

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, DECEMBER 10, 2020 – 8:00 A.M. CALL: 1-312-626-6799

MEETING ID: 861 5151 0266 PASSCODE: 162196

Join Zoom Meeting

https://us02web.zoom.us/j/86151510266?pwd=dnltT2JGVUszbkp4OE5UbThZNVFUUT09

Meeting ID: 861 5151 0266

Passcode: 162196 One tap mobile

+13126266799,,86151510266#,,,,,0#,,162196# US (Chicago)

+13017158592,,86151510266#,,,,,0#,,162196# US (Washington D.C)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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

Join by Skype for Business

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, November 11, 2020. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired –

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



Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, DECEMBER 10, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 861 5151 0266 PASSCODE: 162196

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held November 12, 2020 at 8:00 am
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 1. 2020 053 (Porter Township) Sayre (1 Lot CSM)
 - 2. 2020 063 (Lima Township) Anderson (1 Lot CSM)
 - 3. 2020 065 (Harmony Township) Van Acker (2 Lot CSM)
 - 4. 2020 067 (Beloit Township) H&L Farms (1 Lot CSM)
 - 5. 2020 068 (Beloit Township) Sweeney (1 Lot CSM)
- 6. Community Development
 - Action Item: Request for CDBG loan approval exceeding the \$35,000 maximum allowed by Policy and Procedures Manual (Information to be sent directly to Committee members)
- 7. Economic Development
 - A. Action Item: Resolution: Modifying and Expanding the Rock County COVID-19 Small Business Loan Fund
- 8. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 9. Director's Report
- 10. Committee Reports
- 11. Adjournment

Future Meeting Dates

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



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, November 12, 2020 – 8:00 A.M. Meeting was teleconferenced using Zoom

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, November 12, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, and Russ Podzilni. Supervisor Robert Potter was absent. QUORUM PRESENT.

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

- 1. Call to Order:
- Adoption of Agenda as Amended (LD2020_063) was pulled at the request of the Planning Director as there was no review at the Town level as yet.
 Moved by Supervisor Davis, Seconded by Supervisor Gustina. Adopted (4-0)
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, October 22, 2020 at 8:00 am.

Moved by Supervisor Podzilni, Seconded by Supervisor Davis. Approved (4-0)

- 4. Citizen Participation, Communications and Announcements. **None**
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 062 (Lima Township) Kowalski (1 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina. **Approved with Conditions (4-0)**

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A1 Zoning District.
- 4). Dedicate a 33 foot half road right of way along E. Gould Rd.at the discretion of the Town.
- 5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

6. Economic Development

A. Information Item: Second Quarter Rock Ready Index Review

Mr. Otterstein reviewed the Q3 2020 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

7. Finance

A. Information Item: Committee Review of Payments Reviewed

B. Action Item: Transfers No Transfers.

8. Committee Reports.

None

9. Action Item:

A. Request to Authorize Purchase of GIS Database Upgrade.

Ms. Schultz provided an overview of the project and financials associated to the project. Questions and discussion followed.

Moved by Supervisor Podzilni, Seconded by Supervisor/Chair Sweeney. Approved (4-0)

10. Directors Report

A. 2021 Departmental Budget

Mr. Baker communicated that the Departmental Budget was approved as submitted by the Rock County Board of Supervisors.

B. Status of Senior Planner Position

Mr. Baker was happy to announce that Christine Munz-Pritchard has accepted the position and will be starting employment in January 2021.

11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis, **All in Favor**, **Time: 8:43 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

December 10, 2020 (8:00 am)



ROCK COUNTY

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: November 30, 2020

REGARDING MEETING DATE: December 10, 2020

Land Division Summary:

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

2020 053 (Porter Township) - Sayre (1 Lot CSM)

2020 063 (Lima Township) - Anderson (1 Lot CSM)

2020 065 (Harmony Township) - Van Acker (2 Lot CSM)

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

2020 068 (Beloit Township) – Sweeney (1 Lot CSM)

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

P&D Agency Staff recommends Preliminary Approval the above referenced land division 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



11	
B4 87 87	LD2020 053 Sayre
ាំ Application Number:	
# !!	

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

AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appliand these parties have determined land division is feasible: 	cable) officials Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	V Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	E 103 - 140
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement
	☐ Yes ☐ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ 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	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
Information has been supplied by the applicant.	
	galezily. Into medad
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 County, Town, and city/vinage (if applicable) zoning designations or 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	П
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	<u> </u>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	<u> </u>
(5) Private water wells or water supply systems:	 -
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	H
(14) Detention or retention areas:	H
(15) Cemeteries:	H
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	П

	AGENCY REVIEW		-
			Missing
k. Scale, north arrow, and date	of creation:		Information
I. Any other information require			
	exceed two hundred (200) feet to the Inch, w	Ith the map pages	
	than one (1) page is required, and total map _i		
page:			
7c. Map prepared by a land surveyo			
	formation and required party's signature on t		
	orm and the map, an electronic copy of the n	nap in a format compatible	17
	nformation System (GIS), and application fee:		
8. Preliminary minor land division a			✓ Yes
	pplication has been provided to other review id comments have been provided to the Age		
	tion must be provided to other reviewing part		
of this form.	and made of provided to delect reviewing per-	aco seror e completing any r	ar ener bootlons
the second of th	AGENCY RECOMMENDATION		
10. Agency recommendation:	Approve Approve With Condition	ons Deny	
	Conditions to 10., list conditions (Use addition	hand 1	
Existing easements shall be sho	own and proposed utility easement(s) shall be placed on to	ts as requested by utility companies	(where applicable).
2. Note on Final CSM: "No	o buildings which produce wastewater are a	llowed on Lot 1 until accep	otable means
3of wastewater dispo	sal is approved by the necessary gover	nmental agencies."	
12. Agency recommendation rational	le and findings of fact (Use additional sheet (2a) If necessary):	
	for 17		
AGENCY SIGNATURE:	11/6	DATE: 10/05/2020)
	Rock County Planning,		
	mmunity Development Agency		 .
_	TOWN ACTION		
13. Town action: Approve		eny	
	onditions to 13., list conditions (Use addition	al sheet (2a) if necessary):	
1. 2.			
<u> </u>			
3.			
15. Town action rationale and finding	s of fact (Use additional sheet (2a) If necessa	rγ):	
TOWN SIGNATURE:		DATE:	
TITLE:			
<u> </u>		_• <u> </u>	

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

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

JANESVILLE, WI 53545

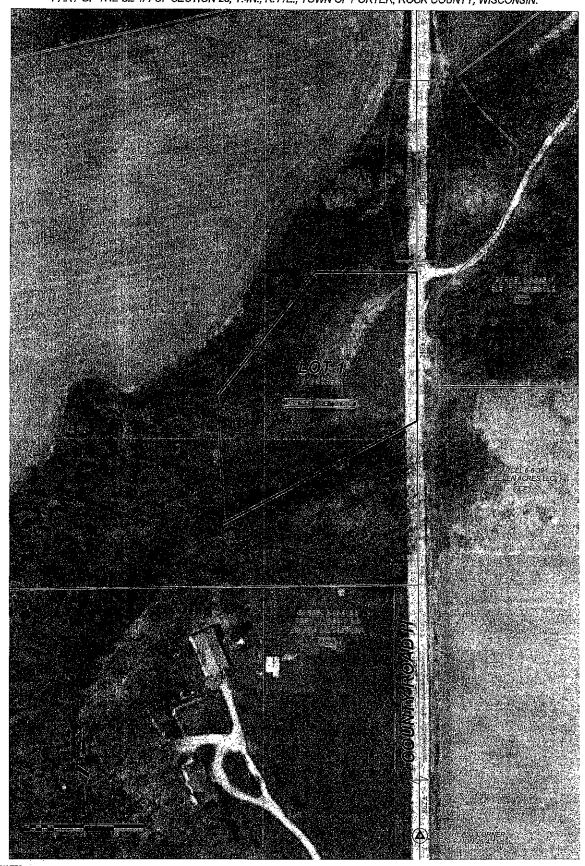
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK (OUNTY PLAN	INING AND DEVELOPMEN	T COMMITTEE ACTION	
16. Committee action:	Approve	Approve With Conditions	Deny	
17. If you answered Approv	e With Condition	is to 16., list conditions (Use add	ditional sheet (2a) if necessary):	
1.				
2.				
3.			•	
18. Committee action ration	ale and findings	of fact (Use additional sheet (2a)) if necessary):	*****
COMMITTEE SIGNATURE:	uir — Bock County	Planning & Development Comm	DATE:	
THE: CHE	HI - KOCK COUNTY	Pranning & Development Comm	ntee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. The remaining parent parcet is less than 35 acres, therefore must be included as Lot 2 of the proposed CSM or permanently combined
via a deed restriction with the land under common ownership to the west (parcel 6-16-212.2)
5. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE Zoning District.
6. Dedicate a 40 foot half road right-of-way along County Hwy H.
7. Access permit to Hwy H for proposed driveway shall be approved prior to Final CSM.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new 2 acre lot from an existing 30 acre parce! (6-16-212) in Porter Township. The purpose of the division is to create a new buildable lot.
The remaining parent parcel is less than 35 acres, therefore it is required to be included it as part of the Certified Survey Map. The applicants own additional contiguous land to the west, therefore it is an alternative (rather than a two lot CSM) to combine the remaining parent parcel permanently via a deed restriction with said lands.
As part of this proposal, the Town of Porter will consider rezoning the area of proposed Lot 1 from AE to RR based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.
TOMM ACTION
TOWN ACTION
14. If you answered Approve With Condtions to 13., list additional conditions:
· · · · · · · · · · · · · · · · · · ·
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact:
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions:
14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3.
14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4.
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5.
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6.
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7.
14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
14. If you answered Approve With Condtions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
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14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
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14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF SECTION 25, T.4N., R.11E., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



