



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, OCTOBER 8, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 854 6927 1654 PASSCODE: 578605

Join Zoom Meeting https://us02web.zoom.us/j/85469271654?pwd=Kyt3YzBmd1g1UCs2NjBSVEwzWIBudz09

Meeting ID: 854 6927 1654 Passcode: 578605

One tap mobile +19292056099,,84686832766#,,,,,0#,,578605# US (New York) +13017158592,,84686832766#,,,,,0#,,578605# US (Germantown)

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) Meeting ID: 854 6927 1654 Passcode: 578605 Find your local number: <u>https://us02web.zoom.us/u/kcogCrOkug</u>

Join by Skype for Business

https://us02web.zoom.us/skype/84686832766

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, October 7, 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, OCTOBER 8, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 854 6927 1654 PASSCODE: 578605

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held September 24, 2020 at 8:00 am and Joint Meeting with the Land Conservation Committee held September 14, 2020 at 6:30 pm.
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 2020 034 (Porter Township) Dyhr (5 Lot Subdivision)
 - 2020 042 (Janesville Township) –Gross (2 Lot CSM)
 - 2020 052 (Porter Township) Sayre (1 Lot CSM)
- 6. Community Development
 - A. **Action Item:** Citizen appeal of ineligibility decision for CDBG loan application for 6103 Greenvale Dr, Milton (Private information sent via email and not in the packet).
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Director's Report
- 9. Committee Reports
- 10. Adjournment

Future Meeting Dates

October 22, 2020 8:00 AM November 12, 2020 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 24, 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, September 24, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), and Dana Sandwick; Rock County Planning Office Coordinator.

Others in Attendance: Ron Combs, Nicole Solheim WPHD.

- 1. Call to Order:
- Adoption of Agenda
 Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (5-0)
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, September 10, 2020 at 8:00 am.

Moved by Supervisor Podzilni, Seconded by Supervisor Potter. Approved (5-0)

- 4. Citizen Participation, Communications and Announcements. **None**
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 039 (Milton Township) Jones (3 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina. **Approved with Conditions (5-0)**

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 is approved by the necessary governmental agencies".

3). Approval is conditioned on the Town of Milton approval of requested zoning change

4). Due to the terrain of Vogel Rd. a suitable driveway location for each lot shall be approved in advance, and indicated on the Final CSM.

Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

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

2020 048 (Milton Township) – Coats Trust/ Hall (3 Lot CSM)

Moved by Supervisor Podzilni with Conditions, **Seconded** by Supervisor Potter (amended to include Condition #6 regarding FEMA Zone A CSM note) **Approved with Conditions (5-0)**

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 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".

3).Dedicate a 33 foot half road right of way along N. Kennedy Rd. at the Discretion of the Town.

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

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

6). Note on Final CSM (all lots) "This lot contains FEMA Zone A, Unstudied Floodplains".

6. Community Development

 A. Possible Action Item: Initial Review of Proposed Changes to the Rock County Policies and Procedures Manual.
 Moved by Supervisor Davis, Seconded by Supervisor Potter. 1). CDBG Program will add Down Payment Assistance as an eligible project cost for houses that go over the HOME value limit. HOME 2020 limit is \$156,000.

2). Homeowner rehab program per project limit amount increased to \$35,000 from \$24,999. Projects over \$35,000 will go to either the Rock County Housing Authority (RCHA) or the Planning and Development Committee (PDC) for approval.

3). Bankruptcy within the past three years will remain as a check point on the determination of initial eligibility.

- 7. Finance
 - A. Information Item: Committee Review of Payments None
 - B. Action Item: Transfers No Transfers.
- 8. Directors Report.

Mr. Baker communicated that HR and the Department have received 9 applicants for the open Senior Planner position. HR and Mr. Baker will be reviewing the applications this week.

- 9. Committee Reports None.
- 10. Adjournment: **Moved** by Supervisor Podzilni, **Seconded** by Supervisor Gustina, **All in Favor**, **Time: 8:48 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

October 8, 2020 (8:00 am) October 27 2020 (8:00 am) November 12, 2020 (8:00 am)



JOINT LAND CONSERVATION / PLANNING AND DEVELOPMENT COMMITTEES Minutes – September 14, 2020

<u>Call to Order</u>. Chair Bostwick called the joint meeting of the Land Conservation / Planning and Development Committees to order at 6:32 P.M. on Monday, September 14, 2020, via teleconference.

<u>Committee Members Present</u>. Land Conservation Committee: Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Mulligan, Zajac and Jim Quade; Planning and Development Committee: Supervisors Sweeney, Davis, Podzilni, and Potter.

<u>Committee Members Excused</u>: Wayne Gustina, Planning and Development Committee.

<u>Staff Members Present</u>. Josh Smith, County Administrator; Andrew Baker, County Conservationist.

Others Present: Supervisor Purviance.

<u>Approval of Agenda</u>. Supervisor Davis moved approval of the agenda, second by Supervisor Podzilni. ADOPTED.

Public Comment. None.

Discussion and Possible Action.

<u>Organizational and Leadership Structure of Land Conservation and Planning &</u> <u>Development Departments</u>

Mr. Smith explained the handouts and went over the proposed organizational chart.

Supervisor Mulligan expressed his opinion that we ought to keep the two departments separate with separate department heads.

Supervisor Sweeney felt that the proposal could work if there was someone in the leadership position who had good experience in both areas.

Supervisor Podzilni moved to create one department head position over both departments, as proposed in Option 3 from the memo presented at the prior meeting and consistent with the materials presented and positions outlined in tonight's meeting packet. Second by Sweeney.

Supervisor Aegerter asked for clarification on the Human Resources process that would be used to fill the position. Smith answered that was still under discussion.

Supervisor Davis asked about the various wage ranges for positions in the departments.

Supervisor Davis asked what the towns would think about this change. Mr. Baker and Supervisor Sweeney answered the towns would be interested in competent leadership.

Supervisor Sweeney asked what the pay range for the new director would be. Mr. Smith answered that Human Resources has suggested Range 32 might be appropriate, but that Range 34 would still be considered.

Supervisor Davis asked about whether the Planning & Development Department still conducts comprehensive plans for towns. Mr. Smith and Mr. Baker described the changes in responsibilities for the department over the past decade.

Supervisor Bostwick indicated he would support this change but suggested this be revisited in a year to address any workload concerns.

Supervisor Davis suggested two edits to the materials presented.

PASSED on the following vote: YES – Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Zajac, Podzilni and Potter; NO – Supervisor Mulligan; ABSENT – Supervisor Gustina and Mr. Quade

Adjournment. Supervisor Zajac moved adjournment at 7:15 P.M., second by Supervisor Potter. ADOPTED.

Respectfully submitted,

Josh Smith County Administrator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEES.



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: September 29, 2020

REGARDING MEETING DATE: October 8, 2020

Land Division Summary:

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

2020 034 (Porter Township) – Dyhr (5 Lot Subdivision)

2020 042 (Janesville Township) –Gross (2 Lot CSM) – Town Action Item on October 5th

2020 052 (Porter Township) – Sayre (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.

LD 2020 042 will be acted on by the Town after our agenda is compiled, but before the schedule P&D Committee meeting, as noted above. If the decision by the Town is to deny or table the proposal, our staff recommendation will be revised accordingly at the Committee meeting.

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



LD2020034 Dyhr REVISE

PRELIMINARY MAJOR LAND DIVISION - APPLICAT	
REVIEW, RECOMMENDATION, AND ACTION FOR	RM
AGENCY REVIEW	
LAND DIVISION NAME: Dyher Subdivision (Porter Township)	
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and C applicable) officials and these parties have determined land division is feasible:	City(s)/Village (if
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:	County
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.	
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district in	requirement: Tes Z No
6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	🗌 Yes 🔽 No
7. Land division will require a zoning change:	Ves 🗌 No
8. Preliminary major land division application is complete:	🛛 Yes 🗌 No
If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provid missing information has been supplied by the applicant.	ded until all
	ន្តរាខរសា សារភាពសារ
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
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 (if applicable), and name (if applicable) of all of the following,	
whether EXISTING or PROPOSED, in the land division area: (1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
 (6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities: 	├── ├┤───
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	<u>├──</u> ┣┫───
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u>├───</u>
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	┝───┝╡───
(16) Bridges/culverts:	├───├ ┫───
(17) Rock outcroppings:	<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:	

