

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 8, 2016 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday August 25, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Land Division Review & Approval LD2016 033 (Rock Township) Dennis Selvog
 - B. **Action Item:** Land Division Review & Approval LD2016 035 (Johnstown Township) R&W Ventures LLC
- 6. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
 - A. Address Ordinance
 - B. 2016 Floodplain Management Workshop
- 9. **EXECUTIVE SESSION**:

Per Section 19.85(1)(g), Wis. Stats. – Confer with Legal

Counsel Regarding Pending Litigation

10. Adjournment

Future Meetings/Work Sessions

September 22 (8:00 am) October 13, 2016 (8:00 am) October 27, 2016 (8:00 am) November 10, 2016 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: August 30, 2016

Summary:

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

2016 033 (Rock Township) – Dennis Selvog 2016 035 (Johnstown Township) – R&W Ventures LLC

Recommendation(s) or Action(s):

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

ROCK COUNTY PLANNING, ECONOR ECOMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK, WICK CO. PLANNING, ECONOMIC AS
WEB: WWW.CO.ROCK, WILUS TO COMMUNITY DEVELOPMENT AGENCY
WEB: WWW.CO.ROCK, WILUS TO COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY AGENCY USE ONLY

Application Number: LDZ016 033 Received By – Date (MM/DD/YYYY):

ADDITION FORM

			water in the second state of	en di di dan mandan dan men	<u> </u>		prince and the			<u> A. a b. selle e. le</u>	
PLEASI PRELIMINARY OF THIS FORM A	MINOR LAND	DIVISION	HIS APPLICATION	N FORM INFO	RMATI	ION. I	PLEASE	COMPLE	TE BC	TH PAGE	S 1.
1. Applicant has cont (if land division is land division is fea	acted Town, I within Extra-T	Rock Coun	ty Planning, Eco	onomic & Cor	nmunit	y Dev	elopme	nt Agenc	y, and	I City(s)/V	illage
2. Land division is co	nsistent with	Town's Co	mprehensive P	lan – Future I	and Us	e Map	o:			✓ Yes	☐ No
3. Land division area	is located in	a Farmlan	d Preservation :	zoning distric	t certifi	ied by	the Sta	te of Wis	consi	n: 🗌 Yes	☐ No
If you answered Y	es, proceed to	o 4. If you	answered No,	proceed to 5							
4. Land division mee	ts Town Base	Farm Trac	t and any other	applicable F	armland	d Pres	ervatio	n zoning	distric	Yes	□ No
5. Land division will	require a zon	ing change								✓ Yes	☐ No
			APPLICANT	INFORMA	TION						
6. LANDOWNER OR	AUTHORIZED	LANDOWI	NER REPRESENT	ATIVE					***************************************	T	
a. Name:	DENNIS SI	ELVOG						Telepho	ne:	<u> </u>	
Address:	5041 W W	OODS E	DGE RD	City:	JANE	ESVIL	LE.	State:	WI	Zip:	53548
b. Name:								Telepho	ne:		
Address:				City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)						A A A A A A A A A A A A A A A A A A A	·		
a. Surveyor name:			CIATES, INC					Telepho	ne:	752-05	75
Address:	109 W. MIL			City:	JANE	ESVIL	LE	State:	WI	Zip:	53548
b. Developer name:								Telepho	ne:		
Address:				City:				State:	T	Zip:	
8. Identify the indivi	dual from 6.	or 7 , that s	will serve as the		tact:	Пе	a.	6b.	7a.	7b.	
6. Identify the mark			AND DIVISIO								
9. Reason for land di	vision: 🗸 Sa				Section States and the second	care the experience from	Refin	ance 🗌	Oth	ier:	este la libro seconda de la como
J. Meddell lot falle di		Town of					1/4 of	SE 1	/4		
10. Land division are	a location:	Section	20			ax nar	cel nun	nber(s) -	6-17	-187 4B	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:											
			xtra-Territorial	-			(ETJ) A		************************		
🗌 Yes 📝 No	If Yes,	identify:	xtra-Territorial City(s)/Village	e of			(ETJ) A		************************		·
🗌 Yes 📝 No	If Yes, a is located a	identify:	xtra-Territorial City(s)/Villago (check all that	e of		liction	e highw	rea of a (City(s),	/Village: S. highwa	
Yes No 12. Land division are 13. Landowner's cor	If Yes, a is located a Loca tiguous prop	identify: djacent to I /Town ro	city(s)/Village (check all that a ad Cou 14. Land divis	e of apply): nty highway	Jurisd	liction	e highw 15. Cui	rea of a (U.S	/Village:	
Yes No 12. Land division are 13. Landowner's cor (Square feet or a 16. Number of new/	If Yes, a is located a Loca atiguous prop cres): 20 additional lot	identify: djacent to i l/Town ro erty area	city(s)/Village (check all that a ad Cou 14. Land divis (Square fe 17. Future zo	e of apply): nty highway ion area eet or acres): ning of new/a	Jurisd 13 addition	State	e highw 15. Cur are	rea of a (vay [rent zon a: SP & A	U.Sing of	/Village: S. highwa land divis	ion
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Page 1 of 2