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

THE BASIS OF BEARINGS IS ASSUMED

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	Lymbs	•	
	& ASSOCIATES?	٠	

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

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



AGENCY USE ONLY
Application Number: LDZ020 053

ii
Received By -- Date
II (MM/DD/YYYY);
II BEEEEEEEEEEE

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PREL	IMINA	RYLA	AND DI	VISIO	N Z	APPLICA	47	ION	FO	RM	
	· · · · · ·	PRO	POSED LAND I	DIVISION	CLASSI	FICATION:					
Major Land Div Subdivision Plat Req		▼ csn	nor Land Divis If for lots 35 acres of tey for lots greater t	r less	Tra	I nsfer to Adjo Plat of Survey o		g Owner		Lot Comb CSM Re	
1. Applicant has cont (if land division is land division is fea	within Extra-i	Rock Cour	nty Planning, E	conomic &	k Comt n (ETJ)	munity Develo area) official	opme s and	ent Agend I these pa	cy, and	l City(s)/V have dete	/illage rmined
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan Fut	ure La	nd Use Map:			,	☐ Yes	□No
3. Land division area If you answered You						certified by th	ie Sta	ite of Wis	sconsi	n: 🗌 Yes	□No
4. Land division mee						mland Preser		n zoning Not Appl			
5. Land division will	require a zon	ing change	e:							Yes	
			APPLICAN	T INFOR	MAT	ION					
6. LANDOWNER OR	AUTHORIZED	LANDOW		2 2 2		- A 1 - A 1 - A					
a. Name:	SAYRE JO	INT FAR	MS LLC	,		•		Telepho	ne:	608-23	5-6868
Address:	5151 W ST	ONE FA	RM RD	c	ity: E	EDGERTON	1	State:	WI	Zip:	53534
b. Name:				,			-	Telepho	ne:		·
Address:				C	ity:			State:		Zīp:	
7. AGENT (SURVEYO	R AND DEVE	OPER)		··							L
a. Surveyor name:	COMBS &	ASSOCI	ATES, INC					Telepho	ne:	608-752	2-0575
Address:	109 W. MIL	.WAUKE	E ST	С	ity: J	JANESVILLI	E	State:	WI	Zip:	53548
b. Developer name:								Telepho	ne:		
Address:				C	ity:			State:		Zip:	
8. Identify the indivi-	dual from 6. d	or 7. that v	will serve as th	e primary	contac	ct: 🔲 6a.]6b. 📝	7a.	☐ 7b.	
		· 	PROPERTY	/ INFOR	MATI	ON					
9.Reason for applicat	ion: 🔽 Sale/	ownership	transfer 🔲	Farm con	solidat	ion 🗌 Crea	te Co	nforming	g Lot	Adjus	t Lot Line
CREATE LOT TO BUIL											_
Include an explan	an mullime i	orogosai .	along wiin an	y other c	onside	erellons o.	٠		: ap	plication	torm.
40		Town of	PORTER			SE 1/4	4 of	SE 1	/4		
10. Land division area	a location:	Section	25-4-11			Tax parce	l nun	1ber(s) -	6-16-	-212	
11. Land division are: ☐ Yes ☑ No			xtra-Territoria City(s)/Villag		roval J	urisdiction (E	TJ) A	rea of a (City(s),	Willage:	
12. Land division area	a is located ac	ljacent to	(check all that	apply):							
43 Yandayınada		/Town ro		unty high	way	State h				. highwa	
13. Landowner's con (Square feet or ac			14. Land divi	sion area feet or acr	es}: 2.			reπt zon. a; A-E	ing or	land divis	ion
16. Number of new/a	additional lots		17. Future zo		ew/add	ditional lot(s)	7		zoning	of paren	t lot:
19. Covenants or rest	trictions will b					Yes 🔽 No	•				
If Yes, identify co. 20. A residential build			l in the land di	vision are	a: [Yes V No					
If Yes, the buildin	g utilizes a:	Priva	ite onsite was	tewater t	reatme	ent system				y sewer s	ystem
21. Public improvement be submitted by (sal/plan will		•	rovement co yyy): N/A	nstru	ction will	l begin	on	
i and determined by	111111 (1007 177)		ANT STATE	•			-				
I, as the undersigned, a	ım a landowne						,	am servine	a ac th	e nrimany i	rontact
for said landowner. I d required per said document	o hereby verify	/ that I have	e reviewed and	completed	this ap	plication form,	, and	submitted	ł all inf	ormation :	as
					A		T				
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	(Kill	10	<u> </u>	de .	. 1	DATE:	8/.	8 /2v	20
REVISED 8/2019				age 1 of 2		Agout			-	7	

APPLICATION CHECKLIST			
•	Yes	No	MAN CERTIFICATION
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	v		
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	Ø		
 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:	ļ	ļ	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to			
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	-		
blocks(s), numbered for reference, in the land division area:		│ □ │	
e. indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	Ø		
corner or quarter corner, in the land division area:	N		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	Ø		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:			
(2) Streets, alleys, and public ways:	<u> </u>	<u> </u>	
(3) Driveways: (4) Rail lines:		┞┼┼	
(5) Private water wells or water supply systems:		H	
(6) Private water wens or water supply systems. (6) Private onsite wastewater treatment systems or public sanitary sewer			·
systems:	✓		
(7) Any other public utilities:	<u> </u>		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V		
(9) Vegetative land cover type:	V		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:		Щ	
(12) Surface water features:		뿌	
(13) Drainageways:	Z	H	
(14) Detention or retention areas: (15) Cemeteries:	✓	H	· · · · · · · · · · · · · · · · · · ·
(16) Bridges/culverts:			<u> </u>
(17) Rock outcroppings:	7		
h. Approximate location, dimension, name (if applicable), and purpose of all	<u> </u>	<u> </u>	
dedicated public parks or outdoor recreation lands, or any other public or	V		
private reservation, including any conditions, in the land division area:	L		
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:	ļ		
k. Scale, north arrow, and date of creation:		片	
Any other information required by the Agency:		Ш	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		ا ہے ا	
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
4. Have you provided all required application form information and has the required		-	
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information	Ø		
System (GIS), and the application fee?			

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

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

JANESVILLE, WI 53545

REVISED 8/2019

Page 2 of 2

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



Application Number:	LD2020 063 Anderson
li It	

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
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes ☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	✓ Yes ☐ No
6. Land division will require a zoning change:	✓ Yes No
7. Preilminary minor land division application is complete:	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
Information has been supplied by the applicant.	
	yniedly
	linguarden.
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	ll
 a. Location of the land division area by section, township, and range: 	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	<u> </u>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	•
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	ļ
 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	<u> </u>
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(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:	H
(14) Detention or retention areas:	H
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
iand division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	,
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	<u></u>
 Preilminary concept for collecting and discharging stormwater in the land division area: 	L

AGENCY REVIEW		<u> </u>
		golealtus
k. Scale, north arrow, and date of creation:		Intermation .
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 man nages	<u> </u>
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		
7e. A hard copy of the application form and the map, an electronic copy of the ma	o in a format compatible	п
with the Agency's Geographic Information System (GIS), and application fee:		
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		
these parties have comments, said comments have been provided to the Agenc	lateral lateral	
If you answered No , the application must be provided to other reviewing partle of this form.	s perore completing any r	urtner sections
AGENCY RECOMMENDATION		
	. 🗆 🗖	
10. Agency recommendation: Approve Approve With Condition 11. If you answered Approve With Conditions to 10., list conditions (Use additiona		
Existing easements shall be shown and proposed utility easement(s) shall be placed on lots.		(where applicable)
2. Note on Final CSM: "No buildings which produce wastewater are allo		
3of wastewater disposal is approved by the necessary government		
12. Agency recommendation rationals and findings of fact (Use additional sheet (2a		
////	1	
AGENCY SIGNATURE:	10/23/2020	1
Addition of the second	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions De	- 7	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) if necessary):	
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) If necessary	;	u
TOWN SIGNATURE:	DATE:	
TITLE:		