C

AGENCY REVIEW	
	Missing Information
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	e, in the land
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division	area:
k. Contour at two (2) foot intervals in the land division area:	
I. Scale, north arrow, and date of creation:	
m. Any other information required by the Agency:	
8b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the	
numbered in sequence if more than one page is required, and total map pages iden	tified on each page:
8c. Map prepared by a land surveyor licensed in Wisconsin:	<u>_</u>
8d. All required application form information and required party's signature on the app	
8e. A hard copy of the application form and the map, an electronic copy of the map in a	format compatible
with the Agency's Geographic Information System (GIS), and the application fee:	
 Preliminary major land division application is complete: Preliminary major land division application has been provided to other reviewing patients. 	√ Yes
AGENCY RECOMMENDATION	
1. Agency recommendation: Approve 🗹 Approve With Conditions	Deny
2. If you answered Approve With Conditions to 11., list conditions (Use additional sheet)	t (2a) if necessary):
1. See attached separate memo document addressed to the Town and P&D C	ommittee dated September 15, 2020
2.	
3. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if n	ecessary):
AMR	
AGENCY SIGNATURE:	TE: 9/15/2020
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	•
TOWNACTION	
4. Town action: Approve Approve With Conditions Deny	
5. If you answered Approve With Conditions to 14., list conditions (Use additional shee	t (2a) if necessary):
1. Zoning Change approved with	
2. They Variance is approved I	BOA for road from
6. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):	
	-1 (
TOWN SIGNATURE: DA	F. 9/21/2020
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	PRELIMINARY MAJOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FOR
	AGENCY RECOMMENDATION
12. If you answered Approve With Cond	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
13. Agency recommendation rationale a	ind findings of fact:
	TOWN ACTION
15. If you answered Approve With Cond	litions to 14., list conditions:
3.	
4.	
5.	· · · · · · · · · · · · · · · · · · ·
6.	
7.	
8.	
9.	
10.	
16. Town action rationale and findings of	f fact:
8. If you answered Approve With Condi	ANNING AND DEVELOPMENT COMMITTEE ACTION
3.	
4.	
5.	
6.	
7.	
8.	
9.	•
10.	
9. Committee action rationale and findin	ngs of fact:
	<i>i</i>

ROCK COUNTY, WISCONSIN



Planning, Economic & Community Development Agency 51 South Main Street Janesville, WI 53545 Phone: 608-757-5587 Website: www.co.rock.wi.us

TO: Town of Porter Officials Rock County Planning and Development Committee

FROM: Andrew Baker, Acting Director

SUBJECT: Dyhr Subdivision (Porter Township) Recommended Conditions of Approval LD 2020 034 REVISED

DATE: 9/15/2020

This memo is intended to replace the July 15th, 2020 memo from P&D Staff regarding the proposed subdivision in consideration of a revised preliminary plat, dated 9/1/2020. This revision was made based on questions and comments from the initial review by the Town of Porter and Rock County Staff. The revised plat reduces the number of lots from 6 to 5 as a way to address much of the concern about access through steep slopes (effectively combining original lots 3 and 4).

Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval. The proposed subdivision consists of 5 lots to be served by private sewer and water. The proposal is to rezone the property from Agricultural-General District to the Residential-Rural Density District. The future land use for this area as be designated Agriculture, Woodlands, Scattered Residential and Environmental Corridor.

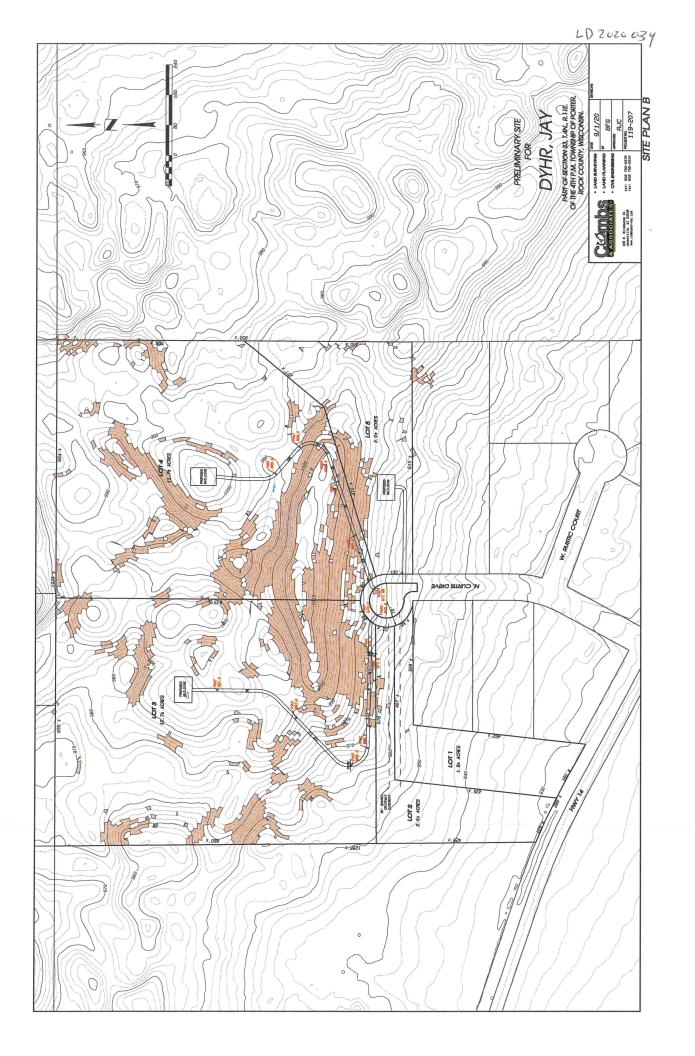
- 1. County approval is conditioned on the Town of Porter first acting on, and approving, the necessary zoning change.
- 2. Utility easements to be located on lots as requested by utility companies.
- 3. Utilities shall be installed prior to the final approval of the subdivision plat.
- 4. Note on Final Plat shall indicate no access on Hwy 14.
- Note on Final Plat: No buildings which produce wastewater shall be allowed on Lots 1-5 until an acceptable means of wastewater disposal is approved by the necessary governmental agencies.

Dyhr Subdivision (Porter Township) Review and Recommended Conditions of Approval Page **1** of **3**

- 6. Lots 3 and 4 (around the cul-de-sac) have 80 feet of road frontage, which meets/exceeds the County Land Division Ordinance standard on a cul-de-sac (i.e. 50 feet). However, The Town of Porter Zoning Ordinance requires 100 feet of frontage in the Residential-Rural District with no noted exceptions for cul-de-sac layouts. In their review of the requested zoning change, Town of Porter Officials should decide if the reduced frontage is suitable in this circumstance or if a variance should be requested from the Town Board of Adjustment.
- 7. The proposed lots have physical features including kettle/depressional topography (Lots 3 and 4), continuous woodland area and steep slopes (defined as 16% or greater) which should be preserved according to the standards of the Rock County Land Division and Management Ordinance. In this case the average slope just north of the cul-de-sac is approximately 22%. If the Town and P&D Committee grants approval of these lots, there should be consideration for placing restrictions on the lots which would indicate approved options for a building site and access. The final Plat shall indicate a potential building sites consistent with Town of Porter and Rock County Ordinances. The Memorandum of Agreement between the Town and County includes provisions for Staff to make recommendations in this regard where applicable based on site characteristics. The revised preliminary plat indicates proposed build sites which address the steep slope and kettle topography concerns, with the exception of some crossing of the steep slope area with driveways on lots 3 and 4. That concern is addressed in Condition 9 below.
- 8. Areas of slopes greater than 16% and kettle/depressional topography shall be delineated on the final plat on applicable lots based on existing topographic data. Agency staff shall have the discretion to approve the extent of the delineated boundaries on the final plat on behalf of the P&D Committee. A note on the final plat shall indicate a prohibition of buildings, accessory buildings and earth-disturbing activity within the delineated areas unless otherwise noted on the plat. Any exception to this restriction shall include minimal encroachment into the areas of steep slopes and a specific grading and erosion control plan.
- 9. If disturbance in steep slopes is approved by this action, the applicant shall provide an engineered plan to construct a driveways in the steep slopes as per the detailed standards of the Town of Porter Zoning Ordinance Sec. 4-3(3) prior to final plat approval. The requirement to have driveway plans approved prior to final plat approval is due to the challenges there will be in meeting said standards on this site, particularly on Lots 3 and 4. As noted above, the average slope from the end of the cul-de-sac to the top of the hill is 22%. There is also a concern with the runoff, not to mention the safety, of a steep driveway intersecting the public road. The revised preliminary plat shows conceptually how driveways on the proposed lots can met the 13% maximum grade requirement of the Town Ordinance, however additional detailed plans will be necessary to show compliance with the Ordinance, particularly Sec. 4-3(3)(B)(2) which specifies pavement

width, side slopes, curve radius and turnout spacing requirements. These standards are included to address safe ingress and egress for the residents and emergency responders.

- 10. Based on the scope of private driveway construction, a permit may be required from the Land Conservation Department for Erosion Control and possibly Storm Water Management.
- 11. Road construction plans shall be submitted to and approved by the Town of Porter or another entity working as the Town's agent (such as the Rock County Public Works Department). The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 12. The developer shall be responsible for all costs to the Town of Porter associated with the review of road construction plans and on-site inspections during construction.
- 13. A performance bond or similar financial instrument shall be provided to the Town of Porter to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Porter and be released only after final acceptance of the roads by the Town of Porter.
- 14. Developer shall provide the Town of Porter as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 15. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.