APPLICATION CHECKLIST			the state of the s
	Yes	No.	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		agen, and me, ass, ass, attitude (2017) the
a. Location of the land division area by section, township, and range:	V	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:			
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:		<u> </u>	
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
systems: (7) Any other public utilities:	7	\vdash_{\Box}	
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	 	H	NONE
(9) Vegetative land cover type:	一一	片岩	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	一一	V	
(11) Productive agricultural soils, cultural resources, and woodlands:	┟Ħ╴	7	
(12) Surface water features:	7	Ħ	POND
(13) Drainageways:		V	NONE
(14) Detention or retention areas:	一	7	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	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:		Ø	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
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	✓		
I. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	\square		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	\Box	
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information	Ø		

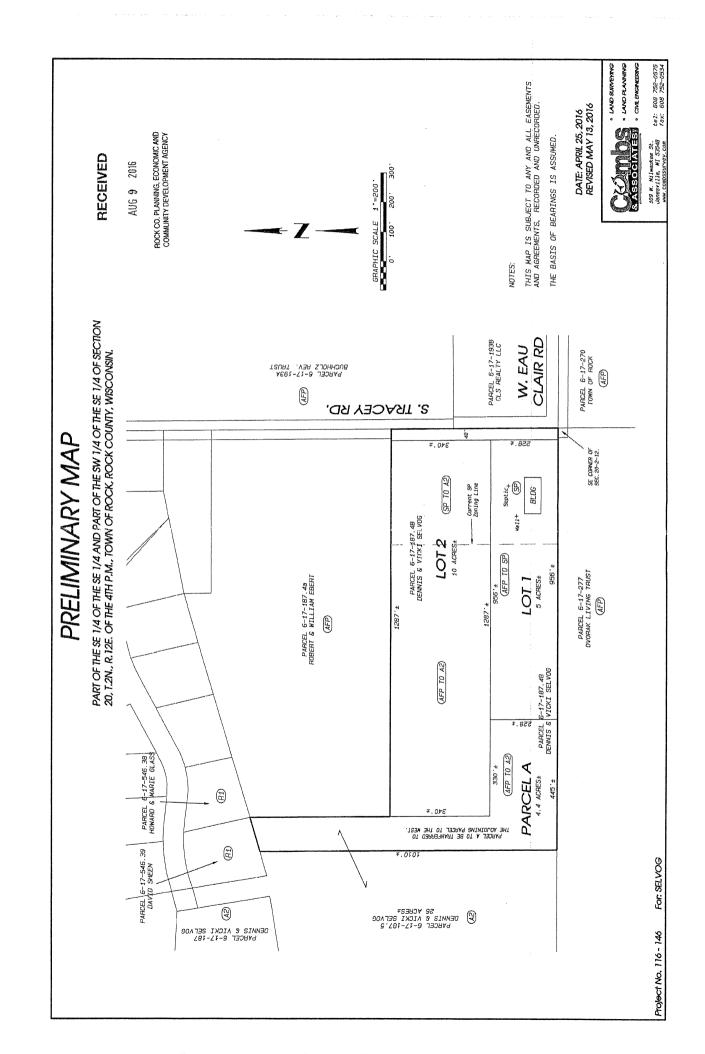
System (GIS), and the application fee?

