



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, OCTOBER 22, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 850 7853 1362 PASSCODE: 578605

Join Zoom Meeting https://us02web.zoom.us/j/85078531362?pwd=OHI5RGRSWDNDU1J4aGswUUM1dDZwUT09

Meeting ID: 850 7853 1362 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

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, October 21, 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 -

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PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, OCTOBER 22, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 850 7853 1362 PASSCODE: 578605

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held October 8, 2020 at 8:00 am
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 2020 049 (Center Township) Hughes (1 Lot CSM) Town Action Item on October 19th
 - 2. 2020 053 (Porter Township) Sayre (1 Lot CSM) Town Action Item on October 19th
 - 3. 2020 055 (Lima Township) Roe (1 Lot CSM)
 - 4. 2020 057 (Magnolia Township) Meredith (1 Lot CSM)
 - 2020 060 (Center Township) Kirby (1 Lot CSM) Town Action Item on October 19th
 Information Item: Third Quarter Administrative Report
- 6. Community Development
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Director's Report
 - A. Set November and December meeting dates
- 9. Committee Reports
- 10. Adjournment

Future Meeting Dates

November 12, 2020 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, OCTOBER 8, 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, October 8, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present:, Andrew Baker (Acting Planning Director), Kurt Wheeler; (Planner III), Dana Sandwick; Rock County Planning Office Coordinator, Randy Terrones; Assistant County Administrator and Rich Bostwick; Rock County Board Vice-Chair.

Others in Attendance: Ron Combs

- 1. Call to Order:
- Adoption of Agenda
 Moved by Supervisor Podzilni, Seconded by Supervisor Potter. Adopted (5-0)
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, September 24, 2020 at 8:00 am.

Moved by Supervisor Potter, Seconded by Supervisor Gustina. 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 034 (Porter Township) Dyhr (5 Lot Subdivision)

Moved by Supervisor Podzilni with Conditions, **Seconded** by Supervisor Potter. **Approved with Conditions and contingent on the approval of a variance with the Town of Porter (5-0)**

Conditions:

- 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.
- 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 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.
- 2020 042 (Janesville Township) Gross (2 Lot CSM)

Moved by Supervisor Potter with Conditions, **Seconded** by Supervisor Podzilni **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). Note on Final CSM "Lot 2 contains existing buildings which utilize an existing sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the system"

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). Proposed lot lines must include the system area with the buildings which utilize the system.

2020 052 (Porter Township) – Sayre (1 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Potter **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 "Lot 1 contains existing buildings which utilize an existing sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the system"

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

5). Proposed Lot lines must include the POWTS area with the buildings that utilize the system rather than the easement as shown on the Preliminary CSM.

6). Comply with the standards in the Town of Porter Zoning Ordinance realted to creating a new lot in an AE District.

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

8). Proposed lot lines must include the system area with the buildings which utilize the system.

- 6. Community Development
 - A. **Action Item**: Citizen Appeal of ineligibility decision for CDBG loan application for 6103 Greenvale Dr. Milton

Moved by Supervisor Davis, Seconded by Supervisor Potter.

Mr. Baker gave an overview of the applicant's situation and project. After discussion the Committee voted to approve the Appeal and move forward on the application.

- 7. Finance
 - A. Information Item: Committee Review of Payments **Reviewed**
 - B. Action Item: Transfers No Transfers.
- 8. Directors Report.

Mr. Baker shared a communication that several Towns within Rock County are applying for a Broadband Grant to bring broadband communications to their Towns.

Mr. Baker also updated the Committee on the search for the open Senior Planner position within the Agency.

- 9. Committee Reports None.
- 10. Adjournment: **Moved** by Supervisor Davis, **Seconded** by Supervisor Gustina, **All in Favor**, **Time: 8:29**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

October 22 2020 (8:00 am) November 12, 2020 (8:00 am)



ROCK COUNTY *Planning & Development Agency*

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: October 13, 2020

REGARDING MEETING DATE: October 22, 2020

Land Division Summary:

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

2020 049 (Center Township) - Hughes (1 Lot CSM) - Town Action Item on October 19th

2020 053 (Porter Township) - Sayre (1 Lot CSM) - Town Action Item on October 19th

2020 055 (Lima Township) – Roe (1 Lot CSM)

2020 057 (Magnolia Township) - Meredith (1 Lot CSM)

2020 060 (Center Township) - Kirby (1 Lot CSM) - Town Action Item on October 19th

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 049, 053 and 060 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



LD2020 049 Wil-Hu Acres

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	licable) officials
and these parties have determined land division is feasible:	Ves No
Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Ves No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes , proceed to 4. If you answered No , proceed to 5 .	Yes 🗋 No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district	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:	🗹 Yes 🔲 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.	til all missing
	Missing hitematon
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/VIIlage (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land 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:	<u>├──</u> हि──
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	1
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division and 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	
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and a state of the second state of the second s	
	(Missing) formation
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 comm	ient, and if
these parties have comments, said comments have been provided to the Agency: 🛛 Yes 🗌 No	
If you answered No , the application must be provided to other reviewing parties before completing any further first the form	er sections
of this form.	and the second
AGENCY RECOMMENDATION	a.,
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 (whe	re applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey	y. However,
3soils on the lot may be restrictive to the replacement of the existing systems.	n
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) If necessary):	
(map)	
AGENCY SIGNATURE:	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Secheduled 10/19/2020	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

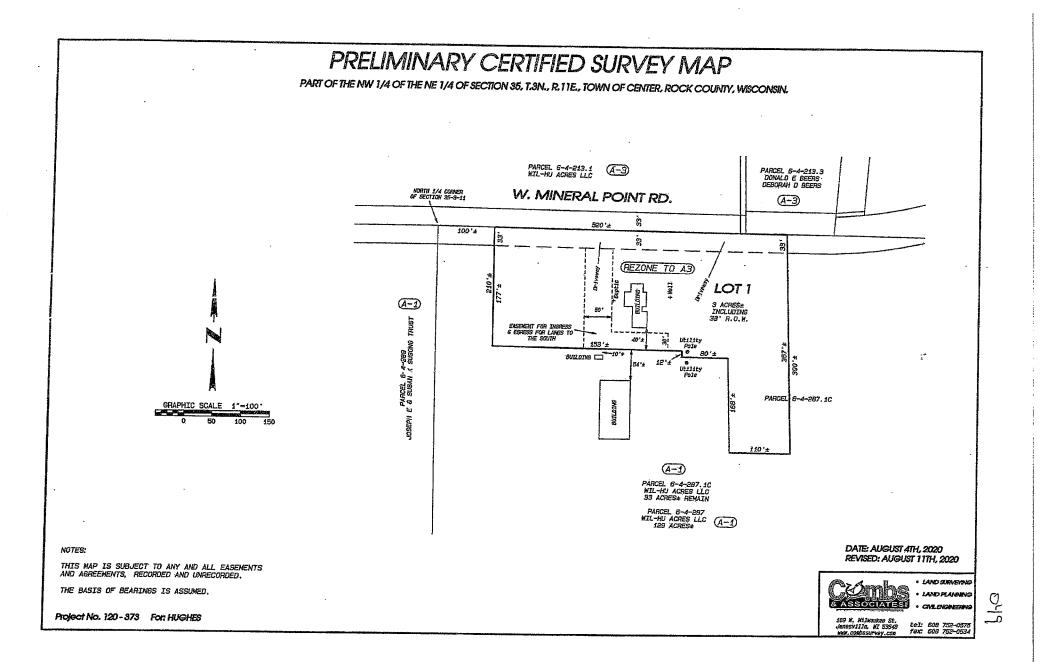
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

:	ROC	K COUNTY PLAN	INING AND DEVELOPMENT C	OMMITTEE ACTION	
16.	Committee action:	Approve	Approve With Conditions	Deny	
17.	If you answered App	prove With Condition	ns to 16., list conditions (Use additio	nal sheet (2a) if necessary):	
	1.				
	2,				
	3.				
18.	Committee action ra	tionale and findings	of fact (Use additional sheet (2a) if n	ecessary):	_
со	MMITTEE SIGNATURE:			DATE:	
TiT	TLE:	Chair - Rock County	Planning & Development Committe	e	