EMAIL: PLANNING@CO.NOCK.WILUS WEB: WWW.CO.ROCK.WILUS POCK CO. PLANNING. ECONOMINATION POCK CO. PLANNING. ECONOMINATION PRELINVINCARY LAND DIVISION APPLICATION FORM PROPOSED LAND DIVISION CLASSIFICATION: Major Land Division Subdivision Plat Required Pat of Survey for lobs grater than 35 acres 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (ff land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined and division is consistent with Town's Comprehensive Plan – Future Land Use Map: 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes Mot Applicable 2. Land division will require a zoning change: APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: JAY D DYHR & ANGELA N DYHR Address: 2.944 Waubesa Ave. City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 762-0575 Address: 109 W MILWAHIKEE ST.	ROCK COUNTY PLANNIN DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545	1	RECEIVED	STATE OF	ч . Н Н Н	AGENCY USE O	NLY	
PRELIMINARY LAND DIVISION APPLICATION FORM Proposed LAND DIVISION CLASSIFICATION: Maler Land Division Submittion for trauped Information Classification: Transfer to Adjoining Owner (If and division is within Extra Territorial Plat Approval Jurisdiction (E13) areal officials and these parties have determined (If and division is within Extra Territorial Plat Approval Jurisdiction (E13) areal officials and these parties have determined (If and division is within Extra Territorial Plat Approval Jurisdiction (E13) areal officials and these parties have determined (If and division is consistent with Town's Comprehensive Plan – Future Land Use Map: 2. Land division areas Is located in a Parmiand Preservation zoning district certified by the State of Wisconsin: Yes [INK (Wisconsing district requirement: (If Not Applicable Yes [INK]) 4. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district requirement: (If Not Applicable Yes [INK]) 5. Land division will require a zoning change: (If Not Applicable Yes [INK]) 6. LANDOWNER OR ALTHORIZED LANDOWNER REPRESENTATIVE (Interprete) 6. LANDOWNER OR ALTHORIZED LANDOWNER REPRESENTATIVE (If Yes [INK]) 7. AGENT (SURVEYOR AND DEVELOPEE) (If Yes [INK]) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 7. AGENT (SURVEYOR AND DEVELOPEE) (If Yes [INK]) State: [If Yes [INK]] <td< td=""><td>EMAIL: PLANNING@CO.</td><td>ROCK.WI.US</td><td>JUL 1 3 2020 8</td><td>S S</td><td>Received By – " (MM/DD/YYY)</td><td>Date 7-1</td><td><u>2020</u> 3-20</td><td>20</td></td<>	EMAIL: PLANNING@CO.	ROCK.WI.US	JUL 1 3 2020 8	S S	Received By – " (MM/DD/YYY)	Date 7-1	<u>2020</u> 3-20	20
PROPOSED LAND DIVISION CLASSIFICATION:	PREL				DDIICAT			
Image: Land Division Image: Land Division <t< td=""><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td><td>**</td><td>ION FO</td><td>KIVI</td><td></td></t<>	· · · · · · · · · · · · · · · · · · ·				**	ION FO	KIVI	
L Selection Pite Requeet	Major Land Div	delon						
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 (ETI) area) officials and these parties have determined and division is feasible: 2. Land division area is located in a Farmiand Preservation zoning district certified by the State of Wisconsin: Yes [] No 2. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district requirement: 2. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district requirement: 2. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district requirement: 3. Land division will require a zoning change: 3. APPLICANT INFORMATION 3. LANDOWNER OR AUTHORZED LANDOWNER REPRESENTATIVE 3. LANDOWNER OR AUTHORZED LANDOWNER REPRESENTATIVE 3. Name: 3. JAY D DYHR & ANGELA N DYHR 4. Telephone: 3. Gity: 3. Surveyor name: 3. COMBS AND ASSOCIATES, INC 4. Address: 4. City: 4. State: 4. Jap: 4. City: 4. State: 4. Jap: 4. City: 4. State: 4. Jap: 4. City: 4. City: 4. State: 4. Jap: 4. City: 4. City: 4. State: 4. Jap: 4. City: 4. Ci	Subdivision Plat Reg	uired	CSM for lots 35 acres o	r less	sfer to Adjoinin Plat of Survey or CSM	g Owner		
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: □ Yes □ No 3. Land division area is located in a Farmiand Preservation zoning district certified by the State of Wisconsin: □ Yes □ No 4. Land division meets Town Base Farm Tract and any other applicable Farmiand Preservation zoning district requirement: □ Not Applicable □ Yes □ Not 5. Land division will require a zoning change: □ Not Applicable □ Yes □ Not 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE ■ Name: □ JAY D DYHR & ANGELA N DYHR Telephone: 608-921-9748 Address: 2044 Waubesa Ave. □ City: Madison State: WI Zip: 535711 A. AGENT (SURVEYOR AND DEVELOPER) □ City: State: Zip: Zip: ZACENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 762-0575 Address: 109 W. MILWAUKEE ST City: State: Zip: Zip: b. Developer name: □ City: State: Zip: Zip: Zip: Zip: Address: □ City: Istate: □ Zip: Zip: Zip: Zip: Zip: Zip: Zip:	(************************	CONTRACTOR	Rock County Planning	han 35 acres			have dete	rmined
3. Land division area is located in a Farminad Preservation zoning district certified by the State of Wisconsin: □ ves ☑ Not 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 zonling district requirement: ☑ Not Applicable □ ves □ Not Applicable □ ves □ Not Address: 2044 Waubesa Ave. □ City: Madison State: Wil Zip: 53711 Address: 2044 Waubesa Ave. □ City: State: □ Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: □ COMBS AND ASSOCIATES, INC Address: □ 109 W. MILWAUKEE ST □ City: JANESVILLE State: Wil Zip: 53546 b. Developer name: □ Telephone: Address: □ 109 W. MILWAUKEE ST □ City: □ State: □ Zip: 3. Unreyor name: □ Telephone: Address: □ 109 W. MILWAUKEE ST □ City: □ State: □ Zip: 3. dentify the Individual from 6. or 7. that will serve as the primary contact: □ 6a. □ 6b. □ 7a. □ 7b. PROPERTY INFORMATION 3. Land division area location: □ Town of PORTER NE 1/4 of SW 1/4 1. Land division area location: □ Sele/ownership transfer □ Farm consolidation □ Create Conforming Lot □ Adjust Lot Lin Creating 5 new lots for new home construction 1. Land division area location: □ Town of PORTER NE 1/4 of SW 1/4 3. Land division area location: □ Town of PORTER NE 1/4 of SW 1/4 1. Land division area location: □ Town of PORTER NE 1/4 of SW 1/4 3. Land division area location: □ Sele/ownership transfer □ Farm consolidation □ Create Conforming Lot □ Adjust Lot Lin Creating 5 new lots for new home construction 3. Landowner's contiguous property area 14. Land division area is located adjacent to (check all that approva) Lurisdiction (EI) Area of a City(s)/village: 17 to 12 Local/Town read 18. Locations Will be placed on the land division area: □ 15. Current zoning of Panet lot: pland division: 5 context on struction proposity area 14. Land division area: 10 cotext din the land division area: □ 10	2. Land division is co	nsistent with	Town's Comprehensive	Plan – Future Land	d Lise Man:			
	3. Land division area	is located in	a Farmland Preservation	1 zoning district ce	a ose map.	ato of Missorei	V Yes	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: [] Mot Applicable] Yes] Mot Applicable 5. Land division will require a zoning change: [] Mot Applicable] Yes] Mot Applicable] Mot Applic	ii you answered to	es, proceed t	o 4. If you answered No	, proceed to 5.				
S. Land division will require a zoning change: [] Net Applicable [] Yes □ No No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: JAY D DYHR & ANGELA N DYHR Address: 2944 Waubesa Ave. City: Madison State: VI Zip: Sarticity: State: Zip: Sarticity: State: Zip: Zip: Sarticity: Sarticity: State: Zip: Zip: Sarticity: Sarticity: Zip: Sarticity: Zip: Zip: Zip: Zip: Zip:	 Land division meet 	ts Town Base	Farm Tract and any oth	er applicable Farm	and Preservatio	on zoning distri	ct require	ment [.]
APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: JAY D DYHR & ANGELA N DYHR Telephone: 608-921-9748 Address: Jay D DYHR & ANGELA N DYHR Address: City: Madress: City: Address: City: State: Zip: Address: City: State: Zip: Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Zip: Address: City: State: Zip: Address: City: State: Zip: Address: City: State: Zip: Address: City: State: Zip: State: Zip: Address: City: State: Zip: State: Zip: State: Zip: Address: City: Identify the individual from 6. or 7. that will serve as the primary contact: Ga: Ga: Ident		-				Not Applicable		
6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: JAY D DYHR & ANGELA N DYHR Telephone: 608-921-9748 Address: 2944 Waubesa Ave. City: Madison State: WI Zip: 53711 Address: City: State: Zip: State: Zip: Zip: Address: City: State: Zip:	J. Lanu division will	require a zon					V Yes	No
a. Name: JAY D DYHR & ANGELA N DYHR Telephone: 608-921-9748 Address: 2944 Waubesa Ave. City: Madison State: VII Zip: 53711 b. Name: City: State: VII Zip: 53711 Address: City: State: Zip: Zip: ZiAGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST City: State: Zip: 53542 b. Developer name: City: State: Zip: 53542 Address: IO9 W. MILWAUKEE ST City: State: Zip: 53542 b. Developer name: City: NE State: Zip: 53542 Address: IO9 W. MILWAUKEE ST City: State: Zip: 53642 b. developer name: City: State: Zip: 53642 Address: City: No Tate: Zip: 53642 B. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. 7.0 <t< td=""><td></td><td></td><td></td><td></td><td>ON</td><td>L</td><td></td><td></td></t<>					ON	L		
Address: 2944 Waubesa Ave. Ctv: Madison State: Will Zip: 53711 b. Name: Address: City: State: Will Zip: 53711 Address: City: State: Zip: 53711 Address: City: State: Zip: 53711 a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Zip: 53542 b. Developer name: Address: City: State: Zip: 53542 Address: City: State: Zip: Telephone: 762-0575 8. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Ga. Gb. Zip: 7b. PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION Provements of application: State: Zip: 7b. 10. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(S)/Village: Tax parcel number(s) - 6-16-272B 11. Land division area is located adjacent to (check all that apply): Zi Local/Town road Count								
b. Name: Liv. MidDiSON State: Wil Zip: S3711 Address: City: State: Zip: State: Zip: A. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Will Zip: 53542 b. Developer name: Address: City: State: Zip: Zip: 53542 b. Developer name: City: State: Zip:			·····	IR		Telephone:	608-92	1-9748
Address: City: State: Zip: Address: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548 b. Developer name: City: JANESVILLE State: Zip: 53548 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Øra. Db. PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION J. Land division area location: Section 33 Tax parcel number(s) - 6-16-272B Adjust Lot Lin Creating 5 new lots for new home construction Section 33 Tax parcel number(s) - 6-16-272B City(s)/village of 2. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/village: City(s)/village of City(s)/village of City: City(s)/village: City(s)/village: City(s)/village: City(s)/village: City(s)/village: City(s)/village: City(s)/village: City		2944 Wauk	oesa Ave.	City: M	adison	State: WI	Zip:	53711
7. AGENT (SURVEYOR AND DEVELOPER) City: State: Zip: a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone:: 752-0575 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Zip: b. Developer name: Address: City: JANESVILLE State: Zip: Address: City: State: Zip: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Z n. 7b. PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION Adjust Lot Lin Create Conforming Lot Adjust Lot Lin . Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Lin . Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: 1 Y kapping 2 Land division area is located adjacent to (check all that apply): Citocal/Town road County highway U.S. highway 3. Land division area 15. Current zoning of land division area: AG-G. 6. No 17 + Lure zoning of new/additional lots: RR 9. Covenants or restr						Telephone:		
a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: WI Zip: 53542 b. Developer name: City: State: WI Zip: 53542 Address: City: State: Zip: 353642 B. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Z 7a. 7b. PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION Adjust Lot Lin Adjust Lot Lin Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Lin Cound division area location: Town of PORTER NE: 1/4 of SW 1/4 Adjust Lot Lin I. Land division area is located adjacent to (check all that approval Jurisdiction (ETJ) Area of a City(s)/Village: If Yes, identify: City(s)/Village of City: State highway U.S. highway 2. Land division area is located adjacent to (check all that apply): City(s)/Village of City: State highway U.S. highway 3. Landowner's contiguous property area 14. Land division area: State highway <td< td=""><td></td><td></td><td></td><td>City:</td><td></td><td>State:</td><td>Zip:</td><td></td></td<>				City:		State:	Zip:	