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

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

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

JANESVILLE, WI 53545



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

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



 	LD2016 033 Selvog

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

AGENCY REVIEW	
	Missing
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:	F-1.
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: Yes No If you answered No, the application must be provided to other reviewing parties before completing any f	
of this form.	articl accuolis
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (if applicable).	
Utility easement(s) shall be placed on lots as requested by utility companies (if applicable). Note on Final CSM: "No buildings which produce wastewater allowed on Lot 2 until acceptable mean	
	io oi wasiamaial
3. disposal is approved by the necessary government agencies."	**************************************
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
8/22/16	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2,	
3,	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
•	
TOWN SIGNATURE: Avgust I Fown Board Minutes DATE:	wages produced and the second
TITLE:	

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION					
16. Committee action:		Approve With Condition			
17. If you answered App	prove With Condition	ns to 16., list conditions (Use a	additional sheet (2a) if necess	ary):	
1.					
2.					
3.					
18. Committee action ra	ationale and findings	of fact (Use additional sheet (2a) if necessary):		
COMMITTEE SIGNATURE			DATE:		
TITLE:	Chair – Rock Count	/ Planning & Development Cor	mmittee		

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ROCK COUNTY PREZIDENTANT THIN ON EARLY DIVISION - REVIEW, RECONSTRUCTION, AND ACTION FORM
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of
4. this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
5. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
6. Indicate boundary of 100 year Floodplain on the final CSM
7. Proposed parcel A (to be transferred to adjoing parcel) is owned by Dennis G Selvog. The adjoing parcel
8. Is owned by Dennis G and Vicky L Selvog. The ownership must be the same in order to combine into one parcel,
9. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
10. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two lots from an existing 20 acre lot in Rock Township, along with a transfer of approximately 4.4 acres to the adjoining property owned by the applicant (Parcel A). An existing building will be on new Lot 1 (consisting of 5.0 acres) and new Lot 2 (consisting of 10 acres) will have no structures. This division will require zoning changes to be approved by the Town of Rock, as indicated on the application and the Preliminary Map. The parent parcel is currently zoned Ag. Farmland Preservation and Special Purpose. If approved as requested, Lot 1 will be rezoned to Special Purpose, Lot 2 will be rezoned to A2 and Parcel A (to be transferred to adjoining owner) will be rezoned to A2.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3,
4.
5,
6,
7.
8.
9,
10,
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6,
7.
8,
9,
10.
18. Committee action rationale and findings of fact:

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

JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

AUG 9

2016 FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.VFIDGK CO. PLANNING, ECONOMIC AND
WEB: WWW.CO.ROCK.WILUS COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY Application Number: LDZ016 03

