

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MAY 14, 2015 – 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, April 23, 2015
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Rock County Farmland Preservation Plan 2013 Update Map Amendment
 - B. **Action Item:** Approval and Recommendation to the Rock County Board Farmland Preservation Plan 2013 Update Map Amendment
 - C. **Action Item:** Renaming Local Roads Due to State Highway Construction S. Read Rd. renamed to Read Rd., Town of La Prairie, 4.601 Official Map, Rock Co. Addressing Ordinance
 - D. Action Item: Preliminary Land Division Approval
 - LD2015 025 (Avon Township) William Weber
 - LD2015 028 (Magnolia Township) Morton Rev. Trust
 - LD2015 031 (Porter Township) Walter Kueng
 - LD2015 032 (Porter Township) Marilyn Kueng
 - LD2015 033 (Porter Township) Marilyn Kueng
- 6. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 7. County Surveyor
 - A. Information Item: Statewide Parcel Map Initiative & Surveyor Office Priorities
- 8. Committee Reports

- 9. Directors Report
 - A. Community Development Loan Foreclosures
- 10. Adjournment

Future Meetings/Work Sessions

May 28, 2015 (8:00 am) June 11, 2015 (8:00 am) June 25, 2015 (8:00 am) July 9, 2015 (8:00 am)



April 22, 2015

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hold a Public Hearing for the Rock County Farmland Preservation Plan 2013 Update Map Amendment. The Planning & Development Committee will review and make a recommendation to the Rock County Board for adoption.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, May 14, 2015.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Colin Byrnes Acting Director of Planning, Economic & Community Development

LG2015008 Rock Co Farmland Preservation 2013 Map Amendment

RESOLUTION NO	AGENDA NO.

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning and Development Agency INITIATED BY

Planning & Development Committee SUBMITTED BY



Colin Byrnes DRAFTED BY

April 10, 2015 DATE DRAFTED

SUBMITTED BY	N		DATE DRAFTED
ROCK COUNTY AG	PICHETHRAL E	PRESERVAT	ΓΙΟΝ PLAN 2013 UPDAT
ROCK COUNTY AG		ENDMENT	HONT LAN 2013 OF DAT
WHEREAS, the Wisconsin le	egislature adopted the	Chapter 91 Farn	nland Preservation Act as an ince
for property owners to preserv			
2014), adopted Rock County	Agricultural Preserva		solution 14-11D-158 (Novembe 3 Update as an element of the
County Comprehensive (Plan)); and,		
WHEREAS, the Plan is a com and Development Department		and use plans th	en prepared by Rock County Plar
WHEREAS, the Plan will he economy of Rock County; and		nd Preservation	for the benefit of the citizens an
requested changes to the Farm	land Preservation Plan Porter, Spring Valley	Map in the Tow	d Consumer Protection (DATCP ons of Avon, Bradford, Center, Fulion for consistency between the
WHEREAS, The Wisconsin certifying the Farmland Present December 31, 2024; and,	Department of Agricul rvation Plan Text and	lture, Trade and Map Amendme	Consumer Protection issued an ent under s. 91.16 Wis. Stats. Thr
WHEREAS, a Public Hearing Development Committee.	ng would be held on	May 14, 2015	by the Rock County Planning
NOW, THEREFORE, BE IT this day of Plan 2013 Update Plan Map as	, 2015 does hereb	y amend the Ro	Board of Supervisors duly assent tock County Agricultural Preserv 2015.
Respectfully submitted,			
PLANNING AND DEVELO	PMENT COMMITTE	Œ	
Alan Sweeney, Chair	:	Iason I	Heidenreich
Than Sweeney, Chair			Totalon
Mary Mawhinney, Vice Chair		Wes D	avis
Mary Mawilliney, vice Chair		45 5	4715

ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2013 UPDATE MAP AMENDMENT Page 2

FISCAL NOTE:

This resolution approves an update to the Rock County Agricultural Preservation Plan 2013. No fiscal impact in and by itself.

Sherry Oja Finance Director

LEGAL NOTE:

The County Board is authorized to take this aciton pursuant to §§ 59.01, 59.51 and 91.10, Wis. Stats.

Jeffrey S. Kuglitsch Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

Josh Smith County Administrator

EXECUTIVE SUMMARY

The Rock County Agricultural Preservation Plan 2013 Update was adopted November 20. 2014 by the Rock County Board. The purpose of an agricultural preservation plan is to help preserve our high quality agricultural lands and to help farmland owners qualify for the Wisconsin Farmland Preservation Program. The plan was drafted in accordance with the Wisconsin Statutes Chapter 91 Farmland Preservation which requires it, among other things, to "Clearly identify areas that the county plans to preserve for agricultural use and agriculture related uses, which may include undeveloped natural resource and open space areas but may not include any area that is planned for nonagricultural development within 15 years after the date on which the plan is adopted."

Once it was adopted, the Plan provided an opportunity for Wisconsin Farmland Preservation Program financial incentives to farmland owners, who may apply for agricultural preservation income tax credits as part of their Wisconsin income taxes. To claim a tax credit, the landowner must be located in an area zoned and certified for farmland preservation and must have \$6,000 in gross farm revenue in the past year or \$18,000 in the past three years.

In order for a Town to be certified for Farmland Preservation tax credits, the Town Zoning Map and the Rock County Farmland Preservation Plan Map must be consistent with respect to eligible and non-eligible parcels for tax credits. During the Town Zoning certification process, areas of inconsistency were noted. Typically, as the Town reviews their Zoning Map, specific issues arise and changes are made. This potentially creates an inconsistency with previously adopted Rock County Farmland Preservation Plan Map. In order to resolve these inconsistencies, the Rock County Planning, Economic and Community Development Agency is recommending an amendment to the Farmland Preservation Plan Map in the Towns of Avon, Bradford, Center, Fulton, La Prairie, Milton, Plymouth, Porter, Spring Valley, Turtle and Union.

The Rock County Agricultural Preservation Plan Map Amendment was certified by DATCP on February 3, 2015.

STATE OF WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

ROCK COUNTY FARMLAND PRESERVATION PLAN AMENDMENT (TEXT AND MAP) DATCP DOCKET NO. 15- F- O4- 53 - PTMÁ

ARM Division Docket No. 105-00000-P-13 B-0215

ORDER CERTIFYING PLAN TEXT AND MAP THROUGH DECEMBER 31, 2024

INTRODUCTION

Rock County has asked the Department of Agriculture, Trade and Consumer Protection ("DATCP") to certify a proposed amendment to the farmland preservation plan text and map pursuant to s. 91.16, Wis. Stats. DATCP has considered the request and adopts the following decision:

FINDINGS OF FACT

- (1) DATCP is an agency of the State of Wisconsin, and is responsible for administering Wisconsin's farmland preservation law under ch. 91, Wis. Stats., as repealed and recreated by 2009 Wis. Act 28.
 - (2) Rock County is a county of the State of Wisconsin.
- (3) In order for a county and its residents to participate in the farmland preservation program, a county must have a state-certified farmland preservation plan. Among other things, the certified plan must clearly designate farmland preservation areas that the county plans to preserve for agricultural use.
- (4) Rock County currently has a state-certified farmland preservation plan. The current state certification is scheduled to expire on December 31, 2024.
- (5) Under s. 91.16(8), Wis. Stats., the certification of a farmland preservation plan does not cover any subsequent plan revision (adopted after July 1, 2009) unless DATCP certifies that plan revision.
- (6) On February 4, 2015, DATCP received from Rock County a request to certify an amended farmland preservation plan text and map under s. 91.16, Wis. Stats. The county submitted the application in the form required under s. 91.20, Stats. The application included the certifications required under s. 91.20(3), Wis. Stats.
- (7) Under s. 91.16(3)(a), Wis. Stats., DATCP may certify a county plan based on the county's certification under s. 91.20(3), Wis. Stats., that the plan meets applicable certification standards under s. 91.18, Wis. Stats.
- (8) DATCP may certify a farmland preservation plan if the plan meets applicable statutory standards under s. 91.18, Wis. Stats. DATCP may certify based on the representations contained in the county's application, but may conduct its own review and verification as it deems appropriate.
 - (9) Under s. 91.10(2), Wis. Stats., the farmland preservation plan must be consistent with the

Parties for Purposes of Review Under s. 227.53, Wis. Stats.:

Rock County

Copies to:

Colin Byrnes, Acting Planning Director Rock County Planning and Development Agency 51 South Main Street Janesville, WI 53545

TOWN OF LAPRAIRIE

Resolution 2015-4-21

Whereas accurate mapping of roads is essential to travel and emergency services, and