Address: 109 W. MILWAUKEE ST City: JANESVILLE State: Wi Zip: 53548 b. Developer name: City: State: Zip: 53548 Address: City: State: Zip: Zip: Zip: B. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Zip: Zip: Zip: B. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Zip: Zip: Zip: Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Lin Creating 5 new lots for new home construction Form of PORTER NE: 1/4 of SW 1/4 Creating 5 new lots for new home construction Tax parcel number(s) - 6-16-272B Interprint the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Zip: 2. Land division area is located adjacent to (check all that apply): Citocl/Town road County highway Zistate highway U.S. highway 3. Landowner's contiguous property area 14. Land division area 15. Current zoning of parent lot: RR 6. Number of new/additional lots created (Square feet or acres): 32 ±							— <u>—</u> , <u>I.v., in</u>	
b. Developer name: Telephone: Address: City: 3. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Ga. Ga. Ga. Ga. The phone: State: Zip: Zip: State: Zip: Zip: State: Zip: Zip: Reason for application: Sale/ownership transfer PROPERTY INFORMATION Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Lin Creating 5 new lots for new home construction O. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes Zi No If Yes, identify: City(s)/Village of 2. Land division area is located adjacent to (check all that apply): Zi Local/Town road Gounty highway Z Land division: Square feet or acres): 32 ± ACRES 6. Number of new/additional lots created 9. Covenants or restrictions: 0. A residential building to urrently located on the land division area: 17. Future zoning of new/additional lots: 18. Future zoning of parent lot: by land division: 79. Covenants or restrictions: 10. A residential building is currently located on the land division area: 17. Future zoning of new/additional lots: 18. Future zoning of parent lot: by land divisio				c		Telephone:	752-057	75
Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b. PROPERTY INFORMATION Ackarson for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Lin Creating 5 new lots for new home construction Town of PORTER NE: 1/4 of SW 1/4 Section 33 Tax parcel number(s) - 6-16-272B 1. Land division area location: Section 33 Tax parcel number(s) - 6-16-272B 1. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: [I] Yes [J] No If Yes, identify: City(S)/Village of [Square feet or acres]: 32 ± ACRES 15. Current zoning of land division area: (Square feet or acres): 32 ± ACRES 14. Land division area: 15. Current zoning of parent lot: B. Andowner's contiguous property area (Square feet or acres): 32 ± ACRES No If Yes, identify covenants or restrictions: 9. Covenants or restrictions will be placed on the land division area: Yes [] No If Yes, identify covenants or restrictions: If Yes, identify covenants or restrictions: 10. A residential building is currently located in the land division area		109 W. MIL	WAUKEE ST	City: JA	NESVILLE	State: WI	Zip:	53548
8. Identify the individual from 6. or 7. that will serve as the primary contact: □ Ga. □ Ga. </td <td>b. Developer name:</td> <td></td> <td></td> <td></td> <td></td> <td>Telephone:</td> <td></td> <td></td>	b. Developer name:					Telephone:		
PROPERTY INFORMATION P.Reason for application: Sale/ownership transfer Farm consolidation I Create Conforming Lot Adjust Lot Lin Creating 5 new lots for new home construction Town of PORTER NE: 1/4 of SW 1/4 10. Land division area location: Town of PORTER NE: 1/4 of SW 1/4 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Control (Signare feet or acres): 32 ± ACRES 12. Land division area is located adjacent to (check all that apply): Image: Control (Signare feet or acres): 32 ± ACRES State highway U.S. highway 13. Landowner's contiguous property area (Signare feet or acres): 32 ± ACRES 14. Land division area: State highway U.S. highway 14. Land division area: 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: RR 19. Covenants or restrictions will be placed on the land division area: Yes INO RR Public sanitary sewer system 11. Public improvement construction proposal/plan will 22. Public improvement construction will begin on (mm/dd/yyyy): NO 13. set undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said idandowner. J do hereby verify that 1 have reviewed and completed this application form, and submitted all information as required pe						State:	Zip:	
2. Reason for application: Sale/ownership transfer Farm consolidation I Create Conforming Lot Adjust Lot Lin Creating 5 new lots for new home construction Town of PORTER NE: 1/4 of SW 1/4 10. Land division area location: Town of PORTER NE: 1/4 of SW 1/4 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Control (ETJ) Area of a City(s)/Village: 12. Land division area is located adjacent to (check all that apply): Image: Control (Control (Contro) (Identify the individent of the individen	dual from 6. (6b. 📝 7a.	□ 7 b.	L
Lub. Land division area location: Section 33 Tax parcel number(s) - 6-16-272B I. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Tax parcel number(s) - 6-16-272B I. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Tax parcel number(s) - 6-16-272B I. Land division area is located adjacent to (check all that apply): Image: City(s)/Village of I. Land division area is located adjacent to (check all that apply): Image: County highway State highway I. Landowner's contiguous property area (Square feet or acres): 32 ± ACRES 14. Land division area (Square feet or acres): 32 ± ACRES area: AG I. Section 3. I. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: RR I. Covenants or restrictions will be placed on the land division area: Yes No R If Yes, identify covenants or restrictions: Private onsite wastewater treatment system Public sanitary sewer system I. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): 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 d	I.Reason for applicati	ion: Sale/ new home cons	ownership transfer	Farm consolidatic	on 🔽 Create Co	onforming Lot	Adjust 🗌	: Lot Lin
Section 33 Tax parcel number(s) - 6-16-272B I.1. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes Ø No If Yes, identify: City(s)/Village of I.2. Land division area is located adjacent to (check all that apply): Ø Local/Town road County highway Ø Local/Town road County highway I.3. Landowner's contiguous property area 14. Land division area (Square feet or acres): 32 ± ACRES (Square feet or acres): 32 ± ACRES I.6. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: By land division: 5 In Future zoning of new/additional lot(s) 18. Future zoning of parent lot: RR Image: Reference in the land division area: Yes Ø No If Yes, identify covenants or restrictions: Image: Reference in the land division area: Yes Ø No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 12. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a land division in unincorporated Roc	0 Land division and		Town of PORTER		NE 1/4 of	SW 1/4	· · · · · · · · · · · · · · · · · · ·	
1. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes Yes Yes Yes </td <td></td> <td></td> <td></td> <td></td> <td>Tax parcel nun</td> <td>nber(s) - 6-16-</td> <td>-272B</td> <td> v_</td>					Tax parcel nun	nber(s) - 6-16-	-272B	v_
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): 32 ± ACRES 14. Land division area (Square feet or acres): 32 ± ACRES 15. Current zoning of land division area: AG 16. Number of new/additional lots created by land division: 5 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: 19. Covenants or restrictions will be placed on the land division area: □ Yes ✓ No If Yes, identify covenants or restrictions: □ Private onsite wastewater treatment system □ Public sanitary sewer system 12. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): 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.	1. Land division area	a is located w	ithin the Extra-Territoria	I Plat Approval Ju	risdiction (ETJ) A	rea of a City(s)	Village:	
✓ Local/Town road ☐ County highway ✓ State highway ☐ U.S. highway 3. Landowner's contiguous property area 14. Land division area 15. Current zoning of land division (Square feet or acres): 32 ± ACRES (Square feet or acres): 32 ± ACRES area: AG 6. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 5 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: g. Covenants or restrictions will be placed on the land division area: Yes No If Yes, identify covenants or restrictions: Private onsite wastewater treatment system Public sanitary sewer system 12. Public improvement construction proposal/plan will 22. Public improvement construction will begin on (mm/dd/yyyy): NONE 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. 1 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.		if Yes,	identify: City(s)/Villag	ge of				
 13. Landowner's contiguous property area (Square feet or acres): 32 ± ACRES (Square feet or acres): (Square feet or acres): 32 ± ACRES (Square feet or acres): (Square feet or acres is (Square feet or acres): (Square feet or acres is (Square feet or acres): (Square feet or acres is (Square feet or acres): (Square feet or acres is (Square feet or acres is (Square feet or acres): (Square feet or acres is (Square feet or acres): (Square feet or acres)			-		State high		• biobuses	
(Square feet or acres): 32 ± ACRES (Square feet or acres): 32 ± ACRES area: AG 6. Number of new/additional lots created by land division: 5 17. Future zoning of new/additional lot(s) created by land division: 18. Future zoning of parent lot: RR 9. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: Yes No 16. A residential building is currently located in the land division area: If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 17. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): 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. 1 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.	.3. Landowner's cont					· · · · · · · · · · · · · · · · · · ·		
by land division: 5 created by land division: RR 9. Covenants or restrictions will be placed on the land division area: Yes No If Yes, identify covenants or restrictions: Yes No 10. A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 11. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NO (mm/dd/yyyy): 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.					ACRES are	a: AG		
9. Covenants or restrictions will be placed on the land division area: Yes No if Yes, identify covenants or restrictions: 9. Covenants or restrictions or restrictions: Yes No if Yes, identify covenants or restrictions: 9. A residential building is currently located in the land division area: Yes No if Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 1. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 1. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 1. APPLICANT STATEMENT AND SIGNATURE 1. 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.			1		tional lot(s) 18.		of parent	t lot:
If Yes, identify covenants or restrictions: If Yes, identify covenants or restrictions: IO. A residential building is currently located in the land division area: Yes If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system II. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): 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.						KK		
 20. A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): 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. 	If Yes, identify cov	enants or re	strictions:	_	105 <u>W</u> NO			
22. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE 22. Public improvement construction will begin on (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE 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.						Bublic conitor		
be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): 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.	1. Public improveme	ent construct	ion proposal/plan will					stem
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.	be submitted by (mm/dd/yyyy): NONE	(mm/dd/yyy	/y):			
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: 0 AM DW DATE: 6-19-2020	for said landowner. 1 de	o hereby verify	/ that I have reviewed and	completed this apol	ication form, and	submitted all inf	formation a	contact Is
	ANDOWNER/PRIMARY	CONTACT SIG		n Pri		DATE: 6-1	9-20	20