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

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**PLEASE	DO NOT CO	MPLETE TI	HIS APPLICATION	ON FORM	UNT	IL YOU H	AVE REA	THE ROC	к со	UNTY	
PRELIMINARY OF THIS FORM A											
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village											
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:											
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: 📈 Yes 🗌 No											
3. Land division area If you answered Ye						certified	by the St	ate of Wis	consi	n: 🗌 Yes	□No
4. Land division meet	······					rmland P	reservati	on zoning	distric	-	·
5. Land division will	require a zon	ing change	in minimum to manage the second			······································	***************************************	7*************************************		Yes ✓ Yes	☐ No
			APPLICANT	rinfori	MAT	ION		13445			
6. LANDOWNER OR	AUTHORIZED	LANDOW	VER REPRESEN	TATIVE			COLUMN NAME OF THE PARTY OF THE		CONTRACTOR		Haranes Jean
a. Name:	R&W VENT	TURES L	LC					Telepho	ne:		
Address:	PO BOX 84	1		Ci	ty:	DARIE	١	State:	WI	Zip:	53114
b. Name:								Telepho	ne:		Alberta de la companya de la company
Address:		···		Cì	ty:			State:	A Label Marie Williams and a	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)								w.corlsus.co.,	
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, INC	3				Telepho	ne:	752-057	' 5
Address:	109 W. MIL	WAUKE	E ST	Ci	ty:	JANES'	VILLE	State:	WI	Zip:	53548
b. Developer name:								Telepho	ne:		
Address:				Ci	ty:			State:		Zip:	
8. Identify the indivi-	dual from 6.	or 7. that v	vill serve as th	e primary	conta	act: [] 6a, []6b. [∕	7a.	7b.	
		L Control	AND DIVISI	ON INFO)RM	ATION					
Reason for land div	vision: 🗸 Sa				consc			nance 🗌	Oth	er:	
10. Land division are	a location:	Town of	NOTSNHOL	/N		NV	/ 1/4 01	NE 1	/4	······································	······································
		Section						mber(s) -			
 Land division are Yes ✓ No 			xtra-Territoria Citγ(s)/Villag		roval	Jurisdict	on (ETJ)	Area of a C	ity(s),	Village:	
12. Land division are		djacent to		apply): unty highv	vav	Пs	tate high	wav [⊐ ບ.s	i. highway	,
13. Landowner's con					***************************************			ırrent zoni	-		
		(Square feet or acres): 52 (Square feet or acres): 5 area: A-1									
16. 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: A-3 A-1											
by land division:		s created	17. Future zo	ning of ne	w/ac	lditional			oning	of paren	loti
by land division: 19. Covenants or res	1 trictions will l	oe placed	17. Future zo created l	ning of ne	w/ac	lditional : A-3		. Future z	oning	of paren	: lot:
by land division: 19. Covenants or res If Yes, Identify co	1 trictions will l venants or re	ne placed of strictions:	17. Future zo created l on the land div	oning of ne by land div rision area:	w/ac vision : [Iditional : A-3 Yes	lot(s) 18	. Future z	oning	of paren	lot
by land division: 19. Covenants or res If Yes, Identify co 20. A residential buil	1 trictions will I venants or re ding is curren	pe placed of strictions:	17. Future zo created I on the land div I in the land di	oning of ne by land div islon area: vision area	w/ac vision : [Iditional : A-3 Yes	lot(s) 18 No No	3. Future z A-1			elle (film film an estata in province) e e e considera ignore i La considera in con
by land division: 19. Covenants or res If Yes, Identify co	1 trictions will l venants or re ding is curren ng utilizes a:	pe placed of strictions: tly located [] Priva	17. Future zo created l on the land div I in the land di ate onsite was	ning of ne by land div ision area vision area tewater tr	w/ac vision : [a:	lditional : A-3 ☐ Yes ☑ Yes nent syst	lot(s)	3. Future z A-1	ınitar	y sewer s	elle (film film an estata in province) e e e considera ignore i La considera in con
by land division: 19. Covenants or res If Yes, identify co 20. A residential buil If Yes, the buildir	trictions will I venants or re ding is curren ng utilizes a: ent construct	ne placed of strictions: tly located Privation proposition proposition; NONE	17. Future zo created l on the land div d in the land di ate onsite was sal/plan will	oning of ne by land div ision areas vision area tewater tr 22. Publ (mm	ew/ac vision : [a: reatm h/dd/	Iditional : A-3 Yes Yes nent syst proveme yyyy):	No No mt constr	J. Future z A-1 Public sa	ınitar	y sewer s	elle (film film an estata in province) e e e considera ignore i La considera in con
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by land division: 19. Covenants or res If Yes, identify co 20. A residential buil If Yes, the buildir 21. Public improvem be submitted by I, as the undersigned, and	trictions will in the control of the	pe placed of strictions: tly located in privation proposition prop	17. Future zo created lon the land diversity of the land diversity	oning of ne by land div islon area vision area tewater tr 22. Publ (mm MENT A division in u	ew/acvision : [a: reatm lic im n/dd/	ditional: A-3 Yes Yes nent syst proveme yyyy): SIGNA proparated	No No mt constr	Public sa uction will	nitar begir	y sewer so	/stem
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by land division: 19. Covenants or res If Yes, identify co 20. A residential bull If Yes, the buildir 21. Public improvem be submitted by I, as the undersigned, al contact for said landow	trictions will it venants or reding is current gutilizes a: ent construct (mm/dd/yyy) malandowner if do herel formation, refinformation is	pe placed of strictions: tly located privation proposition proposi	17. Future zo created lon the land diversity was sal/plan will ANT STATE or a minor land of the land diversity was sal/plan will and of the land of t	vision area tewater tr 22. Publ (mm MENT A division in u ed the ROC s applicatio	ew/ac vision : [a: ceatm lic im n/dd/ NID uninco	ditional : A-3 Yes Yes whent syst proveme yyyy): SIGNA proprated JINTY PREI m, and sull y knowle	No No No em Int constr	Public se uction will http://or am s	erving	y sewer so o on as the prin ISION — equired permation ac	nary r sald cessible
by land division: 19. Covenants or res If Yes, Identify co 20. A residential bull If Yes, the buildir 21. Public improvem be submitted by I, as the undersigned, al contact for said landow APPLICATION FORM INI documents, and that all	trictions will it venants or reding is current gutilizes a: ent construct (mm/dd/yyy) malandowner if do herel formation, refinformation is	pe placed of strictions: tly located privation proposition proposi	17. Future zo created lon the land diversity was sal/plan will ANT STATE or a minor land of the land diversity was sal/plan will and of the land of t	vision area tewater tr 22. Publ (mm MENT A division in u ed the ROC s applicatio	ew/ac vision : [a: ceatm lic im n/dd/ NID uninco	ditional : A-3 Yes Yes whent syst proveme yyyy): SIGNA proprated JINTY PREI m, and sull y knowle	No No No em Int constr	Public se uction will http://or am s	erving	y sewer so o on as the prin ISION — equired permation ac	nary r sald cessible