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11. If you answered	
11. If you answered	AGENCY RECOMMENDATION
	Approve With Conditions to 10., list conditions:
	ed lot lines must include the POWTS with the building which utilizes the system.
	te 33 foot half road right of way along W Mineral Point Rd, at the discretion of the Town.
	al is conditioned on the Town of Center approving the requested zoning change
	ained below, the remaining parent parcel shall be combined with land owned by the applicant to the sout
	SM shall be submitted to and approved by the Agency within one year after preliminary approva
	SM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
10.	
10	
	endation rationale and findings of fact:
	-
The proposed Lat	nd Division creates one new lot from existing tax parcel 6-4-287.1C in Center Township
Exclusive Agricult	ng residence and buildings on proposed Lot 1. The property is currently zoned ure by the Town and a rezone to Agricultural Residential Three (A3: 3-10 acre lot size) ed based on the proposed lot size (3 acres). The Town of Center will make a decision one request based on the provision of the Town Zoning Ordinance and Farmland
lowever, addition ather than reques opplicant will com CSM (if approved	rent parcel is approximately 33 acres, less than the 35 acre minimum for the A1 Distric al land to the south (parcel 6-4-287) is owned by the applicant (129 acres). Therefore, sting a land division and rezone of the remaining portion of parcel 6-4-287.1C, the bine the two parcels via a new legal description and deed prior to finalizing the propose by all parties). Doing so would result in the remaining lands own by the applicant being n the Town of Center Zoning Ordinance with no further action.
	TOWN ACTION
4. If you answered	Approve With Conditions to 13., list additional conditions:
F	
5. Town action ratio	nale and findings of fact:
D	
	OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
. If you answered A	OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
7. If you answered A 3.	
7. If you answered A 3. 4.	
7. If you answered A 3. 4. 5.	
7. If you answered A 3. 4.	
7. If you answered A 3. 4. 5.	
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7. If you answered A 3. 4. 5. 6. 7.	
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7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:
7. If you answered A 3. 4. 5. 6. 7. 8. 9. 10.	Approve With Conditions to 16., list conditions:



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EMAIL: Planning@cc Web: WWW,co.rock	D.ROCK.WI.US WI.US	K CO. PLAN	VING, ECON	ON AGENER				ad By C D/YYYY] =====		2/1	3/2	020
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Major Land Di	vision		nor Land				CATION: Sfer to Ac	liainta			i at Cam	bination
Subdivision Plat Re		L GN	for lots 35 a	cres or less. Pater than 35 a	<u> </u>		Plat of Surve		t Owner		CSM Re	
1. Applicant has con	tacted Town,	Rock Cour	ity Plannir	ng, Econom	ic & Coi	ήmι	Inity Dev	elopme	ent Agen	cy, and	City(s)/\	/illage
(if land division is fe	within Extra-	l'erritorial	Plat Appro	oval Jurisdi	ction (El	D) ai	rea) offic	lals and	l these p	arties l	nave dete	ermined
2. Land division is co		Town's Có	marahan	riva Plon	Étituro I		Lino Mar		··	<u> </u>		<u>No</u>
3. Land division are									te of Wi	constr		No No
If you answered Y	les, proceed t	<u>o 4. lf you</u>	answere	d No, proc	ed to 5	*						
4. Land division mee	ets Town Base	Farm Trac	t and any	other app	icable F	arml	and Pres					
5. Land division will	require a zon	ing change	ý-	•					Not App	licable	Yes	
		ing chunge		ANT INF		TIC	N/I				₩ Yes	No
6. LANDOWNER OR	AUTHORIZED	LANDOWI					VIN	.,				
a. Name:	WIL-HU AC								Teleph	one:		
Address:	4031 S US	HIGHW	AY 51		City:	JA	NESVIL	LE.	State:	WI	Zip:	53546
b. Name:					-l	-l			Teleph	one:		.l
Address:					City:	T			State:	1	Zip:	
7. AGENT (SURVEY												
a. Surveyor name:	COMBS A			, INC	·1	1			Telepho			γ <u> </u>
Address:	109 W.ILW	AUKEES	3T		City:	JA	NESVIL	LE	State:	WI .	Zip:	53548
b. Developer name: Address:	-				T	1			Teleph	one:	· · ·	······
Address:	<u> </u>				City:			-	State:	1	Zio:	
	idual from 6.	or 7. that v	vill serve :	s the ntim		l tacti	[]6	5 F		77.		<u>.</u>
8. Identify the Indiv	idual from 6.	or 7. that v	1.4.1	s the prim RTY INF	ary con		and the second se	a. [_		7a.	☐ 7b.	
			PROPE	RTY INFO	ary com DRMA	TIO	N		6b. [•	☐ 7b.	t Lot Line
8. Identify the Indiv 9.Reason for applicat	tion: Sale/	ownership	PROPE transfer	RTY INFO	ary com DRMA consolid	110 atio	N ⊓⊡Cre	ate Co	6b. [•	g Lot [7b.	
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8. Identify the Indiv 9.Reason for applicat	tion:Sale/ nation of the	ownership proposal a Town of	PROPE transfer along with CENTE	RTY INFO	ary com DRMA consolid	110 atio	N n □Cre tions no NW 1	eate Co t inclu 1/4 of) 6b. [nformin ded on t	g Lot [the app ./4	7 b. Adjus	
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PRELIMINARY LAND DIVISION APPLICATION FORM

Application Number 049

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APPLICATION CHECKLIST			ent de la companya d La companya de la comp
	Yes	No	Comment Stars
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area	Q		
and containing all of the following information?		<u> </u>	
a. Location of the land division area by section, township, and range:			
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	Ø		
division area:		<u> </u>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to			
the land division area:		<u> </u>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	Ø		
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	P		
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section		-	
corner or quarter corner, in the land division area:	Ø		
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		
(2) Streets, alleys, and public ways:	N	\Box	
(3) Driveways:	P	Π	
(4) Rail lines:	m	ম	NONE
(5) Private water wells or water supply systems:	নি	T	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	Ø		
(7) Any other public utilities:	R		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ø		
(9) Vegetative land cover type:	D		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		Ø	NONE
(12) Surface water features:		\square	NONE
(13) Drainageways:			NONE
(14) Detention or retention areas:			NONE
(15) Cemeterles:		e	NONE
(16) Bridges/culverts:		Ø	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		0.	
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and			NONE
water supply system or an alternative means of providing water supply and		Z	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		Ø	NONE
division area:		12.1	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other Information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	P		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor (Icensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required			
party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic	j		
copy of the map in a format compatible with the Agency's Geographic Information	Ø		
System (GIS), and the application fee?	•		

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545 Page 2 of 2

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REVISED 8/2019

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



Application Number:

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TELEPHONE; (608) 757-5587 FAX; (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US		Application Number:	
	IINOR LAND DIVISION MINENDATION, AN		
the state of the s	AGENCY REVIEW		
1. Applicant has contacted Town, Rock C			cable) officials
and these parties have determined lar	d division is feasible:	· · · · · · · · · · · · · · · · · · ·	Yes 🗌 No
2. Land division is consistent with Town's			Yes No
3. Land division is located in a Farmland I If you answered Yes, proceed to 4. If	· · · · · · · · · · · · · · · · · · ·	/ the State of Wisconsin:	Yes 🗌 No
4. Land division meets Town Base Farm T		d Preservation zoning district r	equirement:
5. Land division is in an Agricultural Reso	urces Priority Area, per the Rock Count	ty Farmland Preservation Plan:	
6. Land division will require a zoning cha		· · · · · · · · · · · · · · · · · · ·	✓ Yes □ No
7. Preliminary minor land division application	ation is complete:		Yes No
If you answered Yes to 7., proceed to 9. all missing information is supplied, proc information has been supplied by the ap	If you answered No to 7. , indicate th eed to 8. An Agency recommendation		
			Missing Informations
7a. A map clearly marked "PRELIMINAR land division area and containing all		/EY MAP", identifying the	
a. Location of the land division area	by section, township, and range:		
	sion of all EXISTING streets and prope adjacent to the land division area:	rty lines, including name and	
	wn, and City/Village (if applicable) zon butlot(s), in and adjacent to the land di		
	sion of all EXISTING/PROPOSED lot(s),		
	and outlot(s) use if other than single-	family residential, in the land	
· · · · · · · · · · · · · · · · · · ·	s) and outlot(s) point of beginning to s	ection corner or quarter	
	n and name (if applicable) of all of the	following, whether EXISTING	
(1) Buildings:	11 di ed.		
(2) Streets, alleys, and public wa	ys:		
(3) Driveways:		· · · · · · · · · · · · · · · · · · ·	
(4) Rail lines:			<u> </u>
(5) Private water wells or water (6) Private onsite wastewater tr	eatment systems or public sanitary sev	wer systems:	├───┟┤────
(7) Any other public utilities:	administration of public summary set		
(8) Easements (Utility, drainagev	vay, pedestrian way, etc.):		
(9) Vegetative land cover type:			
(10) Environmentally sensitive are			<u> </u>
(11) Productive agricultural soils, (12) Surface water features:	cultural resources, and woodlands:		<u> </u>
(12) Surface water features:			
(14) Detention or retention areas		**************************************	<u> </u>
(15) Cemeteries:		••••••••••••••••••••••••••••••••••••••	
(16) Bridges/culverts:			<u> </u>
(17) Rock outcroppings:			
outdoor recreation lands, or any o	name (if applicable), and purpose of al ther public or private reservation, inclu		
land division area: i. Preliminary concept for connection	with existing public conitons courses	ad water weak eveter at	•
	er supply and treatment and disposal		
	nd discharging stormwater in the land	l division area:	