APPLICATION CHECKLIST			
AT LICKHON CHECKES		j.	
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	Yes	No	Comment
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:		Π	
D. Approximate location and dimension of all EXISTING streets and property lines.		Ц	
including name and ownership (if applicable), in and adjacent to the land	\square		
uvision 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	\Box		
the fand division area:	-		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	Ē		
Diocks(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:		فيسا	
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings:			
(2) Streets, alleys, and public ways:	$\overline{\mathbf{A}}$		
(3) Driveways:			
(4) Rail lines:			
(5) Private water wells or water supply systems:			NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	17		
(8) Easements (Utility, drainageway, pedestrian way, etc.):			NONE PROPOSED
(9) Vegetative land cover type:		Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	. 8	$\overline{\square}$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:		Ø	NONE
(13) Drainageways:			NONE
(14) Detention or retention areas:		$\overline{\mathbf{V}}$	NONE
(15) Cemeteries:		\checkmark	NONE
(16) Bridges/culverts:		$\mathbf{\nabla}$	NONE
(17) Rock outcroppings:		\square	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		\square	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and	· _		NONE
treatment and disposal of sewage, in the land division area:		\square	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		\square	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:	Ħ		NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		<u> </u>	
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?		<u>ل</u>	
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	\square		
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.

REVISED 8/2019

JANESVILLE, WI 53545 Page 2 of 2 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY **51 SOUTH MAIN STREET** JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587



................ LD2020 042 Gross

- ii

Application Number:

FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US PRELIMINARY MINOR LAND DIVISION - APPLICATION: **REVIEW, RECOMMENDATION, AND ACTION FORM**

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if app	Transmitter and the second sec
and these parties have determined land division is feasible:	✓ Yes 🗌 No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	🗌 Yes 🔽 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district	requirement:
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
7. Preliminary minor land division application is complete:	Ves No
If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below,	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided un	
information has been supplied by the applicant.	ui un missing
	(Vilssing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	┝───┟ <u>┙</u> ────
(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:	
REVISED 12/2011 Page 1 of 2	ł

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW		
		. Missing
Le Caple month aways and data of exactions	·····	-Information
k. Scale, north arrow, and date of creation: I. Any other information required by the Agency:		<u> </u>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch,	ith the man narros	
numbered in sequence if more than one (1) page is required, and total map		
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on		
7e. A hard copy of the application form and the map, an electronic copy of the i	nap in a format compatible	n
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 review		
these parties have comments, said comments have been provided to the Age	/ -	
If you answered No, the application must be provided to other reviewing par of this form.	ties before completing any i	urther sections
AGENCY RECOMMENDATION	nd die ein Marya	
A second se	Barry Dia	
10. Agency recommendation:		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on I		
2. Note on Final CSM:"No buildings which produce wastewater are	llowed on Lot 1 until acce	ptable means
3of wastewater disposal is approved by the neces		cies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
Ima		
AGENCY SIGNATURE:	DATE:8/10/2020)
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
)	
14. If you answered Approve With Conditions to 13., list conditions (Use addition	Deny	· · · ·
1.	ai sheet (2a) ii hetessary).	
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) If necessa	ry):	
TOWN SIGNATURE:	DATE:	
TITLE:		