Page 1 of 2

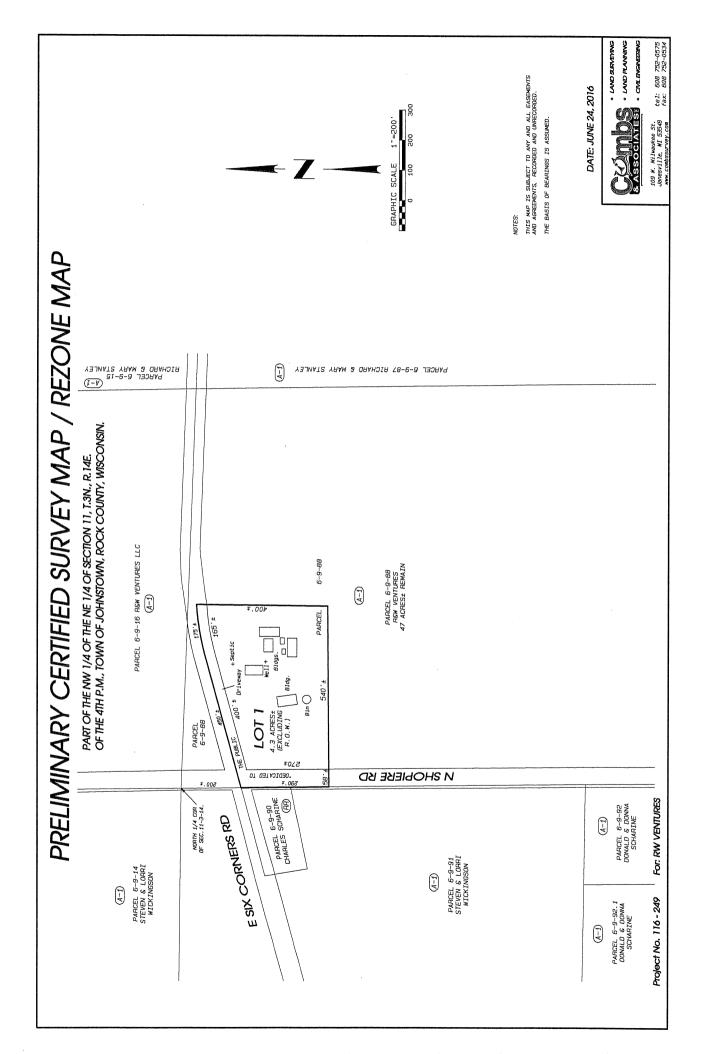
APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	Ø	<u></u>	
b. Approximate location and dimension of all EXISTING streets and property lines,	him!		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	Image: Control of the	닏	- Name of the Control
(3) Driveways:			NONE
(4) Rail lines: (5) Private water wells or water supply systems:	片	 	INONE
(6) Private water wens or water supply systems. (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	\(\sqrt{1}\)		
(7) Any other public utilities:	Ø		BLDGS HAVE UITILTY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	Olinia vyti sina
(9) Vegetative land cover type:	Ø		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:	11		NONE
(13) Drainageways:	 -		NONE
(14) Detention or retention areas:	H		NONE
(15) Cemeteries: (16) Bridges/culverts:	H		NONE
(17) Rock outcroppings:	$\vdash eg$		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:		Ø	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
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	V		
l. Any other information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?	17	+	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		 	
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