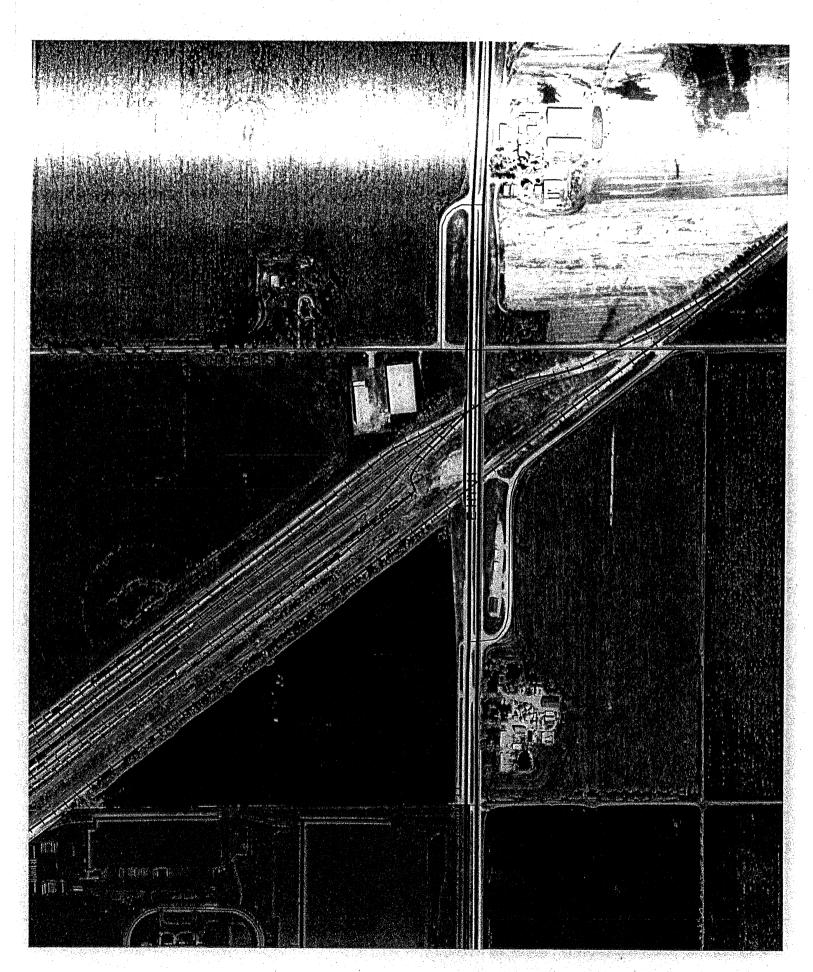
Whereas road identification consistency to mapping accuracy, and

Whereas State Highway 11 construction and realignment has resulted in inconsistency of road identification of two segments of Town road connecting S. Read Road to State Highway 11 on the east end, and west end of the State Highway 11 bridge spanning S. Read Road and the Union Pacific Rail Road tracks in the Town of LaPrairie.

The Supervisors of the LaPrairie Town Board do hereby resolve to officially identify these two segments as Read Road to provide clarity, uniformity and accuracy for emergency services and the traveling public.

4/21/15

Lextend Canjord 4/21/15



ROCK COUNTY PLANNING, ECONOMICS COMMONITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

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

PREID: 100 PLANNING PLANNING

AGE	NCY USE ONLY
Application Number:	LD2015 025
Received By – Date (MM/DD/YYYY):	3-31-15

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**PLEAS	E DO NOT CO	MPLETE TI	HIS APPLICATION	ON FOI	RM UNT	ΓILY	OU HA	/E READ	THE RO	ск соц	JNTY	
PRELIMINARY OF THIS FORM A												
1 .	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 co	nsistent with	Town's Co	mprehensive I	Plan – I	uture L	and.	Use Ma	ip:			 ✓ Yes	☐ No
3. Land division area	is located in	a Farmlan	d Preservation	zoning	distric	t ce	rtified b	y the Sta	ate of Wis	consin	: 🗌 Yes	□No
If you answered Y												
4. Land division mee	ts Town Base	Farm Trac	t and any othe	r appli	cable Fa	armi	land Pre	servatio	n zoning	distric	t require Yes	
5. Land division will	require a zon	ng change	¥	3							☐ Yes	☑ No
			APPLICAN [*]	T INFO	DRMA	TIC	N					
6. LANDOWNER OR	AUTHORIZED	LANDOWI	VER REPRESEN	TATIVE								
a. Name:	WILLIAM V	VEBER							Telepho	ne:		
Address:	W9561 LAI	KE DR			City:	E	OGERT	ON	State:	WI	Zip:	53534
b. Name:									Telepho	ne:		
Address:			* .		City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)										
a. Surveyor name:	COMBS A	ND ASSC	CIATES, INC	C					Telepho	ne:		
Address:	109 W MIL	WAUKE	ST		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from 6.	or 7. that v	will serve as th	e prima	ary cont	act		6a. [ີ່ 6b. ` [√	7a.	☐ 7b.	
	ang di kanama akanan 1975 ya mara	L	AND DIVISI	AI NO	IFORN	TAP	ION					
9. Reason for land di	vision: 🔽 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation	Refi	nance 🗌	Oth	er:	
10. Land division are	a location:	Town of	AVON				NE	1/4 of	NE 1	/4		
		Section	В				Тах ра	rcel nur	nber(s) -	6-1-7	1	
11. Land division are ☐ Yes ☑ No		ithin the E identify:	xtra-Territoria City(s)/Villag		pprova	l Jur	risdictio	n (ETJ) A	rea of a (City(s)/	Village:	
12. Land division are		-										
13. Landowner's con		/Town ro			ghway		Sta	te highv	rrent zon		. highwa	
(Square feet or a		erty area	(Square f	eet or	ea acres):	146	-16		rrent zon a: A-1	ing or i	iana aivis	ion
16. Number of new/		created								zoning	of paren	t lot:
by land division:			created						A-1			
19. Covenants or res			on the land div	rision a	rea:	П,	Yes 🗸	No				
20. A residential buil			l in the land di	vision :	rea.	I 7 1	Yes [l No				
If Yes, the building	_		ate onsite was						Public sa	anitary	sewer s	ystem
21. Public improvem			sal/plan will	22. F	ublic in	npro	vement	constru	iction wil			
be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):												
	Carata Annata Santas Atlanta Car	APPLIC	CANT STATE	MEN	TAND	SI	GNATI	JRE	NEATHALANNA STATE	and the second second	and a second service	
I, as the undersigned, a						•			• •			mary
contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said												
documents, and that all to me. These statemen												
LANDOWNER/PRIMAR	V CONTACT SI	NATI IRF	Rel	e (10	المساحة	1		DATE-	3/	30/1	4 5
2 11 DOWN THE TYPE KING AN	. CONTACTOR			-					DATE: _	=/_	NOT THE PERSON NAMED IN	₩ ##

REVISED 12/2011

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	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:			
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:	1	Ш	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø		
(7) Any other public utilities:	v		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:	V		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	\Box	V	NONE
(12) Surface water features:	- H -	V	NONE
(13) Drainageways:	 	V	NONE
(14) Detention or retention areas:	- -	V	NONE
(15) Cemeteries:	├ -	V	NONE
(16) Bridges/culverts: (17) Rock outcroppings:	┼┼┼		NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	╁┸╴	V	NONE
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		Ø	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	П	
I. Any other information required by the Agency:		N	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	 -		
inch, with the map pages numbered in sequence if more than one (1) page is	v		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic	 	 	
copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee?	Ø		

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

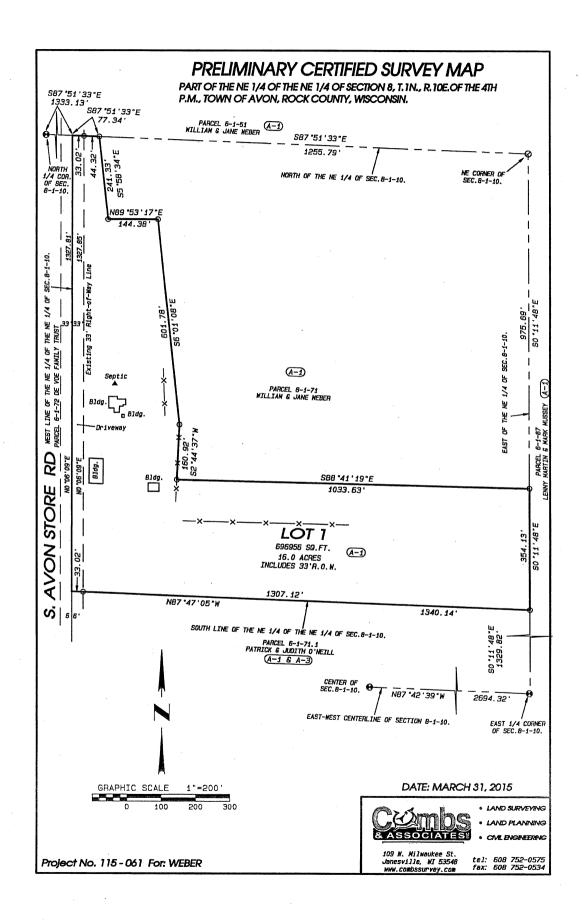
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