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

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

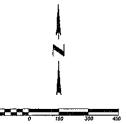
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additiona	l sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nec	essary):
COMMITTEE SIGNATURE:	DATE:

	A CONTRACTOR OF THE CONTRACTOR
	AGENCY RECOMMENDATION
	Approve With Conditions to 10., list conditions:
	with the standards in the Town of Lima Zoning Ordinance related to creating a new buildable lot in the A2 Zoning Distriction
	te a 33 foot half road right-of-way along E Bowers Lake Rd at the discretion of the Town.
	SM shall be submitted to and approved by the Agency within one year after preliminary approval.
	SM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.	
8.	
9.	
10.	
• .	endation rationale and findings of fact:
he purpose of the	Division creates one new 14 acre lot from an existing 83 acre parcel (6-11-120) in Lima Township division is to create a new buildable lot. A rezone has been requested from A1 to A2 based on the d lot. Both the A1 and the A2 District for the Town of Lima are certified for the Farmland am.
ubject to various s	a non-farm residence in the FPP District requires the approval of a Conditional Use Permit and is tandards in the Ordinance. It is suggested that the Town of Lima require the the CUP application lication prior to final approval of the proposed CSM.
The remaining pare Survey Map.	nt parcel is greater than 35 acres, therefore it is not required to be included as part of the Certified
	TOWN ACTION
M If you answored	
4. If you answered	Approve With Condtions to 13., list additional conditions:
	Approve With Condtions to 13., list additional conditions:
	Approve With Condtions to 13., list additional conditions:
· 	Approve With Condtions to 13., list additional conditions:
5. Town action ratio	Approve With Condtions to 13., list additional conditions: onale and findings of fact:
5. Town action ration ration ration R	Approve With Condtions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
5. Town action ration R	Approve With Condtions to 13., list additional conditions: onale and findings of fact:
5. Town action ratio R 7. If you answered a	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R If you answered a 4.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R If you answered a 4.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered a 3. 4, 5. 6.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered 7. 4. 5. 6. 7.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered 3 4. 5. 6. 7.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered . 3. 4. 5. 6. 7. 8. 9.	Approve With Conditions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you answered 3. 4. 5. 6. 7. 8. 9.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
8. 9. 10.	Approve With Condtions to 13., list additional conditions: onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
8. 9. 10.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
8. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
8. 9. 10.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
8. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
8. 9. 10.	Approve With Conditions to 13., list additional conditions: Onale and findings of fact: OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:

PRELIMINARY CERTIFIED SURVEY MAP PART OF SWY VA OF MY VA, SECTION 17, T.AM., R. ME, OF THE 4TH P.M., TOWN OF LIMA, ROCK COUNTY, WISCONSIN.





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

UNDERGROUND UTILITIES LOCATED BY DISIGER'S HOTJUNE HOKET NO.

Project No. 120-438 For: ANDERSON, ELLIOT

1 an	
i Cwmbs	•
& ASSOCIATES	٠
B	

ROCK COUNTY PLANNING, ECONOMIC & CONTROL POR STANDARD PROBLEM STREET
JANESVILLE, WI 53545

CEP 2 9 2020

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



AGENCY USE ONLY

Application Number: LDZ0Z0 - 063

Received By – Date 9 - Z9 - Z0Z0 (MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

		PRO	POSED LAND DIVISION	ON CLAS	SIFICATI	ON:		COMO SINA							
Major Land Div Subdivision Plat Req		CSN	inor Land Division of for lots 35 acres or less vey for lots greater than 35 a	Ш		to Adjoining Survey or CSM	g Owner		Lot Comb CSM Re						
	within Extra-	Rock Cour Territorial	nty Planning, Econom Plat Approval Jurisdi	nic & Cor ction (E	mmunity J) area)	Developme officials and	ent Agency I these pa	, and	City(s)/V nave dete	illage rmined					
land division is fea							947		✓ Yes	☐ No					
2. Land division is co									✓ Yes	□ No					
If you answered Y	3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes Volume No. If you answered Yes, proceed to 4. If you answered No. proceed to 5.						0.000000								
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Not Applicable Yes No															
5. Land division will	require a zon	ing change	e:						✓ Yes	□ No					
			APPLICANT INF	ORMA	TION										
6. LANDOWNER OR				Έ											
a. Name:	SUSAN C	ANDERS	ON		T		Telepho	ne:	608-449	9-1204					
Address:	125 S FRA	NKLIN S	T	City:	STOU	GHTON	State:	WI	Zip:	53589					
b. Name:							Telepho	ne:							
Address:			TO THE OWN DESIGNATION OF THE PERSON OF THE	City:			State:		Zip:						
7. AGENT (SURVEYO															
a. Surveyor name:	COMBS &			1	T		Telepho	ne:							
Address:	109 W. MIL	_WAUKE	E ST	City:	JANES	SVILLE	State:	WI	Zip:	53548					
b. Developer name:							Telephoi	ne:							
Address:				City:			State:		Zip:						
8. Identify the indivi-	dual from 6. o	or 7. that v	经过程的证明 (1997年)	N. C. Williams	CHARLES THE PARTY OF THE	6a	6b. ✓	7a.	☐ 7b.	10 5-24 5 5 5 10 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5					
			PROPERTY INFO												
9.Reason for applicat				consolid	ation L	_ Create Co	nforming	Lot	Adjust	Lot Line					
					1					TRANSFER LAND TO GRANDSON FOR NEW RESIDENCE.					
Include an excia			along with any othe						and a second second	Exercises					
40				er consi	TEI-			841	elication	form					
	- 1	Town of	LIMA	er consi		W 1/4 of	NW 1/		elication	form					
10. Land division are	a location:	Town of		er consi	S	7.5	0.0000000000000000000000000000000000000	4		form.					
11. Land division are Yes No	a is located w	Section vithin the E	17 Extra-Territorial Plat		S' Tax	W 1/4 of	nber(s) - (4 6-11-	120	form					
11. Land division are	a is located w If Yes , a is located ac	Section within the Edidentify:	17 Extra-Territorial Plat A City(s)/Village of (check all that apply	Approva	S Tax I Jurisdic	W 1/4 of a parcel nun	nber(s) - (rea of a Ci	4 6-11- ty(s)/	120 Village:						
11. Land division are Yes Mo 12. Land division are 13. Landowner's con	a is located w If Yes, a is located ac V Local tiguous prope	Section within the E identify: djacent to I/Town ro erty area	17 Extra-Territorial Plat A City(s)/Village of (check all that apply ad County h 14. Land division as	Approva): ighway	S' Tax I Jurisdic	W 1/4 of parcel nuntition (ETJ) A State highw	rea of a Ci	4 6-11- ty(s)/	120 Village: . highwa	,					
 Land division are Yes No Land division are Yes Landowner's con (Square feet or and Yes) Number of new/a 	a is located w If Yes, a is located ac Local tiguous prope cres): 82.52 A additional lots	Section within the E identify: djacent to I/Town ro erty area ACRES	17 Extra-Territorial Plat of City(s)/Village of (check all that apply ad County h 14. Land division are (Square feet or 17. Future zoning communications)	Approva): ighway rea acres): if new/a	S Tax	W 1/4 of parcel nuntion (ETJ) A State highward 15. Cui	rea of a Ci ray rent zonir a: A-1 Future zo	4 6-11- ty(s)/ u.s	120 Village: . highwa land divis	/ ion					
 11. Land division are Yes No 12. Land division are Sandowner's con (Square feet or as 	a is located w If Yes, a is located ac V Local tiguous prope cres): 82.52 A additional lots	Section vithin the E identify: djacent to I/Town ro erty area ACRES s created	17 xtra-Territorial Plat of City(s)/Village of (check all that apply ad County h 14. Land division are (Square feet or Truth of County h 17. Future zoning of created by land	Approva): ighway rea acres): if new/a	S Tax	W 1/4 of parcel nuntion (ETJ) A State highward 15. Cui	rea of a Ci ray rent zonir a: A-1	4 6-11- ty(s)/ u.s	120 Village: . highwa land divis	/ ion					
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11. Land division are Yes No 12. Land division are (Square feet or a) 16. Number of new/a by land division: 19. Covenants or res If Yes, identify co 20. A residential built If Yes, the building	a is located w If Yes, a is located ac V Local tiguous prope cres): 82.52 A additional lots trictions will b venants or reding is curren g utilizes a:	Section vithin the E identify: djacent to I/Town ro erty area ACRES s created be placed of strictions: itly located Priva	17 Extra-Territorial Plat of City(s)/Village of (check all that apply ad County h 14. Land division an (Square feet or Truture zoning or created by land on the land division at the land division at the land division at the onsite wastewat	Approva): ighway rea acres): of new/ad divisio area: area: er treati	Sintaxiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	W 1/4 of parcel nuntion (ETJ) A State highware I fot(s) 18. No No No	rea of a Ci rea of a Ci rent zonir a: A-1 Future zo A-1	4 Objective to the second sec	120 Village: . highwarland division of paren	/ ion t lot:					
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REVISED 8/2019