REVISED 12/2011

ROCK COUNTY

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

 k. Scale, north arrow, and date of creation: Any other Information required by the Agency: 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 has been provided to other reviewing parties for review and comme these parties have comments, said comments have been provided to the Agency: Yes No 	
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 has been provided to other reviewing parties for review and comme	
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 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: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comme 	nt, and if
 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: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comme 	nt, and if
with the Agency's Geographic Information System (GIS), and application fee: Preliminary minor land division application is complete: Preliminary minor land division application has been provided to other reviewing parties for review and comme 	nt, and if
9. Preliminary minor land division application has been provided to other reviewing parties for review and comme	nt, and if
9. Preliminary minor land division application has been provided to other reviewing parties for review and comme these parties have comments said comments have been provided to the Agency.	
If you answered No, the application must be provided to other reviewing partles before completing any further of this form.	sections
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve I Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where	applicable).
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable	means
3of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE: 10/05/2020	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	,
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Schedyed 10/29/2020	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	-
TITLE:	

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

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

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

AGENCY RECOMMENDATION

11. If you answered Approve With Conditions to 10., list conditions:

3. The remaining parent parcel is less than 35 acres, therefore must be included as Lot 2 of the proposed CSM or permanently combined ...

4. ...via a deed restriction with the land under common ownership to the west (parcel 6-16-212.2)

5. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE Zoning District.

6. Dedicate a 40 foot half road right-of-way along County Hwy H.

7. Access permit to Hwy H for proposed driveway shall be approved prior to Final CSM.

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

9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 2 acre lot from an existing 30 acre parcel (6-16-212) in Porter Township. The purpose of the division is to create a new buildable lot.

The remaining parent parcel is less than 35 acres, therefore it is required to be included it as part of the Certified Survey Map. The applicants own additional contiguous land to the west, therefore it is an alternative (rather than a two lot CSM) to combine the remaining parent parcel permanently via a deed restriction with said lands.

As part of this proposal, the Town of Porter will consider rezoning the area of proposed Lot 1 from AE to RR based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

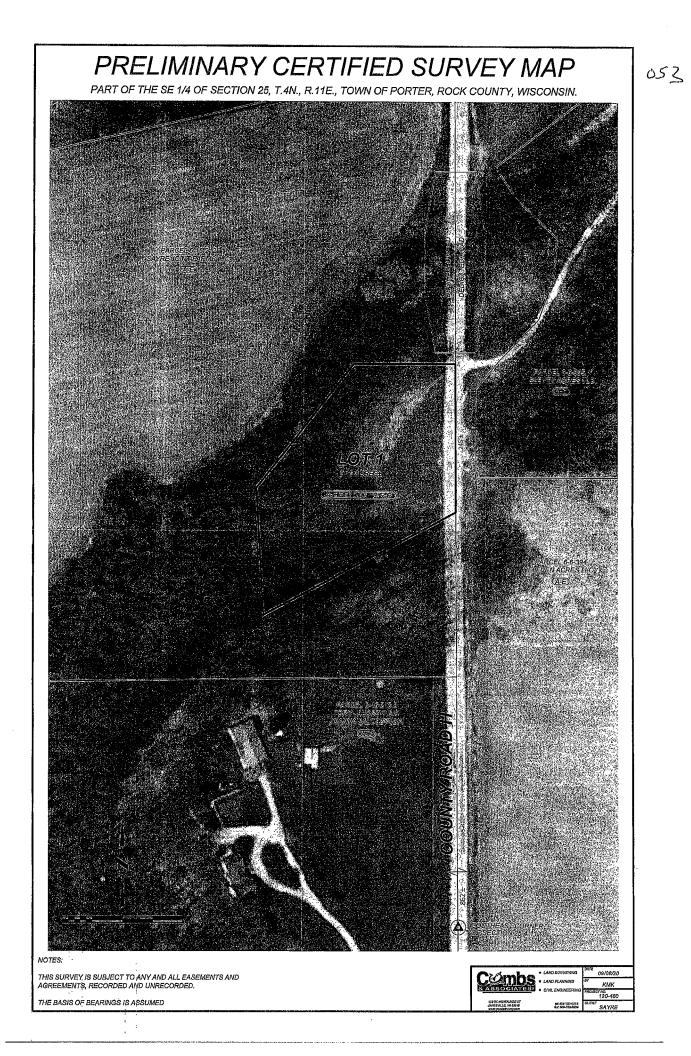
TOWN ACTION

14. If you answered Approve With Conditions to 13., list additional conditions:

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. **18.** Committee action rationale and findings of fact:



ROCK COUNTY PLANNIN DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545			EIVED			30 50 52 52 62	AGEI			9.53
TELEPHONE: (608) 757-5. EMAIL: PLANNING@CO.I WEB: WWW.CO.ROCK.W	ROCK,WI.US	SE	P 1 0 2020	MICHINA		11	By Date	9-11	<u>5-Zo</u>	20
PREL	MINA	RY LI	AND DI	VISI	ON A	PPLIC	4710	N FO	RM	
<u> </u>		PRO	POSED LAND) DIVISION	V CLASSI	FICATION:			_	
Major Land Div Subdivision Plat Requ	lired	Plat of Surv	inor Land Div M for lots 35 acres vey for lots greater	s or less or than 35 acre	L s	Plat of Survey o	r CSM		CSM R	bination equired
1. Applicant has conta (if land division is v land division is fea:	vithin Extra-	Territorial	Plat Approva	l Jurisdict	ion (ETJ)	area) official	s and thes	gency, an e parties	have det	ermined
2. Land division is cor	- isistent with	Town's Co	omprehensiv	e Plan – F	uture La	nd Use Map:				
3. Land division area						•	e State of	Wiscons	in: V Yes	
If you answered Ye										sumal
 Land division meet 	s Town Base	Farm Trac	ct and any ot	her applic	able Fari	mland Preser	vation zon	ing distri	ct require	ement:
			<u> </u>				Not A	pplicabl		
5. Land division will r	equire a zon							d an ear	√ Ye	s 🗌 No
			APPLICAN	19 19 19 19 19 19 19 19 19 19 19 19 19 1	RMAT	ION	4344 C		11.21. T. 2	
6. LANDOWNER OR A				INTATIVE					1	
	SAYRE JO							phone:	608-23	5-6868
	5151 W ST	ONE FA	RM RD		City: E	EDGERTON			Zip:	53534
b. Name:					·····		Tele	phone:	<u> </u>	
Address:					City:		Stat	e:	Zip:	
7. AGENT (SURVEYO										
			ATES, INC					phone:	608-75	2-0575
Address:	109 W. MIL	WAUKE	E ST		City:	IANESVILLI	E Stat	e: Wl	Zip:	53548
b. Developer name:			••••				Tele	phone:		- <u>1</u>
Address:					City:		Stat	e:	Zip:	
8. Identify the individ	ual from 6.	or 7. that v	The second s				🗌 6b.	√ 7a.	☐ 7b.	
) Daniana fau amalianti	ana Izićala /		PROPERT	1					······]	
Reason for applicati		ownersmp	uransier [_ Farm co	nsolidat	ion Li Crea	ce Contorn	ning Lot		st Lot Lir
Include an explans		proposal	along with a	ny other	conside	retions o.		: 4. 9]	oplication	n form.
LO. Land division area	lacations	Town of	PORTER			SE 1/4	lof SE	1/4		
LU. Land division area	location:	Section	25-4-11			Tax parce	number(s	s) - 6-16	-212	
L1. Land division area		ithin the E identify:	Extra-Territor City(s)/Villa		proval J	urisdiction (E	TJ) Area of	f a City(s)	/Village:	·
L2. Land division area			•			· · ·		_		
		l/Town ro		ounty hig			ighway		S. highwa	
 Landowner's cont (Square feet or ac 		-	14. Land div (Square	e feet or a			Current area: A-E	~	land divi	sion
6. Number of new/a by land division: 1	dditional lots		17. Future z		new/ado	litional lot(s)		re zonin	g of parer	nt lot:
.9. Covenants or rest	rictions will b		on the land di			Yes 🔽 No	, <u>, , , , , , , , , , , , , , , , , , </u>			
(1) 1.1	ing is curren	·			-	Yes 🔽 No ent system		c sanitaı	y sewer s	system
If Yes, the building										
If Yes, the building	nt construct	ion propos				rovement coi yyy): N/A	nstruction	will begi	n on	
21. Public improveme	nt construct	ion propos): N/A		(m	m/dd/y	yyy): N/A	,,	will begi	n on	
If Yes, the building 1. Public improveme	nt construct mm/dd/yyyy m a landowne o hereby verifi	ion propos): N/A APPLIC r applying f y that I have	sal/plan will CANT STAT for a land divis e reviewed and	(m EMENT sion in unin d complete	AND S corporate ed this ap	yyy): N/A IGNATURI ed Rock Count plication form,	y, or am sei and submi	rving as th tted all in	e primary formation	contact as
If Yes, the building 21. Public improveme be submitted by (I 1, as the undersigned, ar for said landowner. I do	nt construct mm/dd/yyyy m a landowne o hereby verifi nents, and tha	ion propos): N/A APPLIC r applying f y that I have t all inform	sal/plan will CANT STAT for a land divis e reviewed and nation is correc	(m EMENT sion in unin d complete	AND S corporate ed this ap	yyy): N/A IGNATURI ed Rock Count plication form,	y, or am sei and submi	rving as th tted all in edge and	e primary formation	contact as

