as the undersigned, a  | m a landowner  | 2335 (2015) Feb. (2015)  |                  | damenta wing   |  |              | and the second second  | tu or one n                | nning                                   |  |            |
| ontact for sald landow   | ner. I do hereb  | y verify the   | at I have review | ed the R   | OCK CO   | UNTY PR      | <b>ELIMINARY</b> N   | MINOR LAN                  | ID DIVI                                 | SION -                                 | ·          |
| PPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible |  |  |                  |  |  |              |  |                            |   |  |            |
|  | lintarmatian i-  | pappant  | mirata and i     | انتالتواح  | haat "T"   | and because  | landing a second by  | H., Z 101                  |   |  |            |
| o me. These statemen   | l information is<br>ts are being ma  | correct, ac  | curate, and tru  | e to the l   | best of r  | ny know      | ledge and be<br>inty, Its agen   | lief, with a<br>ts, employ | ll infor<br>ees, an                     | mation acc<br>id officials.            | cessible   |
| o me. These statemen   | l information is<br>its are being ma   | correct, ac  | curate, and tru  | e to the I   | best of r  | ny know      | ledge and be<br>inty, Its agen   | llef, with a<br>ts, employ | II Infor<br>ees, an                     | mation acc<br>d officials.             | cessible   |

REVISED 12/2011

| APPLICATION CHECKLIST   |                |  |  |
|---|----------------|--|--|
|   | Yes            | No   | Comment  |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR  |                |  |  |
| CERTIFIED SURVEY MAP", identifying the land division area and containing all of the   |                |  |  |
| following information?  |                |  |  |
| a. Location of the land division area by section, township, and range:  | Ø              |  |  |
| <ul> <li>Approximate location and dimension of all EXISTING streets and property lines,<br/>including name and ownership (if applicable), in and adjacent to the land</li> </ul>        | 1771           | ļ  |  |
| division area:  | Ø              |  |  |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning  | <u> </u>       |  |  |
| designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to  | Ø              |  |  |
| the land division area:   |                |  |  |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and   | Ø              |  |  |
| blocks(s), numbered for reference, in the land division area:   | - L            | hones  |  |
| <ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family<br/>residential, in the land division area:</li> </ul>                                      | V              |  |  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section  | <u> </u>       |  |  |
| corner or quarter corner, in the land division area:  | Z              |  |  |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all   |                |  | the state of the s |
| of the following, whether EXISTING or PROPOSED, in the land division area:  |                |  |  |
| (1) Buildings:  | Ø              |  |  |
| (2) Streets, alleys, and public ways:   | V              |  |  |
| (3) Driveways:  | Z              |  |  |
| (4) Rail lines:   |                | V  | NONE   |
| (5) Private water wells or water supply systems:  | Z Z            |  |  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   | $\overline{Z}$ |  |  |
| (7) Any other public utilities:   | Ø              | <del>                                     </del> | BLDG HAS UTILITY SERVICES  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | H              | H  | NONE PROPOSED  |
| (9) Vegetative land cover type:   | 7              | H  | SEE AIR PHOTO  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   |                | V  | NONE   |
| (11) Productive agricultural soils, cultural resources, and woodlands:  |                | V  | NONE   |
| (12) Surface water features:  | Щ              | Ø  | NONE   |
| (13) Drainageways: (14) Detention or retention areas:   | <u> </u>       | V  | NONE   |
| (15) Cemeterles;  | ┝╞╡            |  | NONE   |
| (16) Bridges/culverts:  | H              | V  | NONE   |
| (17) Rock outcroppings:   | <b>     </b>   | 7  | NONE   |
| h. Approximate location, dimension, name (if applicable), and purpose of all  | l tend         | <u> </u>   |  |
| dedicated public parks or outdoor recreation lands, or any other public or  |                | $   \overline{\mathcal{L}} $                     | 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   |                |  | l ((O)   |
| treatment and disposal of sewage, in the land division area:  |                |  |  |
| j. Preliminary concept for collecting and discharging stormwater, in the land<br>division area:   |                | V  | NONE   |
| k. Scale, north arrow, and date of creation:  | 团              |  |  |
| I. Any other information required by the Agency:  | 岢              | V  | NOTHING REQUESTED  |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the   | <u> </u>       | 177  | HOTTING NEGOCOTED  |
| inch, with the map pages numbered in sequence if more than one (1) page is  |                |  |  |
| required, and total map pages identified on each page?  |                |  |  |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  |                |  |  |
| 4. Have you provided all required application form information and has the required   |                |  |  |
| party signed this application form?   |                |  |  |
| <ol><li>Have you included a hard copy of this application form and the map, an electronic<br/>copy of the map in a format compatible with the Agency's Geographic Information</li></ol> |                |  |  |
| System (GIS), and the application fee?  | السّا          | hl   |  |
|   |                |  | 1  |

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.