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

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

JANESVILLE, WI 53545



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

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



	LD2016 035 R&W Venture
Application Number:	
N.	

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

AGENCY REVIEW	
	-1-1-1 - 651 1 1
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if application)	
aria ariasa paraisa mata mata mata mata mata mata mata ma	Yes No
El Calla allabori la complatati mini i comi a complatati i comi	Yes No
DI EGILA GIAISION DI LOCASCA IN AL CINTINATA L'ARRIVER L	∐ Yes ∐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	and have a set
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re [Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes 🗸 No
6. Land division will require a zoning change:	✓ Yes ☐ No
7. Preliminary minor land division application is complete:	☑ Yes ☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 78	7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	all missing
information has been supplied by the applicant.	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
morniation is been supplied by the upproduct	Missing &
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	
land division area and containing all of the following information:	<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	П
ownership (if applicable), in and adjacent to the land division area:	<u></u>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<u></u>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	<u></u>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Bulldings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	H
(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.):	H
	H
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (If applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	Missing
	Information
k. Scale, north arrow, and date of creation:	
Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the Inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	
 Preliminary minor land division application has been provided to other reviewing parties for review and c 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 f of this form. 	o ´
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	and the state of t
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary):	
1. Dedicate a minimum of a 33' half road right-of-way along E Six Corners Rd at the discretion	n of the Town.
2. Dedicate sufficient road right of way along N Scharine Rd so that the result is a 33' half road	
3. on the east side at the discretion of the Town. This is a non typical dedication becaus	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE: 8/16/16	
TITLE: Admin/strator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	A transport of the second seco
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. All buildings to be demolished with 6 months of point of sale excluding the horse barn and	pole shed
2. If the owner has a 3rd party inspection of the buildings and finds that they can be repaired,	
3. present a plan to the Town Board for approval.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: See separate doe sign by store DATE: 8/8/1 TITLE: PAZ Chair	<u>6</u>
11160	

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION						
16. Committee action:	Approve Approve With C	onditions	Deny			
17. If you answered Approve WI	th Conditions to 16., list condition	s (Use additional s	heet (2a) If necessary):			
1.						
2.						
3,						
18. Committee action rationale a	and findings of fact (Use additional	sheet (2a) If neces	ssary):			
COMMITTEE SIGNATURE:			DATE:			
TITLE: Chair -	Rock County Planning & Developme	ent Committee				