APPLICATION CHECKLIST		
in the second	No.	Stat Commence and
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,		
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area		
and containing all of the following information?		
a. Location of the land division area by section, township, and range:		
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	Ц	
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:		
a 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:	Ħ	
(3) Driveways:	Ħ	
(4) Rail lines:	Ē	
(5) Private water wells or water supply systems:	Ō	
(6) Private onsite wastewater treatment systems or public sanitary sewer	Γ	
systems:		
(7) Any other public utilities:		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		
(9) Vegetative land cover type:		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		
(11) Productive agricultural soils, cultural resources, and woodlands:		
(12) Surface water features:		
(13) Drainageways:	╘	
(14) Detention or retention areas:	片	
(15) Cemeteries: Image: Comparison of the second	片	
(16) Bridges/culverts: Image: Colored state stat	┢┤	
h. Approximate location, dimension, name (if applicable), and purpose of all		
dedicated public parks or outdoor recreation lands, or any other public or	'n	
private reservation, including any conditions, in the land division area:		
1. Preliminary concept for connection with existing public sanitary sewer and		
water supply system or an alternative means of providing water supply and		
treatment and disposal of sewage, in the land division area:	_	
I Proliminary concept for collecting and discharging stormwater in the land	-	
division area:		
k. Scale, north arrow, and date of creation:		
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?		
4. Have you provided all required application form information and has the required		
party signed this application form?		
5. Have you included a hard copy of this application form and the map, an electronic		
copy of the map in a format compatible with the Agency's Geographic Information		
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 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



LD2020 055 Roe

R.

Application Number: _____

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

ii-

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 I	equirement:
	Yes 🗌 No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes 🗸 No
6. Land division will require a zoning change:	Ves No
7 Dealiminary minor land division application is completed	
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	7 a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unit	il all missing
information has been supplied by the applicant.	CONTRACTOR OF THE OWNER OF THE
	Milssing
70 A man clearly mariled (CDC/ MANADY DIATOC CUDVEY OD CEDTICED CUDVEY MARY 11-1161-1	Thilomation
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:	F=1
a. Location of the land division area by section, township, and range:	L J
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:	L
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	P1
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	<u> </u>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	n
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 solls, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
REVISED 12/2011 Page 1 of 2	

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

AGENCY REVIEW		
		Missing
k. Scale, north arrow, and date of creation:		Minformation)
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	h the map pages	
numbered in sequence if more than one (1) page is required, and total map pa		
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the		
7e. A hard copy of the application form and the map, an electronic copy of the ma	p 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 reviewin		
these parties have comments, said comments have been provided to the Agence If you answered No, the application must be provided to other reviewing partie		
of this form.	s before completing any n	unther sections
AGENCY RECOMMENDATION	A second second second	
10. Agency recommendation: Approve I Approve With Condition	s 🗌 Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots		(where applicable)
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private se		
	* •	
3soils on the lot may be restrictive to the replacement 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)		115.
1221 Agency recommendation radonale.and pholings of lact (ose additional sheet (2a		
	10/7/2020	
AGENCY SIGNATURE:	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions De	ny ·	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) If necessary):	
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	DATE: AUSUS-	Z »2=
	,	
TITLE:		

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

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

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

055

and the second	AGENCY RECOMMENDATION
11. If you answere	d Approve With Conditions to 10., list conditions:
	sed lot lines must include the POWTS with the building which utilizes the system.
	ate 33 foot half road right of way along N Sturtevant Rd at the discretion of the Town.
	val is conditioned on the Town of La Prairie approving the requested zoning change.
	CSM shall be submitted to and approved by the Agency within one year after preliminary approva
	CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
9.	
10.	
11.	
	nendation rationale and findings of fact:
	and Division creates one new lot from existing tax parcel 6-11-228 in Lima Township.
The proposed Le	and Division creates one new lot from existing tax parcer of 11-220 in Linia Township.
the Town (which been requested regarding the rez Preservation Pla	ing residence and buildings on proposed Lot 1. The property is currently zoned A2 by is a District certified for the Farmland Preservation Program) and a rezone to A3 has based on the proposed lot size (1.2 acres). The Town of Lima will make a decision zone request based on the provision of the Town Zoning Ordinance and Farmland n. The remaining parent parcel is greater than 35 acres, therefore not required to be viewed in this action.
	· · · · · · · · · · · · · · · · · · ·
	TOWN ACTION
14. If you answered	Approve With Conditions to 13., list additional conditions:
L5. Town action rati	lonale and findings of fact:
15. Town action rati	ionale and findings of fact:
15. Town action rati	ionale and findings of fact:
L5. Town action rati	ionale and findings of fact:
	ionale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R	
R	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R. If you answered	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you answered 3. 4.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you answered 3. 4. 5.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered 3. 4. 5. 6.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R .7. If you answered 3. 4. 5. 6. 7.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 1.7. If you answered 3. 4. 5. 6. 7. 8.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 7. If you answered 3. 4. 5. 6. 7. 8. 9.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
R 17. If you answered 3. 4. 5. 6. 7. 8. 9. 10.	COCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
R 17. If you answered 3. 4. 5. 6. 7. 8. 9. 10.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
F 17. If you answered 3. 4. 5. 6. 7. 8. 9. 10.	COCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
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R 17. If you answered 3. 4. 5. 6. 7. 8. 9. 10.	COCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:



ROCK COUNTY PLANNI						
DEVELOPMENT AGENCY	Y	RECEIVED	STATE	14 11	AGENCY USE ONLY	/ U U B
51 SOUTH MAIN STREET JANESVILLE, WI 53545	T.			11 11 11	1 1 1 207	
TELEPHONE: (608) 757-	5587	SEP 1 7 2020		ii Application Nu	mber: <u>L-D202</u>	<u>U 055 </u>
EMAIL: PLANNING@CO WEB: WWW.CO.ROCK.	ROCK.WI.US			<pre># Received By - I # (MM/DD/YYYY)</pre>		-2020
WEB: WWW.CO.ROCK.	ROC	K CO. PLANNING, ECONOMIC MUNITY DEVELOPMENT AGE	NCY	I REERCOLLE		*********
CALL PART						
PREL	ΠΛΠΙΝΑ	RY LAND DI	DIVISION CLASSIF		ION FOR	M
Major Land Div Subdivision Plat Red		Minor Land Divi CSM for lots 35 acres of Plat of Survey for lots greater	ision Tran	nsfer to Adjoinin Plat of Survey or CSM		t Combination CSM Required
1. Applicant has con (if land division is land division is fea	within Extra-1	Rock County Planning, I Ferritorial Plat Approval	Economic & Comm	unity Developme area) officials and	these parties have	ve determined
		Town's Comprehensive	Dian Euture Lan	d Lloo Mara		∐Yes ∐No
		a Farmland Preservatio			-	
		o 4. If you answered No.		ertified by the Sta	ate of Wisconsin: j	Yes No
		Farm Tract and any oth			n zoning district r	equirement:
5. Land division will	require a zon	ing change:	·····	·····		
		APPLICAN	IT INFORMATI	ON	1996 - Real and an	
6. LANDOWNER OR	AUTHORIZED	LANDOWNER REPRESE	the second s		ран 1997 — Сарания Сарания (с. 1997) 1997 — Сарания Сарания (с. 1997)	and the second
a. Name:	MARC A R	OE			Telephone: 6	08-931-5832
Address:	2716 N SC	HARINE RD	City: V	/HITEWATER	State: WI	Zip: 53190
b. Name:	JEFFERY .	TROE			Telephone:	
Address:	2716 N SC	HARINE RD	City: W	/HITEWATER	State: WI	Zip: 53190
7. AGENT (SURVEYO	1					2.0. 00100
a. Surveyor name:	1	ASSOCIATES, INC	······		Telephone: 6	08-752-0575
Address:	109 W. MIL	WAUKEE ST	City: J	ANESVILLE	State: WI	Zip: 53548
b. Developer name:		- 450 mm - 4	· · · · ·		Telephone:	1-1-100010
Address:		A	City:		State:	Zip:
8. Identify the indivi	dual from 6. d	or 7. that will serve as t		t: П6а. Г]6b. √ 7a.	7b.
			Y INFORMATIC	and the second		
9.Reason for applicat	tion: 🔽 Sale/	ownership transfer 🗌	Farm consolidati	on 🔲 Create Co	onforming Lot	Adjust Lot Line
SELL BUILDINGS ON	ONE ACRE					
		e transfer og græderer	y dinar arrahen	2.1		
	· · · ·					•
10. Land division are	a location.	Town of LIMA		NW 1/4 of	SW 1/4	
····		Section 25-4-14			nber(s) - · 6-11-22	
11. Land division are		ithin the Extra-Territori identify: City(s)/Villa		irisdiction (ETJ) A	area of a City(s)/Vi	llage:
12. Land division are		djacent to (check all tha		·		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
12 Landaumania		and a state of the second s	ounty highway	State highv		lighway
 Landowner's cor (Square feet or a 	Ψ		ision area feet or acres): 1.2		rrent zoning of lar a: A-2	id division
16. Number of new/			oning of new/add	I	• Future zoning of	parent lot:
by land division:			by land division:		A-2	p
19. Covenants or res If Yes, identify co		pe placed on the land di	vision area:	Yes 📝 No		
20. A residential buil	ding is curren	tly located in the land d		Yes 🗍 No	1	
If Yes, the buildin 21. Public improvem		Private onsite wa ion proposal/plan will			Public sanitary s	
be submitted by			(mm/dd/yy		anon wiii negiri 0	
		APPLICANT STAT	· · · · · · · · · · · · · · · · · · ·			
for said landowner. I d	do hereby verif	er applying for a land divisi y that I have reviewed and at all information is correc	ion in unincorporate I completed this app	d Rock County, or blication form, and	submitted all inform	mation as
1			1	/		
LANDOWNER/PRIMAR	Y CONTACT SIG	INATURE: Kull	1 f Come	e.		12020
REVISED 8/2019						1

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Page 1 of 2

Application Number

055

APPLICATION CHECKLIST	a dinga		
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	1		Contraction of the second statement of the second
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	\square		
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a. Location of the land division area by section, township, and range:			
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g. Approximate location, dimension (if applicable), and name (if applicable) of all			
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(2) Streets, alleys, and public ways;		-H-	
(3) Driveways:		⊢⊢	
(4) Rail lines:			
(5) Private water wells or water supply systems:		F	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:		Ш	
(7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):	\square		
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(13) Drainageways:	N		
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(16) Bridges/culverts:			
(17) Rock outcroppings:		吕	
h. Approximate location, dimension, name (if applicable), and purpose of all		บ	·······
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treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		_	·
division area:			
k. Scale, north arrow, and date of creation:			
 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?			
4. Have you provided all required application form information and has the required			
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information	\Box		
System (GIS), and the application fee?	<u> </u>		

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

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

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



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LD2020 057 Meredith Application Number:

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WEB: WWW,CO,ROCK.WI.US	
PRELIMINARY MINOR LAND DIVISION - APPLICAT	ION:
[1] 21 - 21 - 21 - 21 - 21 - 21 - 21 - 21	
REVIEW, RECOMMENDATION, AND ACTION FOR	RM
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	
and these parties have determined land division is feasible:	V Yes No
2. Land division is consistent with Town's Comprehensive Plan Future Land Use Map:	Ves 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	no au lino no omin
4. Land division meets rown base rann tract and any other applicable rannand Preservation zoning district	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan	
6. Land division will require a zoning change:	
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.	til all missing
	A Missing
· · · · · · · · · · · · · · · · · · ·	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	п
land division area and containing all of the following information:	I
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	П
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	└───└┤───
(2) Streets, alleys, and public ways: (3) Driveways:	<u>├───</u> ┢┥───
(4) Rail lines:	<u>├</u> ──── <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.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features: (13) Drainageways:	<u>├───</u> ┣╡───
(13) Diamageways. (14) Detention or retention areas:	
(15) Cemeteries:	├───╞┤────
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	-
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	
J. Preliminary concept for collecting and discharging stormwater in the land division area:	<u> </u>

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map	Dages
numbered in sequence if more than one (1) page is required, and total map pages identifi	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u>_</u>
7d. All required application form information and required party's signature on the application	
7e. A hard copy of the application form and the map, an electronic copy of the map in a form:	at compatible
with the Agency's Geographic Information System (GIS), and application fee: 8. Preliminary minor land division application is complete:	
 Preliminary minor land division application is complete. Preliminary minor land division application has been provided to other reviewing parties for 	
If you answered No, the application must be provided to other reviewing parties before co	
of this form.	en de la la la la la composition de la
AGENCY RECOMMENDATION	
	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 to	by utility companies (where applicable).
2. Note on Final CSM: "No buildings which produce wastewater are allowed on La	ot 1 until acceptable means
3of wastewater disposal is approved by the necessary governmental age	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessa	ry):
Ima	
AGENCY SIGNATURE: DATE:	10/05/2020
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a)	If necessary):
1. Deed restriction on parent parcel to allow only one additional land division.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
	0 /0 /0 0 0 0
TOWN SIGNATURE: DATE:	9/3/2020
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 PLANNING AND DEVELOPMENT CON	AMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) If nece	ssary):
· ·	
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

7. 8. 9. 10,

3. Comply with the standards in the Town of Magnolina Zoning Ordinance related to creating a new lot in the A1 Zoning District. 4. Dedicate a 33 foot half road right-of-way along W Milbrandt Rd at the discretion of the Town. 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. 6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.

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12. Agency recommendation rationale and findings of fact:

11. If you answered Approve With Conditions to 10., list conditions:

The proposed Land Division creates one new 1.0 acre lot from an existing 131 acre parcel (6-12-37) in Magnolia Township. The purpose of the division is to create a new buildable lot.