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



n n		
n n	LD2015 025	11
Application Number:		1
11		!!
ii		ii

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	cable) officials
to the contract of the contrac	√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 re	equirement:
	Yes 🗸 No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	Yes ✓ No
6. Land division will require a zoning change:	Yes ✓ No
	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	
	Missing
and the second s	-Informations
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	п
ownership (if applicable), in and adjacent to the land division area:	!!
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	П
numbered for reference, in the land division area:	
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	П
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	<u> </u>
(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) Cemeteries:	-H
(16) Bridges/culverts:	
(17) Rock outcroppings:	H
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	U
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	_
division area:	
i Preliminary concent for collecting and discharging stormwater in the land division area:	

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 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
 Preliminary minor land division application has been provided to other reviewing parties for review and comments have been provided to the Agency: Yes Note that I was a provided to other reviewing parties before completing any for this form. 	o
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. Dedicate a 33' 1/2 road right-of-way at the discretion of the Town of Avon.	
2. Show well and septic location on Final Map.	
3. Note on Final Map: Since Lot 1 has an existing septic system no soil evaluation was done at the time of this survey. However, the	replacement of the
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Local M. Bayus TITLE: Administrator - Rock County Planning, Economic & Community Development Agency TOWN ACTION	5
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):	
14. If you answered Approve with Conditions to 15., list conditions (use additional sheet (2a) if necessary):	
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 COMMITTEE 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 nec	essary):			
1.							
2.			-				
3.							
18. Committee action rationa	ale and findings of fac	t (Use additional sheet (2a) if nece	essary):				
COMMITTEE SIGNATURE:	r - Pock County Plan	ning & Dayalanmant Cammittae	DATE:				
ince: <u>Chai</u>	- ROCK County Plant	ning & Development Committee	<u> </u>	<u> </u>			

1. If you answered Approve With Conditions to 10, list conditions: 3. of the existing system may be prohibited because of inadequate soils." 4. Find CSM shall be sentitled for review and approval to the Rock County Planning & Development Agency within one year of prolininary approval. 5. The Final CSM shall be recorded within 6 months of Final Approval. 6. 7. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. TOWN actions TOWN Actions 4. If you answered Approve With Conditions to 15., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. TOWN actions TOWN		AGENCY RECOMMENDATION
4. Final CSM shall be submitted for review and approval to the Rock County Planning & Dovelopment Agency within one year of preliminary approval. 5. The Final CSM shall be recorded within 6 months of Final Approval. 6. 7. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. POCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. POCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	11. If you answered Approve With C	onditions to 10., list conditions:
5. The Final CSM shall be recorded within 6 months of Final Approval. 6. 7. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: TOWN ACTION 4. If you answered Approve With Conditions to 13, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. TOWN ACTION TOWN ACTION TOWN ACTION TOWN ACTION From answered Approve With Conditions to 13, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	3. of the existing system	may be prohibited because of inadequate soils."
6. 7. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: TOWN ACTION 4. If you answered Approve With Conditions to 13, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	4. Final CSM shall be submitted for	or review and approval to the Rock County Planning & Development Agency within one year of preliminary approval.
7. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: TOWN ACTION 4. If you answered Approve With Conditions to 13, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16,, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 7. 8. 9. 10.	5. The Final CSM shall be	e recorded within 6 months of Final Approval.
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	9.	
8. Committee action rationale and findings of fact:		
	18. Committee action rationale and f	indings of fact:

ROCK COUNTY PLANNING, ECONOMIC SEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

APR 29 2015 TELEPHONE: (608) 757-5587

FAX: (608) 757-5586 ROCK CO. PLANNING, ECONOMIC

EMAIL: PLANNING@CO.ROCK.WAYMMUNITY DEVELOPMENT AGENO

WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY Application Number: LDZ015 028 Received By – Date (MM/DD/YYYY):

PRELIIVIIN	AKTIV		LAND	DIVISI	UN	- AP	جائ	ICAI	10	N FU	KIVI
**PLEAS	E DO NOT CO	MPLETE T	HIS APPLICATI	ON FORM UI	ITIL Y	OU HAVE R	EAD	THE RO	ск со	UNTY	
PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**											
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined											
(if land division is land division is fea		Territorial	Plat Approval J	Jurisdiction (E	TJ) are	ea) officials	and	these pa	rties	have det Ves	-
2. Land division is co										✓ Yes	
3. Land division area						ified by th	e Sta	te of Wis	consi	n: 🗌 Yes	No 🗌 No
If you answered Y 4. Land division mee						nd Preserv	atio	n zoning	distri		
5. Land division will	require a zon	ing change	e:							Ye:	s No s V No
			APPLICAN	T INFORM.	ATIO	V					
6. LANDOWNER OR	AUTHORIZED	LANDOW									and the state of t
a. Name:	Terry & Tru	ıdy Morto	n Revocable	Trust				Telepho	ne:	862-12	40
Address:	2415 N BU	IRR RD		City:	EV	ANSVILLI	Ξ	State:	WI	Zip:	53536
b. Name:								Telepho	ne:		
Address:				City:				State:		Zip:	
7. AGENT (SURVEYO	T							-	.,		
a. Surveyor name:		***************************************	CIATES, INC	<u>C</u>				Telepho	ne:	752-05	75
Address:	109 W. MIL	_WAUKE	E ST	City:	JAN	NESVILLE		State:	WI	Zip:	53548
b. Developer name:								Telepho	ne:		
Address:				City:				State:		Zip:	
8. Identify the indivi	dual from 6.					☐ 6a.		6b. ✓	7a.	☐ 7b.	
Q. Posson for land di	vision. 7 Ce		AND DIVISION	anda man akan babbatan a	A Mariana					Control School (procedure)	
9. Reason for land di	/ISION: [V] 38	7	MAGNOLIA	Farm con	solida	tion L F		ance _	Oth	er:	
10. Land division are	a location:	Section	·····			Tax parcel		NW 1		150.1	·
11. Land division are	a is located w	1		l Plat Approv							
☐ Yes 🗸 No	If Yes,	identify:	City(s)/Villag	ge of		idiction (E)	3,74	CB 01 B C	11.7(3)	vinage.	
12. Land division are		djacent to									
13. Landowner's con				u <mark>nty highway</mark> sion area		State hi 15.				. highwa land divi:	
(Square feet or a	cres): 35.5 M\	L	(Square f	eet or acres):		M\L	area	a: A-1			
16. Number of new/a		s created									it lot:
19. Covenants or res											
If Yes, identify co			on the land div	ision area:	□ Ye	es 🗸 No					
	venants or re	strictions:									***************************************
20. A residential building	venants or re ding is curren	strictions: itly located	l in the land di	vision area:	✓ Y	es 🗌 No		Dublic co	nitan		veto m
If Yes, the buildin	venants or re ding is curren ng utilizes a:	strictions: itly located Priva	l in the land di	vision area: tewater trea	✓ Y ment	es 🗌 No system				y sewer s	ystem
	venants or re ding is curren ig utilizes a: ent construct	strictions: atly located Privation propos	l in the land di	vision area:	✓ Y ment nprov	es No system ement con					ystem
If Yes, the buildir 21. Public improvem	venants or re ding is curren ig utilizes a: ent construct	strictions: itly located Privation proposition	l in the land di	vision area: tewater treat 22. Public i (mm/d	✓ Y ment nprov	es No system ement con):	struc				ystem
If Yes, the buildir 21. Public improvem be submitted by I, as the undersigned, ar contact for said landow	venants or re ding is curren ag utilizes a: ent construct (mm/dd/yyyy m a landowner ner. I do herek	strictions: itly located Privation proposition APPLIC applying for pay verify that	in the land divided on site of the site of	vision area: tewater treat 22. Public i (mm/di MENT AN) division in unin ed the ROCK Co	ment mprov //yyyy SIG	es No system ement con): NATURE ated Rock C PRELIMINA	ounty	ction will /, or am s INOR LAN	begir erving	as the pri	mary
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REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	₩ No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	V		
a. Location of the land division area by section, township, and range:	V	\vdash_{\sqcap}	
b. Approximate location and dimension of all EXISTING streets and property lines,	14	⊔_	
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:	V		
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:	V		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:			
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			
(7) Any other public utilities:	[V]		DI DOC HAVE LITH TO OCCURE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	 		BLDGS. HAVE UTILITY SERVICES
(9) Vegetative land cover type:	7	붜	NONE PROPOSED SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H	7	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	H	N	NONE
(12) Surface water features:	H		NONE
(13) Drainageways:			NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		Ø	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:		V	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
 p. Preliminary concept for collecting and discharging stormwater, in the land division area: 		V	NONE
k. Scale, north arrow, and date of creation:	v		
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	Ø		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	Ш	
4. Have you provided all required application form information and has the required party signed this application form?	V		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee?	V		