Page 1 of 2

APPLICATION CHECKLIST			
	Yes .	No	esta Godineni
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and a part language.	Ø		
and containing all of the following information? a. Location of the land division area by section, township, and range:	171		
b. Approximate location and dimension of all EXISTING streets and property lines,		Ш	
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/VIllage (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		<u> </u>
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:	ᆜ	片片	
(2) Streets, alleys, and public ways:	<u> </u>	片	
(3) Driveways: (4) Rail lines:	 	-#-	
(5) Private water wells or water supply systems:	片片	 	
(6) Private onsite wastewater treatment systems or public sanitary sewer		ш.	
systems:			
(7) Any other public utilities:	TП	ш	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ø	n	1.4
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:			
(12) Surface water features:			
(13) Drainageways:			
(14) Detention or retention areas:			-
(15) Cemeteries:			
(16) Bridges/culverts:	<u> </u>	<u> </u>	
(17) Rock outcroppings:			
 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: 			
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		Ø	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	
k. Scale, north arrow, and date of creation:	V		
I. 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			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
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	Ø		
System: (GIS), and the application fee?		1	

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

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

REVISED 8/2019

Page 2 of 2

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

TELEPHONE: (508) 757-5587 FAX: (608) 757-5585 EMAÎL: PLANNING@CO.ROCK.WÎ.US WEB: WWW.CO.ROCK.WI.US



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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli-	cable) officials
	✓ Yes No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🗸 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmiand 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 until	
Information has been supplied by the applicant.	, are remosting
	iVilssling
	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:	<u>-</u>
 d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: 	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	ш
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	
(4) Rait lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities:	
(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:	H
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
1. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative manner of providing water supply and treatment and disposal of severe leaths land	
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	П

AGENCY REVIEW	
	Missing ព្រំស្រែលទាំងព
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and if
these parties have comments, said comments have been provided to the Agency: 🗸 Yes 🔲 No	
If you answered No, the application must be provided to other reviewing parties before completing any fu	ırther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	(where applicable).
2. Note on Final CSM:"No buildings which produce wastewater are allowed on Lots 1 or 2 until accep	table means
 of wastewater disposal is approved by the necessary governmental agencies. 	π
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
$1 \sim 0$	
AGENCY SIGNATURE: DATE:	
With P. Administrator Deale County Disputer	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	•
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
The second state and state to see the second state that the second state t	,
TOWN SIGNATURE: DATE:	
TITLE:	

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessity	essary):
COMMITTEE SIGNATURE: Chair — Rock County Planning & Development Committee	DATE:

ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — REVIEW, RECOMMENDATION, AND ACTION FOR
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
4. Lots shall be reconfigured in a more uniform way to eliminate the proposed Flag Lot (Lot 1) as described below
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approve
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.
8,
9.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new vacant lots from an existing 7.76 acre parcel (6-7-239.5) in Harmony Township. Proposed Lot 1 will be 4.76 acres and proposed Lot 2 will be 3.00 acres. The property is currently zoned Rural Residential by the Town. The planned future land use is Residential. As part of this proposal, the Town will consider a rezone to A3 (Agricultural Three District) for the area of proposed new lots, which requires a 3-10 acre lot size.
Lot 1 is by definition a "Flag lot" in County Ordinance: "A lot whose width at the building site far exceeds its street frontage, containing both a "pole", a long, narrow strip of land utilized solely to provide vehicular access to the building site, and a "flag", containing the building site" The creation of flag lots are generally discouraged by Ordinance (per sec. 4.116(2)), but if they are approved they must meet specific standards (found in 4.116(2)(e)). That section of the Ordinance is included in the packet for reference. The proposed "pole," if approved through the Land Division process, will greatly exceed the maximum of 250 feet in length allowed by Ordinance. Corporation Counsel has determined that the P&D Committee has the discretion to waive that requirement based of the exceptions found in the ordinance.
The configuration/shape of the lot is not preferable for various reasons based on the intent and purpose and standards of the Rock County Land Division and Management Ordinance. The primary concern is the potential for "stacked" development, i.e. a structure built behind another structure with access from the same road. This type of situation could cause confusion for emergency service response, create land use/zoning conflicts with neighboring property related to setbacks requirements, well and septic siting, etc. Driveway length is also a concern for emergency services, however the Town has no restrictions in the Zoning Ordinance to related to driveway length or configuration. Since this proposed division creates two new vacant lots, Staff does not recommend approval of this configuration.
reasonable exception would be for an existing farmstead area built well before the Ordinance was adopted. TOWN ACTION
14. If you answered Approve With Condtions to 13., list additional conditions:
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4,
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· 7.
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9.
10. 18. Committee action rationale and findings of fact:
ts. Committee action radonale and findings of fact:

REVISED 12/2011

(2) Recordation. After Administrator approval of the final land division in accordance with this Ordinance, the altered or modified final land division shall be re-recorded in the Rock County Register of Deeds Office in accordance with 4.114 of this Ordinance, along with a copy of the original unmodified and unaltered land division indicating the area of the original land division so modified or altered.

Subpart 4: Land Division Development Design and Public Dedication and Reservation Requirements

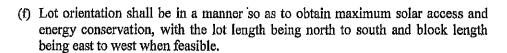
4.116 Standard Development Design

- (1) Design. All land divisions shall be designed to achieve the intent and purpose of this Ordinance, as stated in 4.103 herein, and shall be appropriately coordinated with and related to existing land uses, future land uses as delineated in applicable comprehensive plans and official maps, the natural landscape, and County, Town, and City/Village (if applicable) zoning ordinances.
- (2) Lots. Lot size, dimension, configuration, orientation, and building setback lines shall be appropriate for the location of the land division and the land use proposed. Lots shall generally be proportionate in length and width and the use of flag lots shall be discouraged. If flag lots are utilized, they shall be in accordance with (e) of this Sub-sec. Minimum lot size shall be appropriately increased to provide for a building envelope consistent with County, Town, and City/Village (if applicable) zoning ordinances.
 - (a) Residential lots without access to a connection to a public sanitary sewer system shall have a minimum size of forty thousand (40,000) square feet for a single family residential building and fifty five thousand (55,000) square feet for a two (2) family residential building. Each residential building shall utilize a POWTS and water well, and the lot shall contain an adequate POWTS area, to include a primary area and replacement area. Each lot shall contain a building envelope of two thousand (2,000) square feet excluding front, rear, and side yards in accordance with applicable building setback lines, ESA, and cultural resources, with said building envelope not to be located closer than ten (10) feet from any part of the POWTS area. Each lot shall also contain useable open space of not less than seventy percent (70%) of the gross area of the lot, entailing the gross square footage of the lot, less three thousand (3,000) square feet for potential building, driveway, or parking use, less fifty percent (50%) of the POWTS area. The minimum lot width at the front yard building setback line for these lots, in accordance with applicable Town and County building setback lines, or (g) of this Sub-sec., shall be one hundred (100) feet.
 - (b) Residential lots with access to a connection to a public sanitary sewer system shall have a minimum size of six thousand (6,000) square feet except in the Rock County Shoreland Overlay Zoning District, in accordance with Chapter 44 Zoning, Code of Ordinances, Rock County, where the minimum size shall be

10,000

fifteen thousand (15,000) square feet. The minimum lot width at the front yard building setback line for these lots, in accordance with applicable Town and County building setback lines, or (g) of this Sub-sec., shall be fifty (50) feet.

- (c) Commercial, industrial, and other non-residential lots shall be of adequate size, dimension, configuration, and orientation to provide for off-street parking and loading facilities required for the type of proposed use.
- (d) Lot configuration shall recognize topography and other natural landscape conditions. Lot lines shall abut at right angles or radial to streets, when feasible. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a culde-sac. Double frontage lots shall be avoided except for corner lots where they may be required to separate residential land uses from arterial streets or in order to overcome topography, other landscape conditions, or orientation disadvantages. Dimensions of corner lots shall adhere to front yard building setback lines, in accordance with Town building setback lines or (g) of this Subsec, from both streets that bound the lot.
- (e) Flag lots shall be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The "pole" of a flag lot shall not exceed two hundred fifty (250) feet in length unless additional length is needed to either avoid significant degradation or depletion of ESA, cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. The "pole" shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the "pole". The "pole" shall maintain a minimum width of one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system, and fifty (50) feet for all lots with access to a connection to said system, for the entire length of the "pole". No "pole" shall be located within two hundred (200) feet of another on the same side of the street unless said "poles" utilize a joint driveway.