Page 2 of 2

AGENCY RECOMMENDATION	
1. If you answered Approve With Conditions to 10., list conditions:	
3. the property extends west of the center line of Scharine Rd.	
4. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey	/.
5. However, soils on the lot may be restrictive to the replacement of the existing system."	
6. Proposed lot lines shall include the POWTS area with the building that utilizes the system.	
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.	
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last a	pprove
9,	
10,	
12. Agency recommendation rationale and findings of fact: The proposed Land Division separates approximately 4.3 acres (plus the dedicated road right of way) and the buildings from the parapeter. The applicant applied for a rezone for the new lot from A1 to A3, which was approved by the Town on August 8, 2016	
The proposed division of this lot highlights the fact that a triangle shaped piece of the parent parcel (6-9-88) currently exists on the no side of Six Corners Rd. Having a parcel on each side of a road is not a unique situation in rural areas, however it is typically not a srarea like this (approximately 1.5 acres to road center lines). The applicant also owns the adjacent property to the north, but that is in another Section. Consequently, from a tax parcel standpoint, the remainder of the parent parcel in question north of Six Corners Rd be simply combined with the northern parcel. Therefore, the result of this proposed CSM and road dedication should ensure that the remainder north of Six Corners Road is not separated from the balance of the parent parcel, effectively creating a separate lot.	nall canno
TOWN ACTION	
14. If you answered Approve With Conditions to 13., list conditions:	
3.	
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15. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	ورسيع وينانا
17. If you answered Approve With Conditions to 16., list conditions:	
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9, .	
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18. Committee action rationale and findings of fact:	
MRT ANIHHISTAN MANINI INTERIMENT HILLINGS ST. 1822.	

Rock County

COMMITTEE REVIEW REPORT

08/25/2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt	
10-1720-0000-63100	OFC SUPP & EXP					
		P1600812	08/05/2016	JP MORGAN CHASE BANK NA	25.05	
10-1720-0000-63103	LEGAL FORMS					
		P1600812	08/05/2016	JP MORGAN CHASE BANK NA	245.43	
			REAL PROP	ERTY DESCRIPTION PROG TOTAL	270.48	
I have reviewed the preceding payments in the total \$270.48						
Date:		De	ept			
Committee						

08/25/2016

Rock County

COMMITTEE REVIEW REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-62420	MACH & EQUIP RN	Λ			
		P1602518	08/15/2016	TOPCON SOLUTIONS STORE	334.95
13-1730-0000-64702	SEC CORNER MOI	NUM			
		P1602357	07/26/2016	AMERICAN INDUSTRIAL STEEL AND	320.00
		P1602358	07/29/2016	BERNTSEN INTERNATIONAL INC	475.21
		P1602359	07/28/2016	MUNICIPAL MARKING DISTRIBUTORS	210.55
National Control of the Control of t	· · · · · · · · · · · · · · · · · · ·		A-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	SURVEYOR PROG TOTAL	1,340.71
I have reviewed the	preceding payme	nts in the tota	al \$1,	,340.71	
Date:	Date: Dept				
		Committ	ee		

Rock County

COMMITTEE REVIEW REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP				
		P1600308	07/28/2016	OFFICE PRO INC	29.90
		P1600688	07/20/2016	STAPLES BUSINESS ADVANTAGE	136.95
64-6400-0000-63107	PUBL & LEGAL				
		P1600225	07/31/2016	JANESVILLE GAZETTE INC	146.25
				PLANNING PROG TOTAL	313.10
64-6451-0000-64904	SUNDRY EXPENSI	=			
		P1600224	08/09/2016	LANGE ENTERPRISES INC	2,963.06
				ADDRESS SIGNS PROG TOTAL	2,963.06
64-6460-0000-62119	OTHER SERVICES				
		P1600130	07/01/2016	WISCONSIN PARTNERSHIP FOR HOUS	20,056.39
		HOUS	ING GRANT C	LEARING ACCOUNT PROG TOTAL	20,056.39
64-6900-0000-63100	OFC SUPP & EXP	***************************************			Halling to the company of the contract of the
		P1600688	07/29/2016	STAPLES BUSINESS ADVANTAGE	9.46
			BOAF	RD OF ADJUSTMENT PROG TOTAL	9.46

Rock County

COMMITTEE REVIEW REPORT

08/25/2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt	
I have reviewed the preceding payments in the total \$23,342.01						
Date:		De	pt			
		Committ	ee			