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

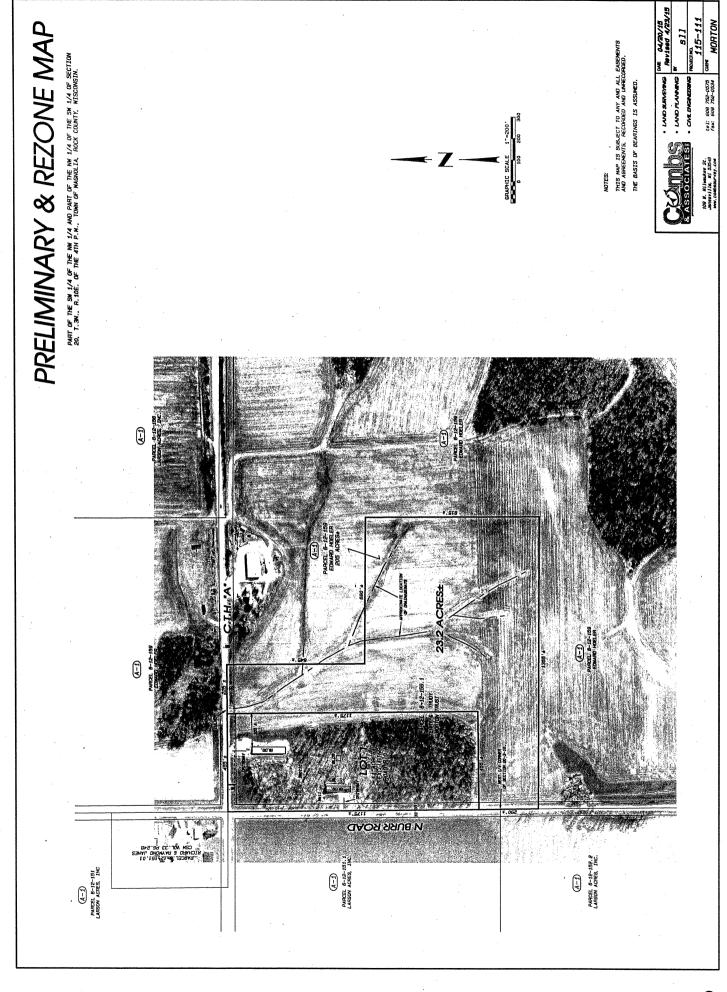
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



Application Number: <u>4D2015-028</u> Morton

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

AGENCY REVIEW	15. A. A. A. G. G. Sak
and the first of the control of the first of the control of the co	able) officials
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic and these parties have determined land division is feasible: 	✓ Yes No
	✓ Yes No
	✓ Yes \ \ No
If you answered Yes , proceed to 4 . If you answered No , proceed to 5 .	▼ 163 □ 140
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
4. Land division meets fown base varm tract and any other applicable ratificant reservation zoning district to	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes No
	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	i i
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	
	. • Missing Information
7- A	Internation :
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	П
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:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural soils, cultural resources, and woodlands:	H
(12) Surface water features:	H
(13) Drainageways:	H
(14) Detention or retention areas:	H
(15) Cemeteries:	H
(16) Bridges/culverts:	H
(17) Rock outcroppings:	i i
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
k. Scale, north arrow, and date of creation:	*Intormation*
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	- Comment
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:	<u> </u>
7d. All required application form information and required party's signature on the application form:	<u> </u>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and if
these parties have comments, said comments have been provided to the Agency:	+) I
If you answered No , the application must be provided to other reviewing parties before completing any fu	irther sections
of this form.	Andrew Color of the
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):	
Dedicate 40' half road right-of-way along W. CTH A to Rock County.	
2. Dedicate 33' half road right-of-way along N. Burr Rd. at the discretion of the Town of Magnoli	ia.
3 Indicate the location of the well and septic system on the Final CSM.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Color M. Byre DATE: 5/1/15	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	The second secon
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: 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 PLA	NNING AND DE	EVELOPMENT CO	OMMITTEE	ACTION	Secretary of the secretary of
16.	Committee action:	Approve	Approve V	Vith Conditions	Deny		
17.	If you answered App	rove With Condition	ons to 16. , list cond	ditions (Use addition	al sheet (2a) i	f necessary):	
	1.						•
	2.						
	3.						
18.	Committee action ra	tionale and finding	of fact (Use addit	ional sheet (2a) if ne	cessary):		
co	MMITTEE SIGNATURE:			. , .	DATE:		
TI	TLE:	Chair - Rock Count	y Planning & Deve	lopment Committee			

11 If you anamore 4	A STATE OF THE PARTY OF THE PAR	NCY RECOMMEN	NDATION		
	pprove With Conditions to				
	inal CSM: "Since Lot 1 contains				
	vas required at the time of this sur	·			
	on Final CSM a Vision eas				
	N. Burr Rd. and 300' along W.				
	the 6 inches in diameter may remain				
	M submitted to and approved				Preliminary approval.
9. CSM sul	oject to local approval shal	Il be recorded within	n 6 months of th	neir last approval.	
10.					
12. Agency recommen	ndation rationale and findin	gs of fact:			
				v	
المراجعين المراجعين		Service of the Walls of the Con-	man of the last of the last	ing and the second an	en e
		TOWN ACTIC	N		
14. If you answered A	pprove With Conditions to	13., list conditions:			
3.			, ,		
4.		:			
5.			The state of the state of		
6.					
7.					*
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10.					
the state of the s	nale and findings of fact:				
	4 4				
			•	•	
R(OCK COUNTY PLANNIN	NG AND DEVELO	PMENT COM	MITTEE ACTION	j
and the control of th	Approve With Conditions to				
3.					
4.					
5.			 		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
6.					
		<u> </u>	 		
7:					
8.	·				
9.					
10.	made and service a				
18. Committee action	rationale and findings of fa	ict:			•
e de la companya de l					
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Page 2a of 2