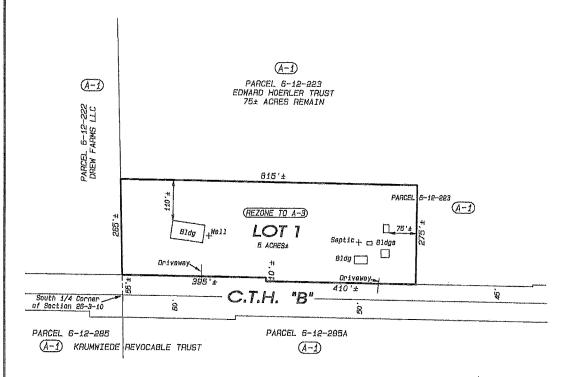
JANESVILLE, WI 53545

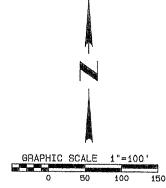
REVISED 12/2011

Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, T.3N., R. 10E, OF THE 4TH P.M., TOWN OF MAGNOLIA, 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. 116 - 488 For: HOERLER

DATE: NOVEMBER 30TH, 2016 REVISED: DECEMBER 12TH, 2016



- LAND SURVEYING
- LAND PLANNING
   CIVIL ENGINEERING

109 W. Milwaukee St. Janasvilla, WI 53548 WWW.combssurvey.com

tel: 608 752-0575 fax: 608 752-0534 **Rock County** 

### COMMITTEE REVIEW REPORT

02/26/2018

FOR THE MONTH OF FEBRUARY 2018

| Account Number     | Account Name       | PO#       | Check Date | Vendor Name                            | Inv/Enc Amt |
|--------------------|--------------------|-----------|------------|--|-------------|
| 10-1721-0000-63200 | PUBL/SUBCR/DUES    |           |            | ************************************** |             |
| 40 4-04            |                    | P1800264  | 02/15/2018 | JP MORGAN CHASE BANK NA                | 200.00      |
| 10-1721-0000-63407 | COMPUTER SUPPL     | P1800264  | 02/15/2018 | JP MORGAN CHASE BANK NA                | 0.4.00      |
| 10-1721-0000-64200 | TRAINING EXP       | 1 1000204 | 0231072010 | OF MORGAN CHASE BANK NA                | 34.08       |
|                    |                    | P1800264  | 02/15/2018 | JP MORGAN CHASE BANK NA                | 500.00      |
|                    |                    |           |            | LAND RECORDS PROG TOTAL                | 734.08      |
|                    | preceding payments |           |            | LAND RECORDS PROG TOTAL 4.08           | 734         |
| Date:              |                    | Dej       | pt         |  |             |
|                    |                    |           |            |  |             |

**Rock County** 

### COMMITTEE REVIEW REPORT FOR THE MONTH OF FEBRUARY 2018

02/26/2018

| Account Number                      | Account Name      | PO#                                   | Check Date | Vendor Name                    | Inv/Enc Ami |
|-------------------------------------|-------------------|---------------------------------------|------------|--------------------------------|-------------|
| 64-6400-0000-63100                  | OFC SUPP & EXP    |                                       |            |                                |             |
|                                     |                   | P1800061                              | 02/01/2018 | STAPLES BUSINESS ADVANTAGE     | 61.73       |
|                                     |                   | P1801030                              | 02/15/2018 | HARRIS ACE HARDWARE LLP        | 12.99       |
|                                     |                   |                                       |            | PLANNING PROG TOTAL            | 74.72       |
| 64-6730-000 <b>0-</b> 6242 <b>0</b> | MACH & EQUIP RM   | · · · · · · · · · · · · · · · · · · · |            |                                |             |
|                                     |                   | P1801030                              | 02/15/2018 | HARRIS ACE HARDWARE LLP        | 29.98       |
| 64-6730-0000-64200                  | TRAINING EXP      |                                       |            |                                |             |
|                                     |                   | P1800055                              | 02/15/2018 | UNIVERSITY OF WISCONSIN STEVEN | 240.00      |
|                                     |                   | P1800058                              | 02/15/2018 | KALAHARI RESORT CONVENTION     | 198.00      |
|                                     |                   |                                       |            | SURVEYOR PROG TOTAL            | 467.98      |
|                                     |                   |                                       |            | 70.70                          |             |
| i nave reviewed the                 | preceding payment | s in the tota                         | 31 \$54    | 2.70                           |             |
| Date:                               |                   | De                                    | 4          |                                |             |

Committee

Rock County

### **COMMITTEE REVIEW REPORT**

02/26/2018

FOR THE MONTH OF DECEMBER 2017

| Account Number      | Account Name        | PO#            | Check Date | Vendor Name                 | Inv/Enc Amt                            |
|---------------------|---------------------|----------------|------------|-----------------------------|--|
| 10-1720-0000-63100  | OFC SUPP & EXP      |                |            |                             |  |
|                     |                     | P1700585       | 02/15/2018 | JP MORGAN CHASE BANK NA     | 17,17                                  |
|                     |                     |                | REAL PROP  | ERTY DESCRIPTION PROG TOTAL | 17.17                                  |
| 10-1726-2017-62119  | OTHER SERVICES      |                |            |                             |  |
|                     |                     | P1702866       | 02/15/2018 | BERNTSEN INTERNATIONAL INC  | 3,749.53                               |
|                     |                     |                | STRATEGI   | INITIATIVE GRANT PROG TOTAL | 3,749.53                               |
| I have reviewed the | e preceding payment | ts in the tota |            | 766.70                      |  |
|                     |                     | Committe       | )e         |                             | W-W-W-W-W-W-W-W-W-W-W-W-W-W-W-W-W-W-W- |