AGENCY RECOMMENDATION

The remaining parent parcel is greater than 35 acres, therefore it is not required to be included as part of the Certified Survey Map. However, as a condition of approval, the Town of Magnolia required that a permanent deed restriction be recorded on said lands to allow only one additional land division in the future. This requirement was based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

TOWN ACTION

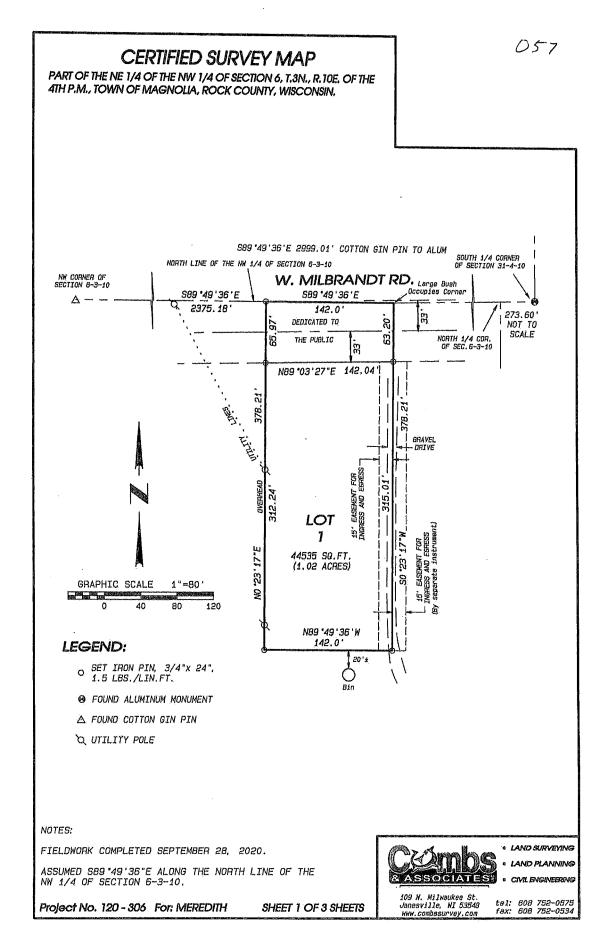
14. If you answered Approve With Conditions to 13., list additional conditions:

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. б, 7. 8. 9. 10.

18. Committee action rationale and findings of fact:



ROCK COUNTY PLANNI DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545 TELEPHONE: (608) 757-1 EMAIL: PLANNING@CO. WEB: WWW.CO.ROCK.	5587 ROCK.WI.US	SEP 2.2 2020		****	Application N Received By (MM/DD/YYY	Date Q		57
PREL	IMINA		D DIVISIO	1.2.5		TION FO	RM	
Major Land Div		Minor L	and Division		ncation: Insfer to Adjoini	ng Owner	Lot Com	vination
Subdivision Plat Rec	·	Plat of Survey for Ic	s 35 acres or less ots greater than 35 acre		Plat of Survey or CSN	A	CSM Re	•
1. Applicant has cont (if land division is land division is fea	within Extra-7	Rock County Pla Territorial Plat A	inning, Economic pproval Jurisdict	: & Comn ion (ETJ)	nunity Developn area) officials ar	nent Agency, an Id these parties	id City(s)/V have dete I∕7I Yes	ermined
2. Land division is co	nsistent with	Town's Compre	hensive Plan – F	uture Lar	id Use Map;		Ves	
3. Land division area	is located in	a Farmland Pre	servation zoning	district c	ertified by the S	tate of Wiscons	in: 🛛 Yes	No
If you answered Y 4. Land division mee					aland Brogen at	on posta dista		
			any other applic	abie rali		Not Applicabl	<u> </u>	<u> </u>
5. Land division will	require a zon						Ves	No
		the second s	PLICANT INFC	RMATI	ON			al la de la desenvoir de la des
6. LANDOWNER OR				·····			······································	
a. Name: Address:		MEREDITH LI	VING TRUST			Telephone:	<u> </u>	
b. Name:	467 W CHI	JRCHST		City: E	VANSVILLE	State: WI	Zip:	53536
Address:				ring		Telephone:		Γ
7. AGENT (SURVEYO	R AND DEVE	LOPER)	l,	City:	• • • • • • • • • • • • • • • • • • • •	State:	Zip:	
a. Surveyor name:		ND ASSOCIAT	TES, INC	7**¥-,	· · · · · · · · · · · · · · · · · · ·	Telephone:	752-057	75
Address:		WAUKEE ST		City: J	ANESVILLE	State: WI		53548
b. Developer name:	/					Telephone:	1	100010
Address:		· •		City:		State:	Zip:	<u> </u>
8. Identify the indivi	dual from 6. d	or 7. that will se	rve as the prima	y contac	t: 🗌 6a. [_ 6b.	☐ 7b.	1
9.Reason for applicat	ion: []Sale/	ownership tran				onforming Lot	Adjust	t Lot Line
10. Land division are	a location:	Town of MA	GNOLIA		NE 1/4 of			
11 Land division are	a is located w	Section 6				mber(s) - 6-12		
11. Land division are			(s)/Village of	proval J	risaiction (EIJ)	Area or a City(s	//village:	
12. Land division are	a is located ad	djacent to (chec	k all that apply):				······	
13. Landowner's con		I/Town road	County hig		State high		S. highway	· · · · · · · · · · · · · · · · · · ·
(Square feet or a	-	·	and division are Square feet or a			urrent zoning of ea: A-1	r land divis	ion
16. Number of new/a		s created 17. I	uture zoning of	new/add	itional lot(s) 18	8. Future zonin	g of paren	t lot:
by land division: 19. Covenants or res	1 triationa will k		created by land			A1		
If Yes, identify co			i ianu division an	ea: [Yes 🔽 No			
20. A residential buil	ding is curren	tly located in th			Yes 🔽 No		·,,,,,,,,,	
If Yes, the buildin 21. Public improvem		a second s	site wastewater		nt system] Public sanita		ystem
be submitted by				m/dd/y		action will negi	a vil	
		APPLICANT	STATEMENT	AND S	IGNATURE			
I, as the undersigned, a for said landowner. I d required per said docu	o hereby verify	y that I have revie	wed and complete	ed this app	olication form, and	d submitted all in	formation a	contact as
LANDOWNER/PRIMARY	CONTACT SIG	INATURE: 7	2.20/	lin	h	DATE: <u>6</u> /	24/2	:020
REVISED 8/2019			Page 1 of	2				

Application Number 057

APPLICATION CHECKLIST		×.*	
	Yes	No	Commence are a
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	<u> </u>		
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 PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	\square		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		N	NONE
(2) Streets, alleys, and public ways:			
(3) Driveways; (4) Rall lines:	Ø		
(5) Private water wells or water supply systems:	<u> </u>		NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			NONE
systems:		\square	NONE
(7) Any other public utilities:		V	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	\Box		DRIVEWAY EASEMENT
(9) Vegetative land cover type:			SEE AIR PHOTO
 (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural solls, cultural resources, and woodlands: 			NONE
(12) Surface water features:	<u> </u>	V	NONE
(13) Drainageways:		Ż	NONE
(14) Detention or retention areas:	H	团	NONE
(15) Cemeteries:			NONE
(16) Bridges/culverts:		\square	NONE
(17) Rock outcroppings:		\mathbf{N}	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:			NONE
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area; 		Ø	NONE
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		\checkmark	NONE
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		N	NOTHING REQUESTED
 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?	\square		
4. Have you provided all required application form Information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