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

TELEPHONE: (608) 757-5587 TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

COMMUNITY DEVELOPMEN

WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY

Application Number: LDZ015 03

Received By – Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION

						4					14 1 0	
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.												
 Applicant has confused (if land division is land division is feather). 	tacted Town, within Extra-	Rock Cou	nty Planning,	Econom	ic & Cor	mmı	unity Deve	lopme	ent Agen	v. an	d City(s)/\	/illage
2. Land division is co	nsistent with	Town's C	omprehensive	e Plan –	Future I	lanc	l lise Man				√ Yes	
									ate of Wi	conci		
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5.												
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:												
5. Land division will	require a zor	ing chang	e:				-				 ✓ Yes	□ No
			APPLICAN	NT INF	ORMA	TIC	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW									·	
a. Name:	WALTER I						****		Telepho	ne:	T .	
Address:	7635 N CA	SEY RD			City:	F	/ANSVIL	IF	State:	WI	Zip:	53534
b. Name:					1 7.	1=,	7410112				Zip.	00004
Address:					City	Т			Telepho	nie:	L	1
7. AGENT (SURVEYO	R AND DEVE	I OPER)			City:	<u></u>			State:	L	Zip:	<u> </u>
a. Surveyor name:			OCIATES, IN	VC	***************************************				Tolonho		750.05	
Address:	109 W MIL				City:	10	MECVILI		Telepho	Т	752-05	
b. Developer name:	100 VV IVIIL	WAUKL			City.	JA	NESVILI	_E	State:	WI	Zip:	53548
Address:	***************************************			77.10.00	Т	Т			Telepho	ne:	<u> </u>	T
	1.16 6				City:	<u></u>			State:		Zip:	
8. Identify the individ	dual from 6.								6b.] 7a.	☐ 7b.	
O Poscon for land di	delene [7] Co		AND DIVIS					. 7345		was because		
9. Reason for land div	vision: ✓ Sa	1		Far	rm cons	olid		Refin	ance _	Oth	er:	
10. Land division are	a location:	<u> </u>	PORTER				SE 1	/4 of	SE 1	/4	-	
44 1 11111		Section					Tax parce					
11. Land division are Yes V No	If Yes,	identify:	City(s)/Villa	age of		l Jur	isdiction (ETJ) A	rea of a C	ity(s),	/Village:	
12. Land division area	✓ Loca	I/Town ro	ad 🗌 Co	ounty hi	ghway		State	highw	ay [U.S	i. highwa	,
13. Landowner's con (Square feet or ac	cres): 80 ACF	RES	14. Land div (Square	feet or	acres):		CRES	are	a: A-1		land divis	
Number of new/a by land division:		s created	17. Future z					18.		oning	of paren	t lot:
19. Covenants or rest		ne placed	created	by land	division				A-1			····
If Yes , identify cov	enants or re	strictions:	on the land u	IVISIOII a	iea.	י ע	res ✓ N	0				
20. A residential build	ding is curren			division a	area:	V,	Yes N	0				
If Yes, the buildin	g utilizes a:	✓ Priva	ate onsite wa			nen	t system		Public sa	nitary	sewer s	/stem
21. Public improveme	ent construct	ion propo	sal/plan will				vement co	nstru	ction will	begin	on	
be submitted by (mm/dd/yyyy				mm/dd/							
manus de la companya	Andrew Commencer		CANT STAT	and the second second	transport of the contract of	ALC: YES						
I, as the undersigned, an contact for said landowr APPLICATION FORM INF documents, and that all to me. These statement	ner. I do herek ORMATION, re information is	oy verify the eviewed and correct, ac	at I have review d completed th curate, and tru	ved the R nis applica ue to the l	OCK COU ation for best of n	<i>UNT</i> m, a nv kr	Y PRELIMIN nd submitte nowledge a	ARY M ed all in	INOR LAN nformatio	<i>ID DIVI</i> n as re	SION – equired per	said
		iNATURE:	Rul	1/1	1 /u	//.					70 - 15	

REVISED 12/2011

Page 1 of 2

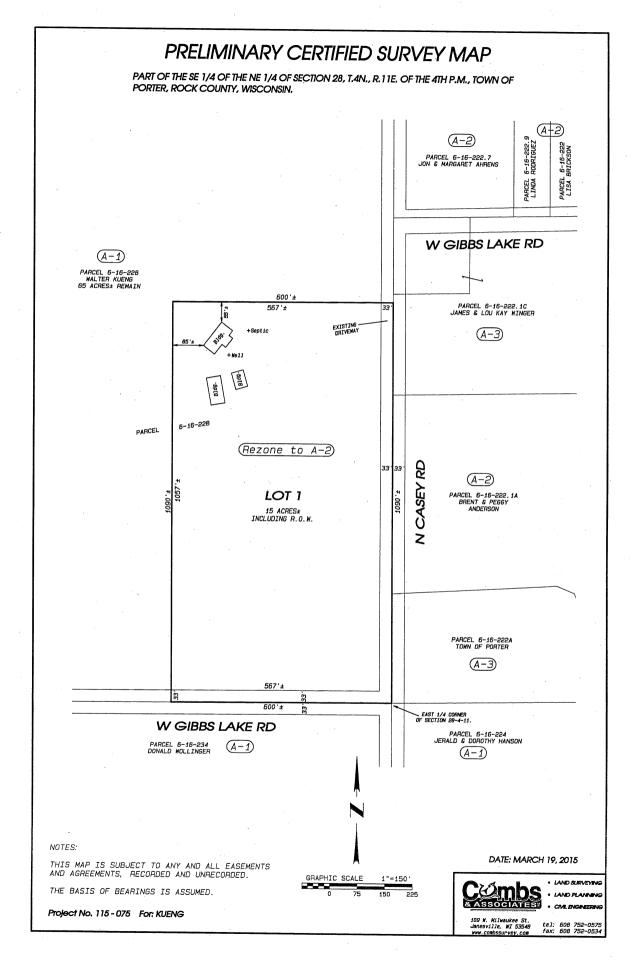
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	Opares, 27/9/9:	THE STATE OF STREET	The Control of the Co
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V		
following information?			
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	V		
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	Ø		
blocks(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 division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	V		·
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:	<u> </u>	Щ	
(2) Streets, alleys, and public ways:	<u> </u>	ᆜ	
(3) Driveways: (4) Rail lines:	뇓	빞	
(5) Private water wells or water supply systems:	 		NONE
(6) Private waster wells of water supply systems.	V		'
systems:	V		·
(7) Any other public utilities:	V	П	BLDG. HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H		NONE PROPOSED
(9) Vegetative land cover type:	7	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		7	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		7	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:			NONE
(17) Rock outcroppings:		$ \overline{\mathbf{V}} $	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		✓	Indite
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	⊔	V	
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	NONE
			110112
k. Scale, north arrow, and date of creation:		븜	NOTUNO DEGLECTED
Any other information required by the Agency: 2 Heather was because of the Agency:	L	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		Ш	
required, and total map pages identified on each page? 3. Has the map been prepared by a land surveyor licensed in Wisconsin?	[7]		
	V	Ш	
4. Have you provided all required application form information and has the required party signed this application form?	V		
 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?	انا		

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



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



 	LD2015 031 Kueng
'	

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

AGENCY REVIEW	Ŷ
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and Development Agency (if application of the County Planning and	
	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	
	Yes ✓ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes ✓ No
6. Land division will require a zoning change:	✓ Yes No
7. Preliminary minor land division application is complete:	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e . After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	all missing
information has been supplied by the applicant.	
	Missing
The American Manager Plant of Charles of Charles Charles of Charles of the American American American	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:	
	<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 EXISTING/PROPOSED lot(s), outlot(s), and block(s),	11
numbered for reference, in the land division area:	L
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
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	п
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	- H
(5) Private water wells or water supply systems:	— H —
(6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities:	- H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	— H —
(9) Vegetative land cover type:	- H -
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(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:	
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	Ц
division area: i Preliminary concent for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
		Missing Information ::
k. Scale, north arrow, and date of creation:		
I. Any other information required by the Agency:		П
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages	\$
numbered in sequence if more than one (1) page is required, and total map page		□·
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the a		
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:		- Chand
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing	·	•
these parties have comments, said comments have been provided to the Agency:		
If you answered No , the application must be provided to other reviewing parties of this form.	before completing any f	urtner sections
AGENCY RECOMMENDATION	Burgaland Hilliam Callina January Land of the second second	الأمر حميم بهاري أحصاد الأمر أحد
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
Dedicate 33' half road right-of-way along N. Casey Rd. at the discret	ion of the Town of Port	er.
2 Dedicate 33' half road right-of-way along W. Gibbs Lake Rd. at the di	scretion of the Town of	Porter.
3 Indicate the location of the well and septic system on the Final C	SM.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
D. M. A		
AGENCY SIGNATURE: COCCU M. BYWED	DATE: 5/1/15	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency	Language and the hard on the form of	
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den		
14. If you answered Approve With Conditions to 13., list conditions (Use`additional s	heet (2a) if necessary):	· · · · · · · · · · · · · · · · · · ·
1		
2.		
3.		-
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)		
TOWN SIGNATURE:	DATE:	
		en e
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 PLANN	ING AND DEVELOPMENT	COMMITTEE ACTION
16. Committee action:	Approve	Approve With Conditions	☐ Deny
17. If you answered App	prove With Conditions	to 16. , list conditions (Use additi	onal sheet (2a) if necessary):
1.			
2.	•		
3.			
18. Committee action ra	itionale and findings o	f fact (Use additional sheet (2a) if	necessary):
COMMITTEE SIGNATURE:			DATE:
TITLE:	Chair – Rock County F	Planning & Development Committ	tee

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utlize an existing private sewage system no soil evaluation
4, on the lot was required at the time of this survey. However soils on the lot may be restrictive to the replacement of the existing system
5. Indicate on Final CSM a Vision Easement, at the discretion of the Town of Porter, located at the intersection of N. Casey Rd. and W. Gibbs Lake Rd. extendir
6.150' along both roads respectively and vision corner shall be clear of brush and trees under 6 inches in diameter.
7. Trees larger the 6 inches in diameter may remain subject to evaluation in the design phase, but trimmed up to 8 feet above the ground if they remain
8. Indicate on CSM no driveway access allowed extending from the intersection of N. Casey and W. Gibbs Lake Rds. for 75 on each road at the discretion of the Town of Porte
9. Final CSM submitted to and approved by the Planning & Development Agency one year after Preliminary approva
10. CSM subject to local approval shall be recorded within 6 months of their last approval.
12. Agency recommendation rationale and findings of fact:
entanda no como lo ne en proposa de la como esta esta esta esta en proposa de la como de la como de la como de
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
and the same of th
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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 & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