(g) Front yard building setback lines as stated in this paragraph (g) shall be applicable only on those lots adjacent to a Rock County road and not within the Rock County Shoreland Overlay Zoning District. Front yard building setback lines from arterial and collector streets shall be one hundred and fifteen (115) feet from the street centerline or seventy five (75) feet from the right-of-way, whichever is greater. Front yard building setback lines from local streets shall be fifty (50) feet from the right-of-way for those lots without access to a connection to a public sanitary sewer system and twenty five (25) feet from the right-of-way

LD 2020 065

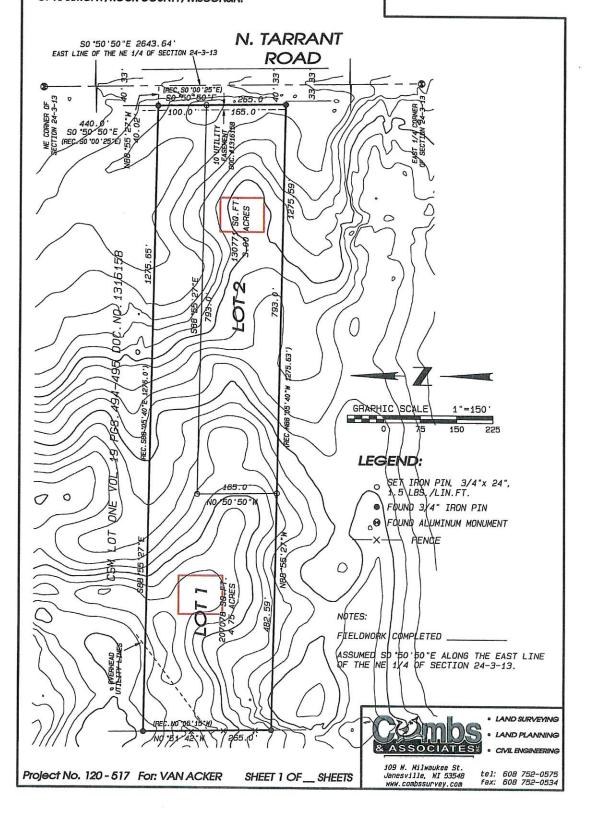
CERTIFIED SURVEY MAP

LOT TWO OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGES 494 AND 495 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.1316158 AND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 24, T.3N., R. 13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.

Boxes indicate

proposed building

Sites



ROCK COUNTY PLANNING, ECONOMICS TOMMURTH V ED DEVELOPMENT AGENCY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 89949

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



AGENCY USE ONLY

Application Number:

Received By -- Date **ΙΜΜ/**ΦΒ/ΥΥΥΥ):

K CO. PLANNING, ECONOÑ OPMENT AGEN PRELIMINARY LAND DIVISION APPLICATION FORM PROPOSED LAND DIVISION CLASSIFICATION: Major Land Division Minor Land Division CSM for lots 35 acres or less ot Combination Transfer to Adjoining Owner Subdivision Plat Required **CSM Require** Plat of Survey or CSM Plat of Survey for lots greater than 85 acres 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (If land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ Yes ☐ No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ☑ Yes ☐ No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin; Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐Not Applicable ☐Yes ☐No 5. Land division will require a zoning change: ✓ Yes No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: QUINT VAN ACKER REVOCABLE TRUST Telephone: Address: 12919 E HAKE RD WHITEWATER State: Wi Zip: |58190 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES, INC Telephone: 608-752-0575 Address: 109 W. MILWAUKEE ST **JANESVILLE** City: State: | W| Zip: |53548 b. Developer name: Telephone: Address: City: State: Zlp; 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. 🔲 6b. 💟 7a. 🔲 7b. PROPERTY INFORMATION 9.Reason for application: [Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line DIVIDE PARCEL INTO 2 LOTS Town of HARMONY NE 1/4 of NE 1/4 10. Land division area location: Section 24-3-13 Tax parcel number(s) - 6-7-239.5 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: City(s)/Village of JANESVILLE ☑ Yes ☐ No. If Yes, Identify: 12. Land division area is located adjacent to (check all that apply): County highway ☑ Local/Town road State highway U.S. highway 13. Landowner's contiguous property area | 14. Land division area 15. Current zoning of land division (Square feet or acres): 7.70 (Square feet or acres): 3 ACRES area: R-R 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 1 created by land division; A-3 19. Covenants or restrictions will be placed on the land division area: Yes V No If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: 🔲 Yes 💟 No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sower system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unbicorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct) accurate, and true to the best of my knowledge and belief. LANDOWNER/PRIMARY CONTACT SIGNATURES -30-2020

Linva you included a map clearly marked "PREIMMANY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area and containing all of the following information?	GREWARD APPLICATION CHECKEST			
1. New you included a map clearly marked "PRELIMINARY PLAT OF SURPEY." CERTIFIED SURPEY MAY OF 18 SURPEYS AND ASSESSMENT THE AND ASSESSMENT OF THE SURPEYS		Yes	Ñο	
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT*, Identifying the land division area and containing all of the following information? a. Location of the land division area by section, township, and range: b. Approximate location and dimension of all ENERTING streats and property lines, including name and ownship (if applicable), in and adjacent to the land division area: c. ENSTRA(PROPOSED County, Town, and City/Village (if applicable) soning designations of all ENISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: d. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: f. Distance from ell PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: g. Approximate location, dimension (if applicable), and name (if applicable) of ell of the following, whether ENISTING or PROPOSED, in the land division area: (g. Spirose and the signal public ways: (g. Spirose and public ways: (g. Spirose) in the land division area and the spirose and the sp	1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY.	1		
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b. Approximate location and dimension of all RIMSTING streets and property lines, including pame and ownership (if applicable), in and adjacent to the land division areas: c. EKSTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EKSTING/PROPOSED lot(s) and cuttot(s), in and adjacent to the land division areas: d. Approximate location and dimension of all PROPOSED lot(s), cuttot(s) and blocks(s), numbered for reference, in the land division areas: d. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residently, in the land division areas: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section comer or quarter corner, in the land division area: g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EMSTING or PROPOSED, in the land division areas: (i) Buildings: (i) Extreety, alleys, and public ways: (i) Private water wells or water supply systems: (i) Private water wells or water supply systems: (ii) Private water wells or water supply systems: (ii) Private water wells or water supply systems: (ii) Private water wells or water supply systems: (iii) Private water wells or water supply systems: (iv) Private water wells or water supply systems: (iv) Private onsite wastewater treatment systems or public sanitary sewer systems: (iv) Private onsite wastewater treatment systems or public sanitary sewer systems: (iv) Provisionmentally institute areas (floodplein, steep stops, atc.): (iv) Productive agricultural solds, suitural resources, and woodlands: (iv) Productive agricultural solds, suitural resources, and woodlands: (iv) Productive agricultural solds, suitural resources, and woodlands: (iv) Preliminary concept for connection with eakting public sanitary sewer and water supply system or an alternative mass of providing water supply and treatment and disposal of sewace, in the land division area: 1. Preliminary concept for connection with eakting pub	and containing all of the following information?			
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(9) Vegetative land cover type: (10) Environmentally sensitive areas [Floodplain, steep slope, etc.]: (13) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features: (13) Drainageways: (14) Detention or retention areas: (15) Cemetaries: (16) Bridges/culverts: (17) Rock outeroppings: (17) Rock outeroppings: (18) Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: 1. Preliminary concept for connaction 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: 3. Preliminary concept for collecting and discharging stormwater, in the land division area: 1. 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 land, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? 3. Has the map been prepared by a land surveyor licensed in Wisconsin? 4. Have you provided all required application form information and has the required party signed this application form? 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic information	(8) Escapante ((199) de		님	
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copy of the map in a format compatible with the Agency's Geographic Information	5. Have you included a hard copy of this application form and the map, an electronic			11000
	copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	14		ļ

Please send via postal mail, or hand-deliver, this form, a hard copy and electronic copy of the preliminary map, and the application fee to:

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53945

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



II	LD2020 067 H&L Farms
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 appli	·
	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
	☑Yes ☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement;
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:	y Yes □ No
if you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	,
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	🗓
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
 d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), 	п
numbered for reference, in the land division area:	LJ
 Indication of all PROPOSED iot(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:	口
g. Approximate location, dimension and name (If applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(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:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	<u> </u>
(14) Detention or retention areas:	
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts: (17) Rock outcroppings:	
***************************************	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	
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	п
division area:	
j. Prellminary concept for collecting and discharging stormwater in the land division area:	