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

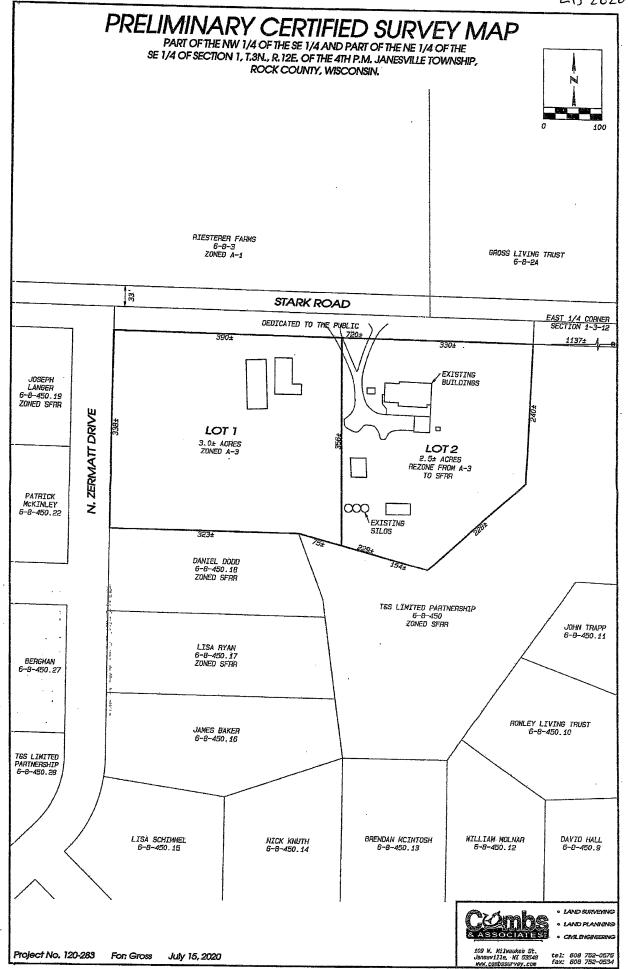
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANN	NG AND DEVELOPMENT C	OMMITTEE ACTION
16. Committee action: Approve	Approve With Conditions	Deny
17. If you answered Approve With Conditions	o 16., list conditions (Use additio	nal sheet (2a) if necessary):
1.		
2.		
3.		
18. Committee action rationale and findings of	act (Use additional sheet (2a) if n	ecessary):
		DATE:
TITLE: <u>Chair – Rock County Pl</u>	nning & Development Committe	<u>e</u>

.

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENDATION, AND ACTION FORM

11. If you enswered Approve With Conditions to 10, list conditions: A.Note on Pher CBAK "Let 2 contains adding balangs with utilities in defining pyteines." A.Note on Pher CBAK "Let 2 contains adding balangs with utilities in defining systems." A.Proposed lot lines must include the system area with the building which utilizes the system. T. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approves B.Final CSM shall be audmitted to and approved by the Agency within 0 months of the final approval. B.Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. A. Agency recommendation rationale and findings of fact: The proposed configuration consists of a 3.0 (Lot 1) with outbuildings and a 2.5 acre lot (Conship). The proposed configuration consists of a 3.0 (Lot 1) with outbuildings and a 2.5 acre lot (Lot 2) with a residence. The proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division rescone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. TOWN ACTION 4. If you answered Approve With Conditions to 13, list additional conditions: S. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16, list conditions: a. 4. 5. Committee action rationale and findings of fact: 3. 4. 5. Agency approve With Conditions to 16, list conditions: 3. 5. Town action rationale and findings of fact: 3. 6. 7. 8. 9. 9. 9. 9. 9. 9. 9. 9. 9		ECOMMENDATION, AND ACTION FOR
4.Note in Head CSM: "Let 2 contribute adding building which utilize an existing private senge system at the time of this survey. However, 5solis on the lot may be realfolive to the replacement of the existing systems." 5. Proposed for lines must include the system and with the building which utilizes the system. 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 11. 2. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 5.5 ears Lot (6-8-9A, 1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre to to 12/2) with a residence. The proporty is curronity zoned Agricultural District 3 (AS). Therefore, based o he proposed new lot sizes, no reacce is necressary for Lot 1 and a request been made to the Town of lanesville for a reacene of proposed Lot 2 to Single Family Rural Residential (SFRR). Town action rationale and findings of fact: Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: a. a. a. a. b. c. c. a. c.	AGENCY RECOMMENDATION	
Ssolia on the lot may be restrictive to the replacement of the existing systems." S.Proposed to lines must include the system area with the building which utilizes the system. 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approve 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 8 months of the final approval. 9. 10. 11. 2. Agency recommendation rationale and findings of fact: The proposed Land Division creates two now lots from an existing 5.5 acre Lot (6-8-9A.1) in Janasville forwnship. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based o in proposed new lot sizes, no reazone is necessary for Lot 1 and a request been made to the Town of faresville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). The proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. TOWN ACTION the asswered Approve With Conditions to 13., list additional conditions: S. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION f. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 5. 6. 7. 8. 9. 4. 5. 6. 7. 8. 9. 4. 5. 6. 7. 8. 9. 4. 5. 6. 7. 8. 9. 4. 5. 6. 7. 8. 9. 4. 5. 6. 7. 8. 9. 10. 4. 7. 8. 9. 10. 4. 6. 7. 8. 9. 10. 4. 6. 7. 8. 9. 10. 4. 6. 7.		
6. Proposed for lines must include the system area with the building which utilizes the system. 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approve 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approvel. 9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed clamd Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Conversion. The proposed configuration consists for 3.0 (Lot 1) with outbuildings and a.2.5 acre lot (6-8-9A.1) in Janesville forwhip. The proposed configuration consists for 3.0 (Lot 1) with outbuildings and a.2.5 acre lot Lot 2) with a residence. The property is currently zoned Agricultural District 3 (AS). Therefore, based o he proposed one w lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of lanesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: S. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. Hou answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 3.		· · · · · · · · · · · · · · · · · · ·
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. 8. Final CSM shall be recorded with the Rock Co. Register of Deads within 6 months of the final approval. 9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot Lot 2) with a residence. The property is our drayfoultural District 3 (A9). Therefore, based he proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of propoyed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. TOWN ACTION TOWN ACTION TOWN ACTION TOWN ACTION TOWN ACTION Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION This propove With Conditions to 13., list additional conditions: a. 4. 5. 7. 8. 6. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 6. 7. 8. 9. 10. 3. 4. 5. 5. 5.		
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A, 1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based o harpesville for a rescone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. Town of Janesville for a rescone is no recore is no concerve to a recessary for Lot 1 and a request been made to the Town of Janesville for a rescone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 7. 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. 10. 2. Committee action rationale and findings of fact:		······
9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Configuration consists of a 3.0 tol (Lot 1) with nutbuildings and a 2.5 acre to to (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 tol (Lot 1) with nutbuildings and a 2.5 acre to to Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based o he proposed new lot sizes, no reacene is necessary for Lot 1 and a request been made to the Town of lanesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. I for a rezone of proposed Lot 3.1, list additional conditions: TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you inswered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 10. 10. 10. 10. 10.		
10. 13. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A). Therefore, based the proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville, TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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. 10. 10. 10. 10. 10. 10.		nonths of the linal approval.
11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A, 1) in Janesville forwship. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot (Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based o hap proposed new lot sizes, no reczne is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16, list conditions:		
The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot (12.2) with a residence. The proporty is currently zoned Agricultural District 3 (A3). Therefore, based on the proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residenci. If the City of Janesville. Town ACTION Town ACTION If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 16., list conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 16., list conditions:		
Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre tot (Lot 2) with a residence. The property is ourrently zoned Agricultural District 3 (A3). Therefore, based of her proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR). This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville. Town Actrion 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. Town action rationale and findings of fact: 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:	- · · ·	(6-8-04 1) in Janesville
TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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:	Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuik (Lot 2) with a residence. The property is currently zoned Agricultural District 3 the proposed new lot sizes, no rezone is necessary for Lot 1 and a request bee	dings and a 2.5 acre lot (A3). Therefore, based on an made to the Town of
 If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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: 	This proposed Land Division is within the extraterritorial review jurisdiction of th	e City of Janesville.
 If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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: 		
 If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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: 		
 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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. 8. Committee action rationale and findings of fact: 		
 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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. 8. Committee action rationale and findings of fact: 		
 If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: 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: 		
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. 3. 4. 5. 6. 7. 8. 9. 10. 3. 3. Committee action rationale and findings of fact:	4. If you answered Approve With Condtions to 13., list additional conditions:	
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:	15. Town action rationale and findings of fact:	
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:		
3. 4. 5. 6. 7. 8. 9. 10. 3. Committee action rationale and findings of fact:		E ACTION
4. 5. 6. 7. 8. 9. 10. 3. Committee action rationale and findings of fact:		
5. 6. 7. 8. 9. 10. 3. Committee action rationale and findings of fact:		17 18 UESERUMANE *****
6. 7. 8. 9. 10. 8. Committee action rationale and findings of fact:		
7. 8. 9. 10. 3. Committee action rationale and findings of fact:		······································
8. 9. 10. 3. Committee action rationale and findings of fact:		
9. 10. 3. Committee action rationale and findings of fact:		
10. 3. Committee action rationale and findings of fact:		
3. Committee action rationale and findings of fact:		
		an a
	3. Committee action rationale and findings of fact:	
New Sector Description Description of C	REVISED 12/2011 Page 2a of 2	