PLEASE SEND VIA POSTAŁ 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 Z

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REVISED 8/2019

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

LD2020 060 Kirby

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TELEPHONE: (608) 757-5587		Application Number:	
FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US	M		
WEB: WWW,CO,ROCK,WI,US		•	
PRELIMINARY MII		CON ADDUCAT	
그는 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같이 많이 있다.	승규는 한편에서 아파지 않는 것이 있다. 여러 가지 않는 것이 있는 것이 없다.		
REVIEW RECON	IMENDATION A	AND ACTION FOR	NЛ
	AGENCY REVIEW		
4 Applicant has applicated Tayle Deal Court			
1. Applicant has contacted Town, Rock Cour and these parties have determined land c		Agency, and City(s)/Village (if appl	
2. Land division is consistent with Town's Co		d Lise Man	Yes No Yes No
3. Land division is located in a Farmland Pres			Vires No
If you answered Yes, proceed to 4. If you			
4. Land division meets Town Base Farm Trac		land Preservation zoning district	requirement:
· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,		Yes 🗌 No
5. Land division is in an Agricultural Resource	as Priority Area, per the Rock Co	ounty Farmland Preservation Plan:	Yes VNo
6. Land division will require a zoning change	·····		Yes No
7. Preliminary minor land division application	n is complete:		Ves No
If you answered Yes to 7., proceed to 9. If	•	the missing information below	
all missing information is supplied, proceed	to 8 An Agency recommende	tion (10) will not be provided up	d. ~ /e. Alter
Information has been supplied by the appli		tion (±0.) withouse provided diff	an an trussing
			at Missing and
			Information.
7a. A map clearly marked "PRELIMINARY P	LAT OF SURVEY OR CERTIFIED S	URVEY MAP", Identifying the	
land division area and containing all of			
a. Location of the land division area by			
b. Approximate location and dimensio	n of all EXISTING streets and pro	operty lines, including name and	
ownership (if applicable), in and adja			
c. EXISTING/PROPOSED County, Town EXISTING/PROPOSED lot(s) and out	, and City/Village (if applicable)	zoning designations of all	
d. Approximate location and dimension	of all EVISTING (PROPOSED In	t(a) outlet(a) and block(a)	
numbered for reference, in the land		us), outlous), and block(s),	
e. Indication of all PROPOSED lot(s) an		le-family residential in the land	
division area:	s officially for it official matteries		
f. Distance from all PROPOSED lot(s) a	nd outlot(s) point of beginning	to section corner or quarter	Π
corner, in the land division area:		· · ·	L-J
g. Approximate location, dimension ar		he following, whether EXISTING	п
or PROPOSED, in the land division a	rea:	·····	
(1) Buildings:	·		<u> </u>
(2) Streets, alleys, and public ways:			
(3) Driveways: (4) Rail lines:			
(4) Rail lines: (5) Private water wells or water sup	niv systems:		<u>-</u>
(6) Private water water water sep		sewer systems:	H
(7) Any other public utilities:			Fi
(8) Easements (Utility, drainageway	, pedestrian way, etc.):	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
(9) Vegetative land cover type:		· · · · · · · · · · · · · · · · · · ·	
(10) Environmentally sensitive areas			
(11) Productive agricultural soils, cult	ural resources, and woodlands		
(12) Surface water features:			
(13) Drainageways:	· · · · · · · · · · · · · · · · · · ·	- <u> </u>	<u> </u>
(14) Detention or retention areas: (15) Cemeteries:	4		
(16) Bridges/cuiverts:			
(17) Rock outcroppings:	· · · · · · · · · · · · · · · · · · ·		 =
h. Approximate location, dimension, nan	e (if applicable), and purpose of	of all dedicated public parks or	
outdoor recreation lands, or any other			
land division area:		•	
i. Preliminary concept for connection wi			
alternative means of providing water s	supply and treatment and dispo	sal of sewage, in the land	
division area:			
J. Preliminary concept for collecting and	discharging stormwater in the i	and division area:	

REVISED 12/2011

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	alintormation.
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	п
with the Agency's Geographic Information System (GIS), and application fee:	kend
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	
these parties have comments, said comments have been provided to the Agency: Z Yes D No.	
If you answered No, the application must be provided to other reviewing parties before completing any for of this form.	urther sections
AGENCY RECOMMENDATION	· · · · · · · · · · · · · · ·
10. Agency recommendation: Approve Image: 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	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until accept	table means
3of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	· · · · · · · · · · · · · · · · · · ·
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1,	<u></u>
2,	·
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	
TITLE:	

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

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

ROC	CK COUNTY PLAP	INING AND DI	VELOPMENT	COMMITTEE ACTION	
16. Committee action:	Approve		Vith Conditions	Deny	
17. If you answered Ap	prove With Conditio	ns to 16., list cond	ditions (Use addition	onal sheet (2a) If necessary):	
1.					
2.					
3.			·····		
18. Committee action ra	ationale and findings	of fact (Use addlt	ional sheet (2a) if	necessary):	
COMMITTEE SIGNATURE:	I			DATE:	
TITLE:	Chair - Rock County	Planning & Deve	opment Committe	20	

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions: 3. Comply with the standards in the Town of Center Zoning Ordinance related to creating a new lot in the A1 Zoning District. 4. Final CSM shall delineate a non-buildable area within the existing depressional topographic area below an elevation of 912 ft. 5. Dedicate a 33 foot half road right-of-way along N Fox Rd at the discretion of the Town. 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. 7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 8, 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 3.0 acre lot from an existing 57 acre parcel (6-4-6) in Center Township, which is currently zone A1 (the certified district for the Farmland Preservation Program). The purpose of the division is to create a new buildable lot. The Town of Center will consider a rezone from A1 to A3 (3-10 acre lot size) based on the provisions In the Zoning Ordinance and the standards of the Farmland Preservation Program. The natural topography of the proposed lot contains a kettle/depressional topography area roughly in the center of the lot. This area will not allow surface water to drain area, which may result in standing water in certain rain events or spring snow melt, especially when the ground is frozen. Therefore, the recommendation is to restrict any building with his area below an elevation of approximately 912 feet as shown on the attached topographic map. The remaining parent parcel is greater than 35 acres, therefore it is not required to be included as part of the Certified Survey Map. **TOWN ACTION** 14. If you answered Approve With Conditions to 13., list additional conditions: **15.** Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6, 7. 8. 9. 10. 18. Committee action rationale and findings of fact:

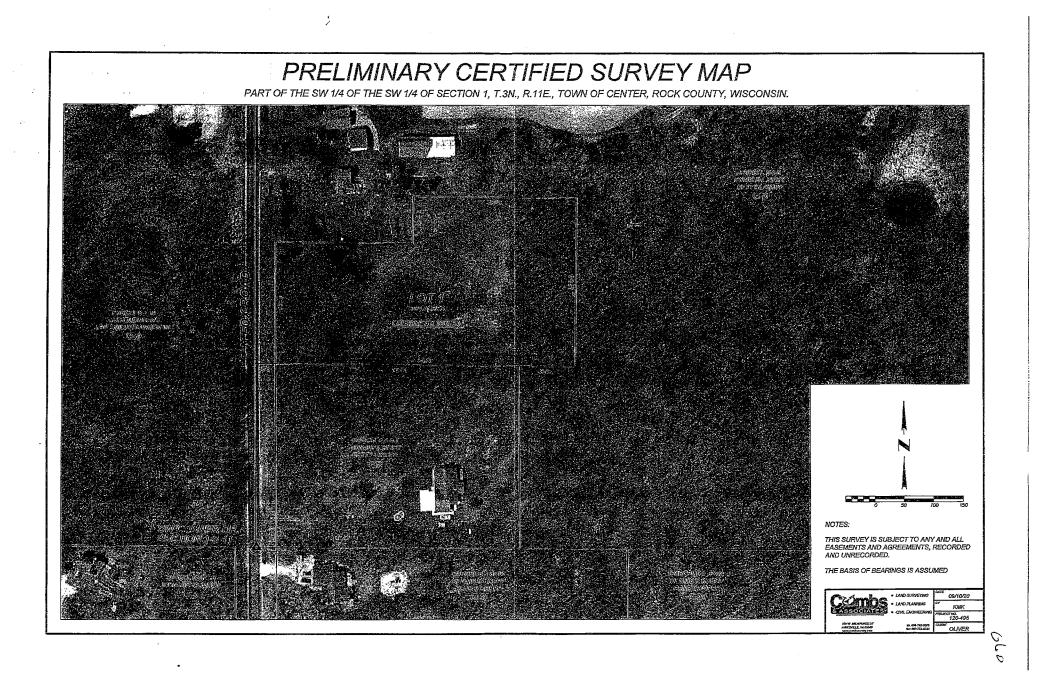


Two Foot Topography



Non buildable area LD 2020 060 Kirby

1 Inch = 100 Feet



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A dEINT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS & ASSOCIATES, INC Telephone: 608-752-0574 Address: 109 W. MILWAUKEE ST City: JANESVILLE State: VI Zip: 5354 b. Developer name: City: JANESVILLE State: Zip: Zip: State: Zip: Zip: 3. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Z r. 7 b. Reason for application: [Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Dreaded an explanation of the proposal along with any other considerations application form. Adjust Lot Li Dreaded an explanation of the proposal along with any other considerations application form. Adjust Lot Li OL Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yi/4 Section 1-3-11. Ta Land division area is located adjacent to (check all that apply): Z Local/Town road County highway State highway U.s. highway S. Landowner's contiguous property area 14. Land division area 15. Current coning of land division area: State highway U.s. highway	AGENT (SURVEYOR AND DEVELOPER) Surveyor name: COMBS & ASSOCIATES, INC Address: 109 W. MILWAUKEE ST City: Jake State: WI Zip: State: WI Address: City: State: Zip: Identify the individual from 6. or 7. that will serve as the primary contact: 65. Z ra. 7b. Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: [25ale/ownership transfer Farm consolidation Farm consolidation F					City	14	NESVILLE		·····	Zin	5354	
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Address: City: State: Zip: 3. Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Z 7a. Tb. PROPERTY INFORMATION	Address: City: State: Zip: Identify the individual from 6. or 7. that will serve as the primary contact: Ga. Gb. Z 7a. Tb. PROPERTY INFORMATION Reason for application: ZSel/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: ZSel/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: ZSel/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Li Reason for application: SSW 1/4 of SW 1/4 of SW 1/4 Section 1-3-11 Tax parcel number(s) - 6-4-8 . Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: [// Yes, identify: City(s)/Village of I.S. furth zoning of and division 4. Land division area is located adjacent to (check all that apply): [// Local/Town road [/ Courty highway State highway U.S. highway 4. Land division area [/ Squarefeet or acres]: 3 ACRES area: A-1 Addression: A-3 6. Mumbei of new/additional lots created [/ Future zoning of new/additional lots] 18. Future zoning of parent lot: A-1 6/ Squarefeet or acres]:					City:	JA	NESVILLE	State:		1		
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□ Yes ☑ No If Yes, identify: City(s)/Village of 2. Land division area is located adjacent to (check all that apply): ☑ Local/Town road □ County highway State highway □ U.S. highway 3. Landowner's contiguous property area (Square feet or acres): 56.75 ACRES 14. Land division area (Square feet or acres): 3 ACRES 15. Current zoning of land division area: A-1 6. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: Created by land division area: A-1 9. Covenants or restrictions will be placed on the land division area: □ Yes ☑ No ☑ No 16 Yes, identify covenants or restrictions: 0. A residential building is currently located in the land division area: □ Yes ☑ No 17. Public inprovement construction proposal/plan will be submitted by (mm/dd/yyy): N/A 22. Public improvement construction will begin on (mm/dd/yyyy): N/A 19. Public inprovement construction proposal/plan will be submitted by (mm/dd/yyy): N/A 22. Public improvement construction will begin on (mm/dd/yyyy): N/A 19. 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 parsial documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.	Yes ✓ No If Yes, identify: City(s)/Village of Land division area is located adjacent to (check all that apply): ✓ Local/Town road County highway State highway U.S. highway Landowner's contiguous property area 14. Land division area 15. Current zoning of land division area: area: A-1 Square feet or acres): 56.75 ACRES 17. Future zoning of new/additional lots: 18. Future zoning of parent lot: by land division: 1 17. Future zoning of new/additional lots: A-1 Covenants or restrictions will be placed on the land division area: Yes ✓ No If Yes, identify covenants or restrictions: Yes ✓ No 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 Public inprovement construction proposal/plan will 22. Public improvement construction will begin on (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE 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 or said land powner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as equifed per said document	11. Land division	area is located w			pprova	Jur					· · ·	
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If:Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 1. Public: mprovement construction proposal/plan will 22. Public improvement construction will begin on (mm/dd/yyyy): N/A 2. Public improvement construction will begin on (mm/dd/yyyy): N/A 22. Public improvement construction will begin on (mm/dd/yyyy): N/A 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. D D Q	If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system Public improvement construction proposal/plan will 22. Public improvement construction will begin on (mm/dd/yyyy): N/A APPLICANT STATEMENT AND SIGNATURE 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 or said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as equified per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief. NDOWNER/PRIMARY CONTACT SIGNATURE: DATE: 9-15-2=	If Yes, identify	covenants or re	strictions:									
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ANDOWNER/PRIMARY CONTACT SIGNATURE: Pr / Juli Date: 9-15-20		required per said d	ocuments, and th	at all information is	correct, accura	te, and t	rue i	to the best of n	ny knowledge	e and b	elief.		
		LANDOWNER/PRIM	ARY CONTACT SI	SNATURE: P	M	[]]	/		DATE:	9-1:	5- 70	•	

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APPLICATION CHECKLIST			
AFT LICATION CHEUNLIST	10.00	15 168	
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	res	NØ	nten CommenCatality
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:	$\overline{\mathbf{Z}}$		· · · · · · · · · · · · · · · · · · ·
 b. Approximate location and dimension of all EXISTING streets and property lines, 			
including name and ownership (if applicable), in and adjacent to the land		П	
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:		لمحا	
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	1771		
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:	$\mathbf{\Sigma}$		
(2) Streets, alleys, and public ways:	$\overline{\mathcal{A}}$		
(3) Driveways:	$\overline{\mathbf{V}}$		
(4) Rail lines:			
(5) Private water wells or water supply systems:	\square		
(6) Private onsite wastewater treatment systems or public sanitary sewer	\square		
systems:			
(7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):		\square	
(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:	$\overline{\mathbf{X}}$	╞╞╡	
(14) Detention or retention areas:	V	H	
(15) Cemeteries:		H	
(16) Bridges/culverts:		Ħ	· · · · · · · · · · · · · · · · · · ·
(17) Rock outcroppings:	V		
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or	$\overline{\mathbf{V}}$		
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:			In
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:	\square		
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?	$\mathbf{\Sigma}$		
4. Have you provided all required application form information and has the required	\square		
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?	1		

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

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

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

Rock County Planning Administrative Quarterly Report

		Q1			Q2			Q3			Q4		Yea	r End To	otals
	# Apps	Denial	Appr	# Apps	Donial	Appr	# Apps	Donial	Appr	# Apps	Denial	Appr	# 4 0000	Donial	Appr
2011	# Apps	Demai	Аррі	# Apps	Demai	Аррі	# Apps	Demai	Appr	# Apps	Demai	Appr	# Apps	Demai	Appr
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012															
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP 2013	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
BOA	1	0	1	2	0	2	2	0	1	4	2	2	0	2	C
LD	13	0	11	10	0	9	18	0	1 17	4 10	2	2 11	9 51	2 0	6 48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014					A STREET										
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29
BP	0	0	0	6	0	6	6	0	6	0	0	0	12	0	12
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015															P. Salt
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40
BP SLP	14 2	0	14 2	19 24	0	19 24	12 11	0	12 11	14 10	0	14 10	59 47	0	59 47
2016	2	U	2	24	0	24	11	0	11	10	0	10	47	0	4/
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13
LD	14	0	14	18	0	18	11	0	11	14	0	14	57	0	57
BP	8	0	8	21	0	21	10	0	10	10	0	10	49	0	49
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54
2017															
BOA	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8
LD	12	0	12	24	0	24	20	0	20	28	0	28	28	0	84
BP	9	0	9	25	0	25	10	0	10	11	0	11	55	0	55
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57
2018															
BOA	1	0	1	2	0	2	1	0	1	0	0	0	4	0	4
LD BP	16	0	16	19 51	0	19	17	0	17	35	0	35	87	0	87
SLP	19 12	0	19 12	13	0	51 13	11 12	0	11 12	18 11	0	18 11	99 48	0	99 48
2019	12	0	12	15	0	10	12	0	12	11	0	11	40	0	40
BOA	1	0	1	2	0	2	0	0	0	1	1	0	4	3	1
LD	13	0	13	21	0	21	19	0	19	27	0	27	80	0	80
BP	. 9	0	9	29	0	29	17	0	17	12	0	12	67	0	67
SLP	2	0	2	19	0	19	8	0	8	6	0	6	35	0	35
2020					en de la complete										
BOA	0	0	0	0	0	0	0	0	0		W.				
LD	15	0	15	15	0	15	29	0	29			and the second			
BP	28	0	28	43	0	43	29	0	29	North Col	and the second	Marca.	Service of		Testal
SLP	8	0	8	21	0	21	13	0	13	Langer and			ALCONTRACT.		
JLF	0	0	0	21	0	21	13	0	13				ALC: NOT		and the second