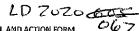
					
	AGENCY REVIEW	·			
		Vilising Internation			
	k. Scale, north arrow, and date of creation:				
	I. Any other information required by the Agency:				
7b.	Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages				
	numbered in sequence if more than one (1) page is required, and total map pages identified on each				
	page:	-			
	Map prepared by a land surveyor licensed in Wisconsin:				
	All required application form information and required party's signature on the application form:				
7e.	A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:				
8.	Preliminary minor land division application is complete:	l √l Yes			
	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 fi				
	of this form.				
	AGENCY RECOMMENDATION				
10.	Agency recommendation: Approve Approve With Conditions Deny				
	If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):				
	1. Exleting easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	(where applicable).			
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,					
	3soils on the lot may be restrictive to the replacement of the existing system."				
12.	Agency recommendation rationals and findings of fact (Use additional sheet (2a) if necessary):	7			
		-			
	ENGV (SIGNIATURE) 11/11/2020	,			
AGE	ENCY SIGNATURE: DATE:				
TITI					
	Economic & Community Development Agency				
	TOWN ACTION	ALC: Y			
l3. 1	Town action: Approve Approve With Conditions Deny				
.4. i	If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) If necessary):				
	1.				
	2.				
3.					
15. 7	Fown action rationale and findings of fact (Use additional sheet (2a) if necessary):				
TOV	VN SIGNATURE: DATE:				
					
TITL	E:				

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

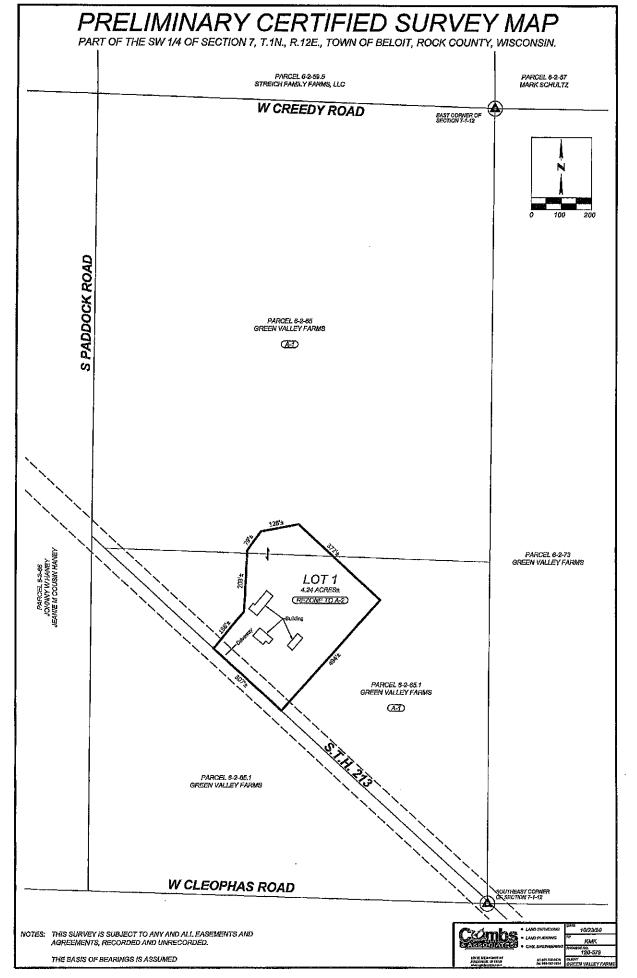
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

ROCK COUNTY PLANNING AND DEVELOPMENT COI	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) If necessary):
1.	
2.	
3.	-
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	issary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	



11. If you answered Approve With Conditions to 10., list conditions: 3. Proposed to three must include the POWTS area with the building which utilizes the system. 4. Comply with the clandards in the Town of Beletz Zondig Ostenere related to creating a new to in the Farmland Preservation Zoning Dis. 5. The remaining properly should be combined as one tax parcel to better facilitate the administration of the Farmland Preservation Progress. 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approved. 7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 4.2 acre lot from an existing 63 acre property consisting two parcels (6-2-65 and 6-2-65.1) in Beloit Township. The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater the 35 acres, therefore it is not required to include it as part of the Certified Survey Map. As part of this proposal, the Town of Beloit will consider rezoning the area of proposed Lot 1 from the Farmland Preservation Zoning District to A2 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program. It is recommended that the remaining parent process combined as one tax percel to better facilitate the administration of the Farmland Preservation Program. 14. If you answered Approve With Conditions to 16., list conditions: 7. If you answered Approve With Conditions to 16., list conditions: 8. 9. 8. 9.		AGENCY RECOMMENDATION
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4. Comply with the standards in the Town of Beloit Zoning Ordinance related to creating a new lot in the Farmfand Preservation Zoning Distortor mentaling properly should be contributed as one tax parcel to better facilitate the administration of the Farmfand Preservation Progress 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approved in the CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval 8. 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 4.2 acre lot from an existing 63 acre property consisting of the purpose of the division is to separate the systing building site on the property from the larger parcel. The remaining parent property is greater that a creating a separate the purpose of the division is to separate the standards of the proposed. The remaining parent property is greater that a creating the property from the larger parcel. The remaining parent property is greater that a creating property is not required to include it as part of the Certified Survey Map. As part of this proposal, the Town of Beloit will consider rezoning the area of proposed Lot 1 from the standards of the Farmland Preservation Program. It is recommended that the remaining parent parcels combined as one tax parcel to better facilitate the administration of the Farmland Preservation Program. TOWN ACTION 4. If you answered Approve With Conditions to 13, list additional conditions: **ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION** 7. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9.	<u></u>	
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10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 4.2 acre lot from an existing 63 acre property consisting (we parcels (6-2-65 and 6-2-65.1) in Beloit Township. The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater that of the form of the property from the larger parcel. The remaining parent property is greater that of this proposal, the Town of Beloit will consider rezoning the area of proposed Lot 1 from the remained Preservation Zoning District to A2 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program. It is recommended that the remaining parent parcels combined as one tax parcel to better facilitate the administration of the Farmland Preservation Program. TOWN ACTION 14. If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.		
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ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	two parcels existing build 35 acres, the As part of the Farmland Pretandards of combined as	(6-2-65 and 6-2-65.1) in Beloit Township. The purpose of the division is to separate the ding site on the property from the larger parcel. The remaining parent property is greater than erefore it is not required to include it as part of the Certified Survey Map. is proposal, the Town of Beloit will consider rezoning the area of proposed Lot 1 from the reservation Zoning District to A2 based on the provisions in the Zoning Ordinance and the the Farmland Preservation Program. It is recommended that the remaining parent parcels be one tax parcel to better facilitate the administration of the Farmland Preservation Program. TOWN ACTION
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.		
7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.	5. Town actio	n rationale and findings of fact:
4. 5. 6. 7. 8. 9.		
5. 6. 7. 8. 9.		
6. 7. 8. 9.		
7. 8. 9.	5.	
8. 9.	6.	·
9.	7.	
	8.	
10.	9.	
	10.	
8. Committee action rationale and findings of fact:	8. Committee	action rationale and findings of fact:



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

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



AGENCY USE ONLY

Application Number:

Received By – Date (MM/DD/YYYY): 10 – 27 – 2020

CONOMIC AND

PRELIMINARY LAND DIVISION APPLICATION FORM								
PROPOSED LAND DIVISION CLASSIFICATION:								
Major Land Division SubdMision Plat Required Minor Land Division CSM for lots 35 agres or less Plat of Survey or CSM CSM Required								
Plat of Survey for lots greater trian 35 acres 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined								
2. Land division is co	nsistent with	Town's Co	omprehensive i	Plan – Future	and Use M	lan•	·	✓ Yes No
3. Land division area							te of Wisc	
If you answered Y	es, proceed to	4. If you	answered No.	proceed to 5				,
4. Land division mee				r applicable F	armland Pr		n zoning d Not Applic	
5. Land division will	require a zoni	ing chang						✓ Yes ☐ No
	i garage		APPLICAN		TION :			
6. LANDOWNER OR	1		NER REPRESEN	TATIVE			r	
a. Name:	C/O H&L F			<u> </u>	1		Telephon	
Address:	8601 E. LA	RSON F	ED	Cīty;	JANES\	/ILLE		WI Zip: 53546
b. Name:					T	***************************************	Telephon	ie:
Address:				City:			State:	Zip:
7. AGENT (SURVEYO	· · · · · · · · · · · · · · · · · · ·		ATEO 110					
a. Surveyor name:	COMBS &				T		Telephon	· · · · · · · · · · · · · · · · · · ·
Address:	109 W. MIL	WAUKE	EST	City:	JANESV	ILLE	State: \	WI Zip: 53548
b. Developer name:							Telephon	ie:
Address:				City:	<u> </u>		State:	Zip:
8. Identify the indivi-	dual from 6. c	or 7. that				6a.	6b. ✓	7a. 🔲 7b.
PROPERTY INFORMATION								
9.Reason for application: [7]Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line								
DIVIDE BUILDINGS TO NEW LOT Fig. 15 - 15 - 15 - 15 - 15 - 15 - 15 - 15								
Town of BELOIT SE 1/4 of SE 1/4								
10. Land division area	a location:							
Section 7-1-12 Tax parcel number(s) - 6-2-65 & 6-2-65.1 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:								
✓ Yes No If Yes, identify: City(s)/Village of CITY OF BELOIT								
12. Land division area is located adjacent to (check all that apply): ☑ Local/Town road ☐ County highway ☑ State highway ☐ U.S. highway								
13. Landowner's contiguous property area (Square feet or acres): 4.24 AC area: A-1								
16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot:								
by land division: 1 created by land division: A-2 A-1 19. Covenants or restrictions will be placed on the land division area: Yes V No								
If Yes, identify covenants or restrictions:								
20. A residential build						No	 	
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on								
be submitted by (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A								
APPLICANT STATEMENT AND SIGNATURE								
l, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.								
ANDOWNER/PRIMARY CONTACT SIGNATURE: Joh Lod DATE: 10/23/20								