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



AGENCY USE ONLY

Application Number: LD2015 03Z

Received By – Date (MM/DD/YYYY): 5-1-15

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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**PLEAS PRELIMINARY OF THIS FORM A	MINOR L	AND DIVISIO		ION FOR	RM INFO	DRM	ATION. PLE	ASE COMPL	ETE BO	OTH PAGE	
Applicant has cont (if land division is land division is feat	acted Tow within Ext	wn, Rock Co	unty Planning, I	Econom	ic & Cor	nmı	inity Develo	pment Agen	cy, and	d City(s)/\	illage rmined
2. Land division is co	nsistent v	vith Town's	Comprehensive	Plan –	Future I	and	Use Map:			 ✓ Yes	☐ No
3. Land division area	is locate	d in a Farmla	and Preservatio	n zonin	g distric	t cei	rtified by the	State of Wi	sconsi	n: 🗌 Yes	☐ No
If you answered Y											
4. Land division mee	ts Town E	Base Farm Tr	act and any oth	ner appli	icable F	arml	land Preserv	ation zoning	distri		
5. Land division will	require a	zoning chan	σe·				·			Yes	∐ No √ No
J. Zana arrision viii	require a	coming chair	APPLICAN	IT INE	ODNA	TIC	M			L ies	A MO
6. LANDOWNER OR	ALITHORI	ZED LANDON				Щ	אע				
a. Name:	F	YN KUENG		MIAIIVI	<u> </u>			Teleph	one.	Ţ.	***************************************
Address:	ļ	CASEY RI			City:	Fr	OGERTON		wi	Zip:	53534
b. Name:	021014	ONOLITA			City.	1	CLITTON	Teleph		Zip.	33334
Address:					City:	Т			Tie.	7:	T
7. AGENT (SURVEYO	R AND D	FVFLOPER)			City.	<u> </u>		State:	<u> </u>	Zip:	,
a. Surveyor name:			OCIATES, IN	1C	····			Teleph	one.	752-05	75
Address:		MILWAUKE			City:	JΑ	NESVILLE		wı	Zip:	53548
b. Developer name:						10,	· · · · · · · · · · · · · · · · · · ·	Teleph	1	2.p.	00040
Address:					City:	T		State:	T	Zip:	1
8. Identify the indivi	dual from	6. or 7. tha	t will serve as t	he prim		tact		☐ 6b.	│ │ 7a.	7b.	
			LAND DIVIS					ob	_ /a.		
9. Reason for land di	vision:	Control of the Contro	The second secon	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	rm cons	-	The state of the s	Refinance [Oth	ner:	
		Town	of PORTER	<u> </u>			NW & SW 1/4				
10. Land division are	a locatior	Section	15		***************************************		Tax parcel	number(s) -	6-16	-131	
11. Land division are ☐ Yes ☑ No		ed within the res, identify:			Approva	l Jur	_				
12. Land division are											
13. Landowner's con		ocal/Town i		ounty hi			State hi			S. highwa	
(Square feet or a			(Square			2 A		Current zon area: A-1	ling of	iana divis	ion
16. Number of new/by land division:		l lots created	17. Future z		f new/a	ddit	ional lot(s)	18. Future A-1	zoning	g of paren	t lot:
19. Covenants or res	trictions v	will be placed	on the land d	ivision a	rea:		Yes 🗸 No	L			
If Yes, identify co								- ,			
A residential buil If Yes, the buildir	ding is cu og utilizes		ed in the land o vate onsite wa				Yes 🔲 No		!*		
21. Public improvem								struction wi		y sewer s n on	ystem
be submitted by					mm/dd						
		APPL	ICANT STAT	EMEN	TANE	SI	GNATURE				
I, as the undersigned, a contact for said landow APPLICATION FORM INI	ner. I do h	ereby verify t	hat I have reviev	wed the I	ROCK CO	UNT	Y PRELIMINA	RY MINOR LA	ND DIV	ISION -	
documents, and that all to me. These statemen	informati	on is correct,	accurate, and tru	ue to the	best of	my k	nowledge and	d belief, with	all info	rmation ac	cessible
LANDOWNER/PRIMAR	Y CONTAC	T SIGNATURE	Rele		Cr	1	/	DATE:	3-	2 ವ -	25

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Page 1 of 2

	APPLICATION CHECKLIST			
·		Yes	No.	Comment
1.	. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR			
	CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V		
	following information?		2.1.	
	a. Location of the land division area by section, township, and range:	V		
	b. Approximate location and dimension of all EXISTING streets and property lines,			
	including name and ownership (if applicable), in and adjacent to the land division area:		lЦ	
	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		П	
	the land division area:	l -	Ш.	
	d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
	blocks(s), numbered for reference, in the land division area:	Ø	Ļ	
	e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	V	П	
	residential, in the land division area:		u	
	f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	Ø		
	corner or quarter corner, in the land division area:			
	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	H	
	(3) Driveways:	7	∺	
	(4) Rail lines:	H		NONE
	(5) Private water wells or water supply systems:	7	Ħ	
	(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
	systems:		Ц	
	(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.)	<u>v</u>		
	(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	✓	丩	BLDGS. HAVE UTILITY SERVICES
	(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		<u> </u>	SEE AIR PHOTO NONE
	(11) Productive agricultural soils, cultural resources, and woodlands:	片	<u> </u>	NONE
	(12) Surface water features:	H	爿	NONE
	(13) Drainageways:		V	NONE
	(14) Detention or retention areas:		Ø	NONE
	(15) Cemeteries:		V	NONE
	(16) Bridges/culverts:	Щ	V	NONE .
	(17) Rock outcroppings:		V	NONE
	 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or 			NONE
	private reservation, including any conditions, in the land division area:		П	PROPOSED
	i. Preliminary concept for connection with existing public sanitary sewer and			
	water supply system or an alternative means of providing water supply and		V	NONE
	treatment and disposal of sewage, in the land division area:			
	j. Preliminary concept for collecting and discharging stormwater, in the land	П	V	NONE
	division area:	Ш		NONE
	k. Scale, north arrow, and date of creation:	<u> </u>		,
2	I. Any other information required by the Agency:		V	NOTHING REQUESTED
۷.	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?		Ш	
3.	Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
	Have you provided all required application form information and has the required			
	party signed this application form?	Image: section of the		
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?			

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:

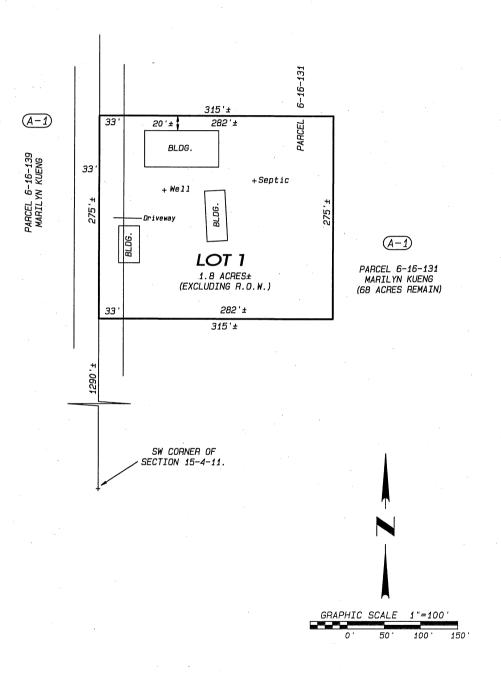
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, T.4N., R. 11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 654 For: KUENG

DATE: MARCH 19, 2015 REVISED: MARCH 24, 2015

30

- · LAND SURVEYING
- · LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com

tel: 608 752-0575 fax: 608 752-0534 TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



" " Application Number:	LD2015 032 Kueng

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

AGENCY REVIEW				
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic				
and these parties have determined land division is feasible:				
	✓ Yes 🗌 No			
	✓ Yes 🗌 No			
If you answered Yes, proceed to 4. If you answered No, proceed to 5.				
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement: Yes V No			
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☑No			
6. Land division will require a zoning change:	✓ Yes □ No			
7. Preliminary minor land division application is complete:	√Yes □No			
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7				
all missing information is supplied, proceed to 8 . An Agency recommendation (10 .) will not be provided unti 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:				
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:	L			
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:				
(1) Buildings:				
(2) Streets, alleys, and public ways:				
(3) Driveways:				
(4) Rail lines:				
(5) Private water wells or water supply systems:				
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:				
(7) Any other public utilities:				
(8) Easements (Utility, drainageway, pedestrian way, etc.):				
(9) Vegetative land cover type:				
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):				
(11) Productive agricultural soils, cultural resources, and woodlands:				
(12) Surface water features:				
(13) Drainageways:				
(14) Detention or retention areas:	H			
(15) Cemeteries:	 			
(16) Bridges/culverts: (17) Rock outcroppings:	H			
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	- Ч			
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:	П			