ROCK COUNTY PLANNING DEVELOPMENT AGENCY	, ECONOMIC &	COMMUNITY	_	រើ		AGENCY			******
51 SOUTH MAIN STREET JANESVILLE, WI 53545		RECEIVED		12 12 14 14	Application N		_	2020	04Z
TELEPHONE: (608) 757-55 EMAIL: PLANNING@CO.R WEB: WWW.CO.ROCK.WI	OCK.WI.US	JUL 1 6 2020		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Received By - (MM/DD/YYY	Date -	-11	6-20	020
		DI ANNING, ECONOMIC AN	D X	ų	*****		GEEE	******	*****
PRELI	MINA	RY LAND DIVI.		AP	PLICAT	TION I	-01	RM	
		PROPOSED LAND DIVI	SION CLASS	SIFICA	TION:	······································			
Major Land Divi Subdivision Plat Requi		Minor Land Division CSM for lots 35 acres or less Plat of Survey for lots greater than 3			r to Adjoinir of Survey or CSN			Lot Comi CSM Re	
1. Applicant has conta (if land division is w land division is feas	ithin Extra-	Rock County Planning, Econ Territorial Plat Approval Juris	omic & Con	nmuni I) area	ty Developm) officials an	ent Agency d these pai	i, and ties h	City(s)/V Tave dete	rmined
2. Land division is con	sistent with	Town's Comprehensive Plan	n – Future t	and U	ta Man.				
		a Farmland Preservation zo				ato of Mice		Yes	
If you answered Yes	s, proceed to	o 4. If you answered No, pr	oceed to 5.		led by the Si	ate of wist	:onsir	i: [] res	
4. Land division meets	Town Base	Farm Tract and any other a	pplicable Fa	rmlan		on zoning d Not Applie			
5. Land division will re	quire a zoni	ing change:	····					✓ Yes	
	,	APPLICANT IN	FORMA	ΓΙΟΝ					
6. LANDOWNER OR A	UTHORIZED	LANDOWNER REPRESENTAT							· · · · ·
	FIMOTHY					Telephor	ie:	608-20	8-5049
Address: 7	18 STAR	K RD.	City:	MILT	ON	+	WI		53563
b. Name:						Telephor	T		00000
Address:			City:		·•	State:		Zip:	
7. AGENT (SURVEYOR	AND DEVEL	LOPER)				Jource		rp.	
		ND ASSOCIATES, INC				Telephor		752-057	75
		WAUKEE ST	City:	LANE	ESVILLE		WI	Zip:	53548
b. Developer name:									55540
Address:			Citrus			Telephor	ie;		
	ini from 6	or 7. that will serve as the pr	City:		Пба, Г	State:	7a.	Zip:	
9.Reason for applicatio	m: ∐Sale/	PROPERTY IN ownership transfer Farr			Create C	onforming	Lot [Adjust	: Lot Lin
		Town of JANESVILLE			NE 1/4 of	SE 1/4			
10. Land division area	location:	Section 1		1.					-unnut
11. Land division area	is located w	ithin the Extra-Territorial Pla	t Anning int		ex parcel nu				
Ves 🗌 No	If Yes, i	identify: City(s)/Village of djacent to (check all that app	f JANESVI	LLE			:y(s)/	village:	
			/ highway		State high	vay 🗌] U.S.	highway	<i>r</i>
		erty area 14. Land division				rrent zonin	g of i	and divis	ion
(Square feet or acr 16. Number of new/ad	ditional lots	s created 17. Future zoning	g of new/ad	dition	ial lot(s) 18	ea: SFRR • Future zo	ning	of parent	t lot:
	ictions will b	created by la be placed on the land division		Yes					
If Yes, identify cove 20. A residential buildi		strictions: tly located in the land divisio	on area:	Yes	No 7	•		·,	
If Yes, the building	-	Private onsite wastew				Public sar	iitary	sewer sy	/stem
21. Public improvemer be submitted by (n		ion proposal/plan will 22		provei	ment constru				
and the second sy (i)		APPLICANT STATEME							
for said landowner. I do	hereby verify	r applying for a land division in y that I have reviewed and com it all information is correct, acc	unincorpora pleted this a	ted Ro pplicat	ck County, or ion form, and	submitted a	all info	rmation a	contact ss
LANDOWNER/PRIMARY (@ 11	10	L		DATE:	 7 .	io / 7,	177
REVISED 8/2019		/	a 1.of 2		<u> </u>		1		

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	163	140	Comment
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area			
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	\Box		
 Approximate location and dimension of all EXISTING streets and property lines. 	<u> </u>	- <u></u>	
including name and ownership (if applicable), in and adjacent to the land	\Box		
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	\Box		
the land division area:			•
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area: [1] Buildings:	1		
(2) Streets, alleys, and public ways:	<u>I</u> S	닏닏	
(3) Driveways:		-#-	
(4) Rail lines:	Image: Im		
(5) Private water wells or water supply systems:		M	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		<u> </u>	
systems:			
(7) Any other public utilities:		Π	
(8) Easements (Utility, drainageway, pedestrian way, etc.):			NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\overline{\mathbf{V}}$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		N	NONE
(12) Surface water features:		\square	NONE
(13) Drainageways:			NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries: (16) Bridges/culverts:		M	NONE
(17) Rock outcroppings:	+ + +		NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	┝╾┖┅┛╶╽		NONE
dedicated public parks or outdoor recreation lands, or any other public or		\Box	NONE
private reservation, including any conditions, in the land division area:		N.	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		$\overline{\mathbf{N}}$	NONE
treatment and disposal of sewage, in the land division area:		뜨	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		\Box	NONE
k. Scale, north arrow, and date of creation:	\Box		
L Any other information required by the Agency:		N	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	\square		
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	Ø		
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic	[]	_	
copy of the map in a format compatible with the Agency's Geographic Information			
System (GIS), and the application fee?			

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

REVISED 8/2019

51 N. MAIN ST. JANESVILLE, WI 53545 Page 2 of 2

.

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

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



Application Number:

|| ||₂ =

LD2020 052 Sayre

11

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icable) officials
and these parties have determined land division is feasible:	🗸 Yes 🗌 No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	🖌 Yes 🔲 No
If you answered 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	the second se
E Land division is in an Assignitural Passurger Drivity Area negative Deal County Formula d Decompution Diverse	
 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,	/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.	Missing
	niomation
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	
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:	
 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	F 1
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> </u>
 (5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems: 	├───┣╡────
(7) Any other public utilities:	
(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:	
(14) Detention or retention areas: (15) Cemeteries:	 -
(15) Centeres: (16) Bridges/culverts:	
(17) Rock outcroppings:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	L
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:	
REVISED 12/2011 Page 1 of 2	

LD2020052

ROCK COUNTY

DDELINAINIADV MINIOD LAND DUVICION DEVICIN	DECOMMENTATION	AND ACTION FORM
PRELIMINARY MINOR LAND DIVISION REVIEW	. RECUNNIVIENATIUM.	AND ALTION FURIN

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	🗹 Yes
 9. Preliminary minor land division application has been provided to other reviewing parties for review and controls these parties have comments, said comments have been provided to the Agency:	D
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	s (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this s	survey. However,
3soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE:	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. No conditions provided	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE: Agust 20	020

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

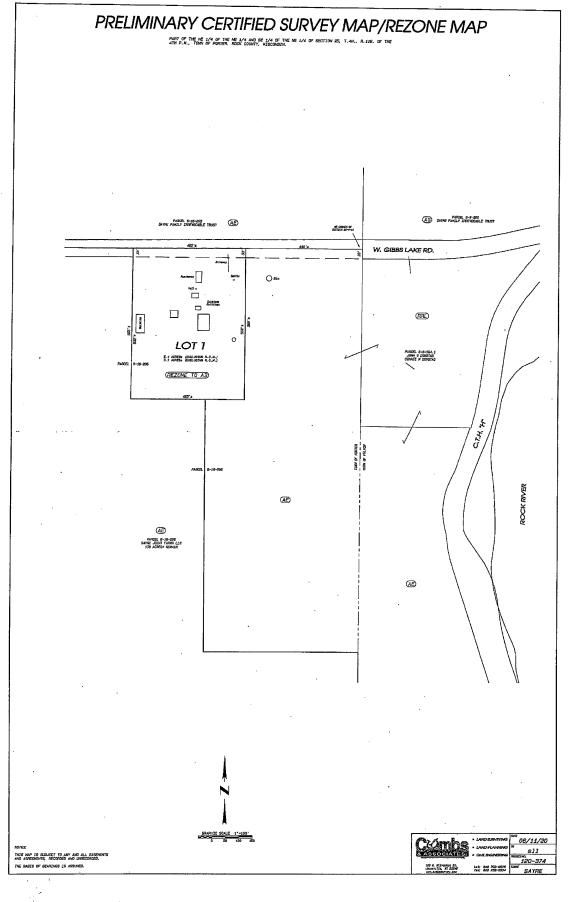
ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additiona	I sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional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