REVISED 8/2019

Page 1 of 2

APPLICATION CHECKLIST		··· ·· · · ·	and the state of the state of the state of
	No.	auros	
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?			
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 designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section		 -	
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	Ø		
(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:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V		
(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:	V		
(13) Drainageways:	√		
(14) Detention or retention areas:	Z		
(15) Cemeteries:			
(16) Bridges/culverts:			
(17) Rock outcroppings:	Ø		
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	Ø		
L Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	Ø		
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	Ø		, <u>, , , , , , , , , , , , , , , , , , </u>
k. Scale, north arrow, and date of creation:	Ø		. ////
Any other information required by the Agency:	Image: Control of the		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø	TT	
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?			

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

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

REVISED 8/2019

Page 2 of 2

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

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



Application Number:	LD2020 068 Sweeney
n n	

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

AGENCY REVIEW	71.
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icahia) officials
	Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district (requirement:
	☐ 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	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	
	Missing
	Intermenton
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:	ļ. <u> </u>
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
 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	1
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	 -
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	- H
(14) Detention or retention areas:	- F
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	□.
division area:	
 j. Preliminary concept for collecting and discharging stormwater in the land division area: 	

AGENCY REVIEW		
		Missing Ontoine Obie
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 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	application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
Preliminary minor land division application is complete:		₹ Yes
9. Preliminary minor land division application has been provided to other reviewing	narties 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 partie		
of this form.	, - ,	
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve Approve With Condition	s Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots	as requested by utility companies	(where applicable).
2. Note on Final CSM: "No buildings which produce wastewater are allo	wed on Lot 1 until accep	otable means
3of wastewater disposal is approved by the necessary governm	nental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a	if necessary):	
1 200 0		
AGENCY SIGNATURE:	DATE: 11/13/2020)
		 :
TITLE: Administrator - Rock County Planning,		i
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions De	<u> </u>	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) if necessary):	
1.		
2.		
3.		
L5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary	:	
TOWN SIGNATURE:	DATE:	
TITLE:	1	

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

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

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	i sheet (2a) if necessary):
1,	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) If nec	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

PACCININARY WINDS DAVE DIVISION - REVIEW, RECOMMENSATION, AND ACTION FOR
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Comply with the standards in the Town of Beloit Zoning Ordinance related to rezoning land from the Farmland Preservation Zoning Distric
4. Dedicate a 33 foot half road right-of-way along N Nye School Rd at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.
8.
9,
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new 3 acre lot from an existing 80 acre parcel (6-2-196) in Beloit Township. The purpose of the division is to create a new buildable lot in an area that was historically farmstead site, but no buildings remain. A rezone has been requested from A1 to A2 based on the size of the proposed lot. The A1 District is certified for the Farmland Preservation Program. Therefore, the Town of Beloit should consider the standards in the Ordinance associated with a request to rezone land out of the Farmland Preservation Zoning District.
The remaining parent parcel is greater than 35 acres, therefore it is not required to be included as part of the Certified Survey Map.
This Land Division is located in the extraterritorial review jurisdiction for the City of Beloit.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list additional conditions:
5. Town action rationale and findings of fact:
or Town acast national and mains of Note
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you answered Approve With Conditions to 16., list conditions:
3,
4,
5.
6.
7.
8.
9.
10,
3. Committee action rationale and findings of fact:

CXINDS . LAW SERVED LAW SERVED IN A STATE OF STA PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T.1N., R.12E., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN. PARCEL 6-2-190 ERVIN E ROLLETTE TRUST PARCEL 6-2-196 STEPHAN E SMEENEY NYDJA NEGRON RYOS (#1) PRELIMINARY CERTIFIED SURVEY MAP ∓,798 LOT 1 3.27 ACRES± TOTAL 3.00 AGRES± ON LOT S NAE SCHOOF BOYD OUBUG BHT OT DETAOLDED SE OT SOUTH CORNER OF PARCEL 6-2-193.1 SHEREE L BETZ PARCEL 62-194 ARTHUR T'S KAPEN M DONALDSON REVOCABLE TRUST WIL. HU ACRES LLC PARCEL 6-2-193 KEN & MEGGAN JOHNSON FAMILY REV TRUST NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. THE BASIS OF BEARINGS IS ASSUMED

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

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



AGENCY USE ONLY Application Number: Received By - Date

(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM PROPOSED LAND DIVISION CLASSIFICATION: Major Land Division Minor Land Division Lot Combination Transfer to Adjoining Owner Subdivision Plat Regulred CSM for lots 35 acres or less Plat of Survey or CSM CSM Required Plat of Survey for lots greater than 35 acres 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ✓ Yes ☐ No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ✓ Yes No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐ Not Applicable ☐ Yes ☐ No 5. Land division will require a zoning change: ✓ Yes □ No. APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: STEPHAN E SWEENEY Telephone: 608-448-9960 Address: 1184 GALE CT City: WISCONSIN DELLS WI State: Zip: |53965 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES, INC Telephone: 608-752-0575 Address: 109 W. MILWAUKEE ST City: **JANESVILLE** State: WI Zlp: |53548 b. Developer name: Telephone: Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. ☐ 6b. √ 7a. □ 7Ь. PROPERTY INFORMATION 9.Reason for application: VSale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line CREATE LOT TO BUILD HOME. minutes an excuanation of the proposal stong with any other considerations not included on the application form Town of BELOIT 1/4 of SE 1/4 10. Land division area location: Section 16-1-12 Tax parcel number(s) - 6-2-196 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No if Yes, identify: City(s)/Village of CITY OF BELOIT 12. Land division area is located adjacent to (check all that apply): State highway ✓ Local/Town road County highway U.S. highway 13. Landowner's contiguous property area | 14. Land division area 15. Current zoning of land division (Square feet or acres): 3.27 ACRES (Square feet or acres): 80 ACERS area: A-1 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 1 created by land division: A-2 19. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: Yes V No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): N/A (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief. んこくん ファ LANDOWNER/PRIMARY CONTACT SIGNATURE: DATE:

REVISED 8/2019

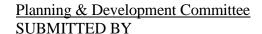
APPLICATION CHECKLIST			e anere e di Signi de la companya
	ryes-		(SERVE COMMITTIES SEC.
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the fallouble in formation.	Ø		COLUMN TO THE PROPERTY OF THE
and containing all of the following information? a. Location of the land division area by section, township, and range:	1.73	[
b. Approximate location and dimension of all EXISTING streets and property lines,	Ø		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø	П	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	<u> </u>		
(3) Driveways:	<u> </u>	<u> </u>	
(4) Rail lines: (5) Private water wells or water supply systems:	<u> </u>	<u> </u>	14 · • • · · · · · · · · · · · · · · · ·
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer	Ø	Ш.	
systems:	Ø		
(7) Any other public utilities:	Ø	l ri	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	7	H	
(9) Vegetative land cover type:	7	片	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7		*dahu
(11) Productive agricultural soils, cultural resources, and woodlands:	7		
(12) Surface water features:	V		
(13) Drainageways:	✓		
(14) Detention or retention areas:	V		
(15) Cemeteries:	V		
(16) Bridges/culverts:	V		
(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:	Ø		
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 	Ø		
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 	Ø		
k. Scale, north arrow, and date of creation:	Ø		
l. Any other information required by the Agency:	Ø		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			W .4
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?	团		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic information System (GIS), and the application fee?	Ø		

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

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning & Development Committee INITIATED BY





James Otterstein DRAFTED BY

November 30, 2020 DATE DRAFTED

MODIFYING THE ROCK COUNTY COVID-19 EMERGENCY SMALL BUSINESS LOAN FUND

WHEREAS, various federal, state and local programs have been approved to assist with the ongoing efforts to combat and mitigate the COVID-19 global pandemic, including the County's COVID-19 Emergency Small Business Loan Fund (SBLF); and

WHEREAS, the overall utilization of the SBLF has been tempered by the availability of funding originating from the federal government that is grant-based, or has forgivable and/or zero-interest bearing elements; and

WHEREAS, the demand for this type of COVID-related funding continues to evolve, particularly as small businesses are making critical operational and financial decisions that will determine if they will be able to survive the existing and future pandemic-related public health mandates and recommendations; and

WHEREAS, the presence of COVID-19 will continue to drive the need for creative and different financial tools that small businesses can leverage to stabilize, sustain, strengthen or restart their operations; and

WHEREAS, the County of Rock has a responsibility, as well as an opportunity, to assist its small business community by modifying the existing SBLF into a more comprehensive offering; and

WHEREAS, the County Board of Supervisors has reviewed the need for responding to the pandemic's ever-evolving impacts on small businesses, and it also understands the importance of enhancing Rock County small business ecosystem.