AGENCY REVIEW						
	Missing					
	Information :					
k. Scale, north arrow, and date of creation:						
I. Any other information required by the Agency:						
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each	п					
page:						
7c. Map prepared by a land surveyor licensed in Wisconsin:						
7d. All required application form information and required party's signature on the application form:						
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:						
8. Preliminary minor land division application is complete:	✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing parties for review and co 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 full the completing and the completing a						
of this form.	and the second second second					
AGENCY RECOMMENDATION						
10. Agency recommendation: Approve Approve With Conditions Deny 11. If you additional shoot (2s) if pages 2019						
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):						
1. Dedicate 33' half road right-of-way along N. Casey Rd. at the discretion of the Town of Porter.						
2. Indicate the location of the well and septic system on the Final CSM.						
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation						
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):						
AGENCY SIGNATURE: County Planning, Economic & Community Development Agency DATE: 5/1/15						
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: DATE:						
TITLE:	en une approximate an approximate basedon, accessor					

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	pprove With Conditions	Dény				
17. If you answered Approve With Conditions to 1	6., list conditions (Use additional	I sheet (2a) if necessary):				
1.						
2.						
3.						
18. Committee action rationale and findings of fac	t (Use additional sheet (2a) if nec	essary):				
COMMITTEE SIGNATURE:	-	DATE:				
TITLE: <u>Chair — Rock County Plan</u> r	ning & Development Committee					

		AGENCY RECOMMENDATION
4. Final CSM submitted to and approved by the Planning & Development Agency one year after Preliminary app 5. CSM subject to local approval shall be recorded within 6 months of their last approval. 6. 7. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: TOWN ACTION 14. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	11. If you	u answered Approve With Conditions to 10. , list conditions:
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6. 7. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: TOWN ACTION 14. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		4. Final CSM submitted to and approved by the Planning & Development Agency one year after Preliminary approval
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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.MAILIO
WEB: WARNING. CO. P. AMMING, ECOMEN

WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY 1)2015 033 Application Number: L Received By – Da (MM/DD/YYYY):

PRFLIMINARY MINOR LAND

								1.00			
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.											
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (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 con	sistent with 1	own's Co	mprehensive P	lan – Future I	Land	Use Map:				 ✓ Yes	□No
3. Land division area i							e State	of Wis	consir	ı: Yes	☐ No
If you answered Ye											
4. Land division meets	Town Base I	arm Tract	and any other	r applicable F	armla	and Preserv	ation z	oning	distric	t requirer	-
5. Land division will re	equire a zonii	ng change	:							☐ Yes	 ✓ No
		3 - 11 - 12 - 12 - 12	APPLICANT	INFORMA	TIO	N					
6. LANDOWNER OR A	UTHORIZED I	ANDOWN	Commence of the second section of the second	and the second beginning to the second			***************************************				
	MARILYN K						Т	elepho	ne:		
Address:	9218 N CAS	SEY RD		City:	TED	GERTON	ı s	tate:	WI	Zip:	53534
b. Name:				1 ,				elepho		` _	
Address:	•	<u>.</u>		City:	T	:		tate:		Zip:	
7. AGENT (SURVEYOR	AND DEVEL	ODED)	· · · · · · · · · · · · · · · · · · ·	City.	1			tate.	<u> </u>	Zip.	<u> </u>
			CIATES, INC	`				elepho	ne.	752-05	
					1.0	NECVILLE		tate:	WI	<u> </u>	53548
	109 W MIL\	VAUKEE	. 51	City:	JA	NESVILLE				Zip:	53546
b. Developer name:					·			elepho	one:	L	Γ
Address:				City:				tate:	<u></u>	Zip:	
8. Identify the individ	ual from 6. o						6	b.	7 7a.	7b.	
		CENTRAL PROPERTY AND ADDRESS.	AND DIVISIO						1 -		
9. Reason for land div	ision: [✓] Sa			Farm con	solid	ation 🔲 l			Oth	er:	
10. Land division area	location:		PORTER			SE & NE 1/4		SE 1	-		
		Section				Tax parcel					
11. Land division area					al Jur	isdiction (E	TJ) Are	a of a (City(s),	/Village:	
Yes No 12. Land division area		identify:	City(s)/Villag						•		
12. Land division area		/Town ro	-	appiy). Inty highway	,	State h	nighwa	v l	□ u.s	. highwa	v
13. Landowner's cont			14. Land divis					•		land divis	
(Square feet or ac				eet or acres):			area:				
 16. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) to created by land division: A-1 (cup) 18. Future zoning of parent lot: A-1 											
19. Covenants or restrictions will be placed on the land division area: Yes V No											
If Yes, identify covenants or restrictions:											
20. A residential building is currently located in the land division area:											
If Yes, the buildin		·····	ite onsite was							y sewer s	ystem
•	 Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE Public improvement construction will begin on (mm/dd/yyyy): 										
APPLICANT STATEMENT AND SIGNATURE											
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, 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, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.											
to me. These statement	o are nemg m	ade to muu	CC Official action		/	County, its	agents,	emplo	yees, d	i a omidal	

LANDOWNER/PRIMARY CONTACT SIGNATURE:

3-20-15

DATE:

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?	V	П	And the second s		
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,	النبا ا	<u> </u>			
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:	V				
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:	<u> </u>				
(2) Streets, alleys, and public ways:		Щ			
(3) Driveways: (4) Rail lines:		Ц			
(5) Private water wells or water supply systems:	H		NONE		
(6) Private onsite wastewater treatment systems or public sanitary sewer	<u> </u>	ш			
systems:	V				
(7) Any other public utilities:	য	П			
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED		
(9) Vegetative land cover type:	V		SEE AIR PHOTO		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE		
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE		
(12) Surface water features:	<u> </u>		NONE		
(13) Drainageways:	片	V	NONE		
(14) Detention or retention areas: (15) Cemeteries:	-	√ ✓	NONE		
(16) Bridges/culverts:	⊦ 		NONE NONE		
(17) Rock outcroppings:	H		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 PROPOSED		
 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: 		V	NONE		
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		.V	NONE		
k. Scale, north arrow, and date of creation:	V				
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	Ø				
required, and total map pages identified on each page?		-			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V				
4. Have you provided all required application form information and has the required party signed this application form?	Ø				
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee?	V				

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

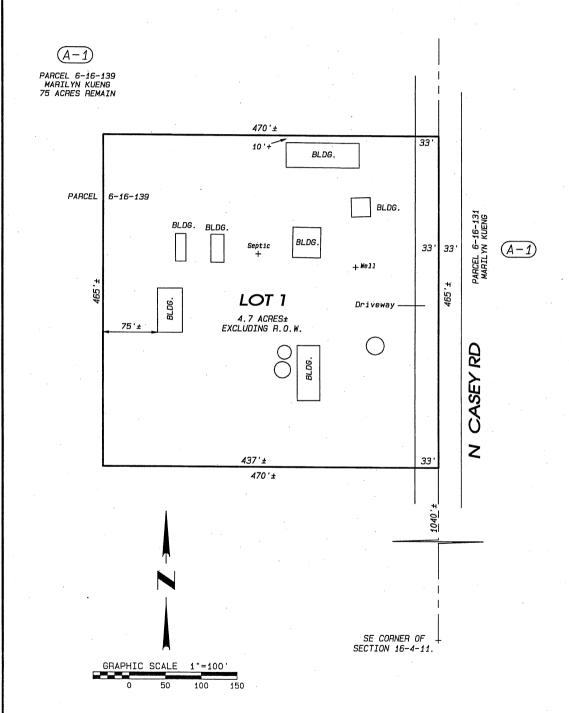
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T.4N., R.11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 074 For: KUENG