ROCK COUNTY

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

	ou answered Approve With Conditions to 10., list conditions:
	3. Proposed lot lines must include the POWTS area with the building which utilizes the system rather than an easement as shown on the preliminar
	4. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE Zoning District
14. f	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. Age	ncy recommendation rationale and findings of fact:
Porter the larg include that is	poposed Land Division creates one new 5.1 acre lot from an existing 160 acre parcel (6-16-206) in Township. The purpose of the division is to separate the existing residence on the property from ger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to it as part of the Certified Survey Map. The applicants own additional contiguous land to the west part of the original larger farm, but it is located in Fulton Township and therefore is a separate tax The applicant also owns a separate adjacent parcel to the south.
As pari AG bas Progra	of this proposal, the Town of Porter will consider rezoning the area of proposed Lot 1 from AE to and on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation m.
	TOWN ACTION
14. n yc	u answered Approve With Condtions to 13., list additional conditions:
15. Tow	n action rationale and findings of fact:
15. Tow	n action rationale and findings of fact:
15. Tow	n action rationale and findings of fact:
15. Tow	n action rationale and findings of fact:
15. Tow	
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION u answered Approve With Conditions to 16., list conditions:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION u answered Approve With Conditions to 16., list conditions: 3.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION a answered Approve With Conditions to 16., list conditions: 3. 4.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION u answered Approve With Conditions to 16., list conditions: 3. 4. 5.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION a answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION u answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
L 7. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.
17. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
17. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
L 7. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.
L 7. If yo	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.

LD 2020 052



ROCK COUNTY PLANNI DEVELOPMENT AGENC 51 SOUTH MAIN STREE JANESVILLE, WI 53545				STATE OF			Appli	cation N	AGENCY	· -	NLY	<u>057</u>
TELEPHONE: (608) 757- EMAIL: PLANNING@CO WEB: WWW.CO.ROCK.	ROCK.WI.US S		CO20		Č)			ived By /DD/YYY		9-	3-2	ozD
DDEI					ON	Ä	nn.	C A -	TION	FO		
PREL	IMINA	KY LI	ANDL	Ινιςι	UN	A	PPL	CA	ION	FO	RIVI	
		PRC	OPOSED LAN	D DIVISIO	ON CLASS	SIFI	CATION	i:				
Major Land Dir Subdivision Plat Rec	quired .	Plat of Sur	linor Land D M for lots 35 acr vey for lots grea	es or less ter than 35 ac	res		Plat of Sur	vey or CSN				equired
 Applicant has con (if land division is land division is feature) 	within Extra-	Rock Cou Ferritorial	nty Planning Plat Approv	g, Econom val Jurisdic	ic & Con tion (ET.	nmu J) a:	unity De rea) off	velopm icials an	ient Ageno Id these pa	cy, and arties l	nave det	Village ermined
2. Land division is co	nsistent with	Town's C	omprehensi	ive Plan –	Future L	and	l Use M	an:				
3. Land division area								•	tate of Wi	sconsi		
If you answered Y								·		500130		
4. Land division mee	ts Town Base	Farm Tra	ct and any c	other appli	cable Fa	rm	land Pre	servati	on zoning	distric	t require	ement:
.		<u> </u>							Not Appl	icable		
5. Land division will	require a zon	ing chang	-					•		•	Ve:	s 🗌 No
· · · · · · · · · · · · · · · · · · ·			APPLICA	ANT INFO	ORMA	ГIС	DN .					
5. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRES	SENTATIVI	· ·		•					
a. Name:	SAYRE JO	INT FAF	RMS LLC		,				Telepho	ne:		
Address:	5151 W ST	ONE FA	RMRD	•	City:	ΕC	GERT	ON	State:	WI	Zip:	5353
b. Name:						•			Telepho	one:		
Address:	<u> </u>	-			City:				State:	WI	Zip:	53534
. AGENT (SURVEYO	OR AND DEVE	OPER)		•	•							
a. Surveyor name:	COMBS AN	VD ASSO	DCIATES,	INC					Telepho	ne:	752-05	75
Address:	109 W. MIL	WAUKE	EST		City:	JA	NESV	LLE	State:	WI	Zip:	5354
b. Developer name:	-								Telepho	me:		
Address:		,			City:				State:	-	Zip:	
8. Identify the indivi	dual from 6. d	or 7. that	will serve as	the prima	ary conta	act:		6a. []6b. [∕] 7a.	☐ 7b.	
Reason for applicat											_	
.0. Land division are	a location:	Town of	PORTER				NE	1/4 of	NE 1	/4		
		Section	25-4-11				Tax pa	rcel nu	mber(s) -	6-16-	206	
 Land division are Yes No Land division are 	If Yes, a is located ac	identify:	City(s)/Vil (check all th	llage of	:	Jur		n (ETJ) /	,		Village:	v
.3. Landowner's con	tiguous prope	erty area		· · · ·					rrent zoni			
(Square feet or a				re feet or a					ea: AE	•		
6. Number of new/a by land division:	1			ed by land	division	: A3			. Future z AE	oning	of paren	t lot:
 Covenants or rest If Yes, identify cor A residential build 	venants or res	strictions:					/es ∏ /es ∏	No			····	
If Yes, the buildin	-		ate onsite w					• .] Public sa	nitary	sewer s	ystem
 Public improvem be submitted by 					ublic im; nm/dd/			constru	uction will	begin	on	
		APPLIC	CANT STA	TEMEN	r and	SIC	SNAΤι	JRE				
I, as the undersigned, a for said landowner. I d required per said docu	o hereby verify	that hav	e reviewed a	nd complet	ed this a	ppli	cation fo	orm, and	submitted	all info	ormation	
ANDOWNER/PRIMAR)	CONTACT SIG	NATURE:							DATE:	2		
REVISED 8/2019				Page 1 c							-	

.

PRELIMINARY LAND DIVISION APPLICATION FORM

Application Number LD2020052

APPLICATION CHECKLIST		4	
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	\square		
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 PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area;	$\overline{\mathbf{V}}$		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	\square		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:			
(2) Streets, alleys, and public ways:		H	
(3) Driveways:		H-	
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:		Ħ	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):			NONE
(9) Vegetative land cover type:	∑ ·		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\overline{\mathbf{V}}$	
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:	Ц.		NONE
(13) Drainageways:			NÓNE
(14) Detention or retention areas:	<u> </u>		NONE
(15) Cemeteries: (16) Bridges/culverts:	井		NONE
(17) Rock outcroppings:	<u> </u>		NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NÓNE
dedicated public parks or outdoor recreation lands, or any other public or		$\overline{\mathbf{V}}$	NONE
private reservation, including any conditions, in the land division area:		<u>1</u>	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		\square	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		\square	NONE
k. Scale, north arrow, and date of creation:		\checkmark	NOTHING REQUESTED
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?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	$\mathbf{\nabla}$		
4. Have you provided all required application form information and has the required	[7]		
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	\blacksquare		
System (GIS), and the application fee?		•	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST.

JANESVILLE, WI 53545 Page 2 of 2

REVISED 8/2019

COMMITTEE REVIEW REPORT WITH DESCRIPTION

09/24/2020

FOR THE MONTH OF SEPTEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1721-0000-62119	Other Services		····			
		P2001385	09/17/2020	AYRES ASSOCIATES INC	2020 LIDAR ACQUISITION PROJECT	86,100.15
10-1721-0000-63407	Computer Supply					
		P2000479	09/17/2020	US BANK	LR PLOTTER INK FOR PLANNING	133.88
					Land Records PROG TOTAL	86,234.03

I have reviewed the preceding payments in the total amount of \$86,234.03

Date:

Dept Head

Committee Chair

Page: 1

COMMITTEE REVIEW REPORT WITH DESCRIPTION

09/24/2020

.

FOR THE MONTH OF SEPTEMBER 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63107	Legal Notices	P2000555	09/17/2020	ADAMS PUBLISHING GROUP OF SOL	JT LEGAL NOTICE P&D 8-27-20	159.07
••••				······································	Planning PROG TOTAL	159.07
64-6470-0000-63110	Admin Expense	P2000559	09/17/2020	US BANK	QUICKBOOKS 8/29/20 MONTHLY SUB	139.99
<u> </u>				Sn	all Business Loan Program PROG TOTAL	139.99
64-6730-0000-62420	Mach/Equp R&M	P2000554	09/10/2020	HARRIS ACE HARDWARE LLP	BATTERIES-BLACKTOP REPAIR BAG	31.98
					Surveyor PROG TOTAL	31.98
I have reviewed the	e preceding payme	ents in the t	otal amount o	\$331.04		
Date:			Dept Head _	·		

Committee Chair

COMMITTEE: PD - PLANNING

Page: 2