NOW THEREFORE, BE IT RESOLVED, the Rock County Board of Supervisors, duly assembled this _____ day of _____, 2020, authorizes and approves the modification of the Rock County COVID-19 Emergency Small Business Loan Fund (SBLF) into four different, yet related, program allocations. In addition to preserving and servicing the original SBLF [Fund I], a new micro-loan offering will be dedicated toward meeting the needs of: minority-owned small businesses [Fund II]; home-based businesses that represent new start-ups and/or early stage firms [Fund III]; and non-profits that provide cultural, social, or tourism-related assistance [Fund IV]. These reallocated or reprogrammed monies for Fund II, Fund III and Fund IV will be equal and in the amount of \$225,000 per Fund. The remaining SBLF balance will be for Fund I.

BE IT FURTHER RESOLVED that overall SBLF program oversight, policy and funding decision making authority remains granted to the appointed seven-member Rock County COVID-19 Emergency Small Business Loan Fund Committee (LFC). Additionally, the County Board Chair is authorized to appoint a five-member subcommittee, at least two of which are to be members of the LFC and at least three of which are to be County Board members, to make funding and policy recommendations to the LFC regarding Funds II – Fund IV. Subcommittee appointments will be for a period of time deemed necessary to address, respond, or recover from the impacts of the COVID-19 pandemic

BE IT FURTHER RESOLVED that the County Board continues to delegate the administrative, fiscal and program management of this modified Rock County COVID-19 SBLF to the County's Planning, Economic and Community Development Department.

BE IT FURTHER RESOLVED the LFC is empowered to direct and approve expenditures from the existing SBLF Administrative Fund; and at its discretion, direct staff to develop third-party agreements to administer and/or provide services, as needed, on the County's behalf.

MODIFYING THE ROCK COUNTY COVID-19 EMERGENCY SMALL BUSINESS LOAN FUND Page 2 Respectfully submitted, PLANING & DEVELOPMENT COMMITTEE Alan Sweeney, Chair Wayne Gustina, Vice Chair Wes Davis J. Russell Podzilni Robert Potter FISCAL NOTE: The existing Small Business Loan fund balance will be reallocated to these programs. No additional

funds are being requested. The Small Business Loan Program was started with \$1,000,000 in sales tax

/s/ Sherry Oja

revenue.

Sherry Oja Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 59.57, Wis. Stats., as well as Rule IV-C of the County Board Rules.

/s/ Richard Greenlee

Richard D. Greenlee Corporation Counsel

ADMINISTRATIVE NOTE:

Modifying the loan fund in this manner would better direct resources to small businesses that do not have access to capital to maintain operations during the pandemic (Fund III), consistent with the County Board's original goal in establishing the COVID-19 Emergency Small Business Loan Fund. It would also recognize the importance of supporting minority-owned small businesses (Fund II), consistent with the Board's 2020 resolution committing the County to "eliminate...opportunity gaps along racial lines, and increase the success of all groups by distributing resources justly across all communities." Finally, it would provide resources to certain non-profit organizations that have not had as many opportunities to access government grants and loans (Fund IV), consistent with the recommendations of the Entertainment Sector of the Reopen Rock Task Force.

/s/ Josh Smith

Josh Smith County Administrator

EXECUTIVE SUMMARY

In response to the COVID-19 pandemic, various federal, state programs have been approved during 2020 to assist with the ongoing efforts to combat and mitigate the COVID-19 global pandemic. On April 9th, the County Board of Supervisors approved the creation of the Rock County COVID-19 Emergency Small Business Loan Fund (SBLF). Funding for the SBLF derived from the transfer in of \$1,050,000 in excess sales tax revenues collected during prior years. As such, \$1,000,000 was established as the original loan or program fund balance, with \$50,000 allocated toward SBLF administrative expenses.

The online SBLF application portal began accepting applications on April 24th and it remains open today. Since May, the Loan Fund Committee has approved 15 loans – totaling \$238,500, with loans ranging in amounts from \$8,500 to \$20,000. Each loan has a two-percent interest rate, with a four year repayment schedule and a six-month deferral period. Each borrower is required to provide collateral, in an amount equal to the loan amount and in an approved form, to secure the SBLF. To date, one SBLF borrower has repaid its entire loan amount and the remaining SBLF borrowers will begin making their scheduled repayments in 2021.

The influx of COVID-19 grant-based, as well as forgivable and/or zero-interest loan features, has created a dynamic and fluid financing environment. From the onset of the pandemic, small businesses that possessed the expertise and organizational capacities positioned themselves to secure assistance from these funding sources. Meanwhile, others generally continue to find themselves unable to meet program eligibility perimeters; or provide the required financials or accounting documentation to support said funding applications. Further challenges exist when attempting to identify, value and secure collateral – as most small businesses are generally already leveraged.

In recognition of the current, as well as projected, COVID-19 landscape, this Resolution recommends the modification of the existing SBLF. While the original framework of the SBLF will be maintained, specifically in what's been renamed as Fund I, Fund II through Fund IV represents reallocated and unencumbered program funding. Fund II will be reserved for minority-owned small business, which have been historically under-served and under-represented; Fund III will be targeted at home-based small businesses, specifically those representing early stage and/or start-ups; and Fund IV will be aimed at non-profits that provide cultural, social, and/or tourism-related assistance, the operations of which can have a significant impact on the local economy. The proposed reallocation or segregation of funding for Fund II, Fund III and Fund IV is \$225,000. Any remaining and unallocated fund balance will then be reserved to support Fund I.

Per applicant funding will be capped at \$10,000 for Fund II – Fund IV; and the amounts will be structured as a zero-percent, working capital loan with a three-year repayment period. In addition to providing COVID-19 impact documentation, applicants will need to demonstrate they are in good standing and represent non-franchise, small businesses. Prioritization will be given to small business that are affiliated with business or personal services, as well as hospitality and retail business. Additional funding consideration will be given to small businesses that have been unable to secure longer-term, bridge financing to stabilize, sustain, strengthen or restart their operations. When and where appropriate, ongoing technical assistance from Rock County's small business ecosystem will be a stipulation for receiving financial support from Fund II – Fund IV.

Given the unique, as well as diverse, needs of the Fund II – Fund IV applicant pool, a five-member subcommittee, at least two of whom would be members of the SBLF Loan Fund Committee (LFC) and at least three of which would be County Board members, will be created to make funding and policy recommendations to the LFC. In addition to continuing with its overall SBLF program oversight, policy and loan decision making authority, the LFC will maintain its direct Fund I responsibilities. To assist the LFC and its subcommittee, the County's Planning, Economic and Community Development Department will continue providing SBLF administrative, fiscal and program management support.

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

11/25/2020

FOR THE MONTH OF NOVEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63103	Legal Forms	D2000470	44/40/2020	110 DANIZ	PROCESTAV POVI GVERNIFO	
		P2000479	11/19/2020	US BANK	RP 2020 TAX ROLL SUPPLIES	299.89
					Real Property Descripton PROG TOTAL	299.89
10-1721-0000-63407	Computer Supply					
		P2000479	11/19/2020	US BANK	LR COMP SUPPLIES	12.70
					Land Records PROG TOTAL	12.70
			· · · · · · · · · · · · · · · · · · ·			-
I have reviewed the	e preceding payme	ents in the i	total amount o	f \$312.59		
Date:			Dept Head _			
		Com	mittee Chair			
		00.17	-			

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

11/25/2020

FOR THE MONTH OF NOVEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-64200	Training	P2000559	11/19/2020	US BANK	MIDAMERICA GIS TRAINING	50.00
					Planning PROG TOTAL	50.00
64-6451-0000-64904	Sundry Expense	D00040==				
·		P2001857	11/19/2020	LANGE ENTERPRISES INC	911/ADDRESS SIGNS	77.07
					Address Signs PROG TOTAL	77.07
64-6470-0000-63110	Admin Expense					
		P2000559	11/19/2020	US BANK	BILL.COM AND QUICKBOOKS	99.99
					Small Business Loan Program PROG TOTAL	99.99
I have reviewed the	e preceding paym	ents in the	total amount o	f \$227.06		
Date:			Dept Head _	· · · · · · · · · · · · · · · · · · ·	·	
		Com	mittee Chair			