DATE: MARCH 19, 2015



109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



" " " " Application Number:	LD2015 033 Kueng	11
II II		11

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

AGENCY REVIEW					
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town).	cable) officials				
	✓ Yes No				
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:					
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 .					
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				
If you answered Yes to 7. , proceed to 9. If you answered No to 7. , indicate the missing information below, 7					
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti information has been supplied by the applicant.	i ali 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:					
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	П				
or PROPOSED, in the land division area:	<u> </u>				
(1) Buildings:	 				
(2) Streets, alleys, and public ways:	 				
(3) Driveways: (4) Rail lines:	 				
(4) Rail lines: (5) Private water wells or water supply systems:	 				
(6) Private waste wastewater treatment systems or public sanitary sewer systems:	T A				
(7) Any other public utilities:					
(8) Easements (Utility, drainageway, pedestrian way, etc.):					
(9) Vegetative land cover type:					
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):					
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>				
(12) Surface water features:	 				
(13) Drainageways:	 				
(14) Detention or retention areas:	 				
(15) Cemeteries: (16) Bridges/culverts:	 				
(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:	ļ				
i. Preliminary concept for collecting and discharging stormwater in the land division area:	1 11				

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW					
	Missing Information				
k. Scale, north arrow, and date of creation:					
I. Any other information required by the Agency:					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:					
7c. Map prepared by a land surveyor licensed in Wisconsin:					
7d. All required application form information and required party's signature on the application form:					
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:					
8. Preliminary minor land division application is complete:	✓ Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for review and continuous these parties have comments, said comments have been provided to the Agency: Ves Note that If you answered No, the application must be provided to other reviewing parties before completing any for of this form.)				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve With Conditions Deny					
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1. Dedicate 33' half road right-of-way along N. Casey Rd. at the discretion of the Town of Porter.					
2. Indicate the location of the well and septic system on the Final CSM.					
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
AGENCY SIGNATURE: Local M. Bayrus TITLE: Administrator - Rock County Planning,					
Economic & Community Development Agency	er e				
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. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					
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

	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION						
16.	Committee action:	Approve	approve With Conditions	☐ Deny			
17.	If you answered Appro	ove With Conditions t	o 16., list conditions (Use additio	onal sheet (2a) if necessary):			
	1.						
	2.						
	3.						
18.	Committee action ratio	onale and findings of	fact (Use additional sheet (2a) if r	necessary):			
со	MMITTEE SIGNATURE: _			DATE:			
TIT	rle: <u>C</u>	hair – Rock County Pla	anning & Development Committe	<u>ee</u>			

11 16	AGENCY RECOMMENDATION
	nswered Approve With Conditions to 10. , list conditions: on the lot was required at the time of this survey. However soils on the lot may be restrictive to the replacement of the existing system."
	Final CSM submitted to and approved by the Planning & Development Agency one year after Preliminary approval. CSM subject to local approval shall be recorded within 6 months of their last approval.
6	
8	
9	
10	
	recommendation rationale and findings of fact:
	tang menganggan di kecamatan di Kabupatèn Banggan di Kabupatèn Banggan di Kabupatèn Banggan di Kabupatèn Bangg Kabupatèn Banggan Bang
	TOWN ACTION
4. If you a	nswered Approve With Conditions to 13., list conditions:
3	
4	
5	
6	
. 7	
Ç	
10	
L5. Town a	ction rationale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7 If you a	nswered Approve With Conditions to 16., list conditions:
	3.
	<u> </u>
	t de la companya del companya de la companya del companya de la co
	3.
),
10	
	ttee action rationale and findings of fact:
	and the second of the second o

Rock County

COMMITTEE APPROVAL REPORT

05/06/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
13-1730-0000-63200	PUBL/SUBCR/DUB	ES				
		P1501352	03/10/2015	NATIONAL ASSOCIATI	ON OF COUNTY	50.00
	Budget 395.00	YTD I 270	Exp 0.00	YTD Enc 0.00	Pending 50.00	Closing Balance 75.00
13-1730-0000-67160	CA \$500-\$4,999	P1501436	04/22/2015	EXCEL BINDING INC		2,283.00
	Budget 3,033.00	YTD (Exp 0.00	YTD Enc 0,00	Pending 2,283.00	Closing Balance 750,00
1			SURVEYO	OR PROG TOTAL	2,333.00	ance in Comment processes to the American American and the African Institute of the American American American

I have examined the preceding bills and encumbrances in the total amount of

\$2,333.00

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

Date:	MAY	1	4 2015	Dept Head		
				Committee Chair		
				•	The state of the s	

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Rock County

COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1500213 P1501681	03/31/2015 03/31/2015	BELOIT DAILY NEWS		55.03 19.63
	Budget 315.00	YTD E 179	Exp 9.51	YTD Enc 0.00	Pending 74.66	Closing Balance 60.83
64-6400-0000-63200	PUBL/SUBCR/DUB	ES P1501893	04/14/2015	AMERICAN PLANNIN	NG ASSOCIATION	95.00
	Budget 1,303.00	YTD E	Exp 0.00	YTD Enc 0.00	Pending 95.00	Closing Balance 839.00
			PLANNI	IG PROG TOTAL	169.66	
64-6420-0000-63101	POSTAGE	P1501779	04/15/2015	FEDERAL EXPRESS	CORP	20.20
	Budget 75.00	YTD I	Exp 3.22	YTD Enc 0.00	Pending 20.20	Closing Balance 48.58
	ECONOMIC	DEVELOPM	ENT PROGRA	M PROG TOTAL	20.20	

I have examined the preceding bills and encumbrances in the total amount of

\$189.86

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date:	MAY 1 4 2015	Dept Head	_
		Committee Chair	



DATE:

April 28, 2015

TO:

Mr. Josh Smith, Rock County Administrator

Mr. Alan Sweeney, Chair, Planning & Development Committee

Members, Planning and Development Committee

RE:

Statewide Parcel Map Initiative & Surveyor Office Priorities

Statutorily per Act 20, Wisconsin is required to post a statewide Parcel Map by 2017 that will integrate County Parcel data. The framework for this initiative, the Public Land Survey System, (PLSS), is the primary role of County Surveyor offices in the State and I have been working on Magnolia Township since August, 2013. During recent meetings over the past 2 months, the 2017 deadline for the statewide parcel map has been the topic of several conversations; the status of the Statewide PLSS network has been covered just as frequently. This letter serves to give you my opinion on what should be my field priority leading up to 2017 so I can sufficiently contribute towards Rock County meeting the deadline.

I am proposing to change my fieldwork priorities as detailed below.

Current Fieldwork Plan

Continue with remonumenting the County per established policy. This plan would have Magnolia Township finished in 2015 and Spring Valley / Avon within 3-4 years after that. Absent the 2017 parcel deadline, I would stick with this option.

Proposed changes to fieldwork priority

For documented PLSS corners remaining in Magnolia, Spring Valley and Avon Townships, I plan to observe anywhere from 25-50% of them with GNSS observations and make the resulting coordinates available for integration into the County GIS. For reference, our GIS and any mapping prepared from my coordinates will state, "This Map is not a survey of the actual boundary of any property this Map depicts." This statement permits me to gather PLSS coordinates for our GIS and Statewide Parcel Map as it is not an activity regulated as a practice of Professional Land Surveying. From this data, I intend to "build" the rest of the PLSS corners in the Towns and integrate them similarly. This method produces repeatable measurements under 2 centimeters on many corners and reliable coordinates over a large areas that currently have no control for our Real Property Department to use when creating and editing parcels. Through QA/QC, I am finding that carefully constructed PLSS corners, from reliable source data, lead to results +/- 1 foot of "real world" locations. In a County GIS, this is an exceptional level of accuracy. Regarding my time for gathering the coordinates; it is time well spent. I will still research PLSS corners and do sufficient checks to verify locations that I survey. This creates an inventory of what currently exists and will make traditional remonumentation, (4 witness per corner and a filed tie-sheet), go smoother in the future. By way of this method, I believe I can visit and/or compute nearly all remaining PLSS corners in Avon, Spring Valley and Magnolia Townships in the next 3 months and the entire County during the next year. This permits Rock County to furnish parcel datasets for the Statewide Parcel Map that are spatially accurate to the maximum extent possible within the given timeframe.

Wisconsin Land Information Program, (WLIP), Funding

A big factor in proposing this change is WLIP funding and the need to strive for its long-term continuance.

What follows is compiled from the DOA website and DOA documents:

The Wisconsin Land Information Program (WLIP), administered by the Division of Intergovernmental Relations within the Wisconsin Department of Administration (DOA), provides over \$9 million annually in public funding to Wisconsin counties for the modernization of local land records. Act 20 of 2013 changed the formula for calculating Base Budget grant amounts, namely by increasing Base Budget grant eligibility from a \$50k to a \$100k. Additionally, beginning in 2016, each county would be eligible for \$50k in Strategic Initiative grant funding, with strategic objectives to be determined through a participatory planning process. Strategic Initiative grants would include new grant agreement conditions, e.g., meeting benchmarks for county parcel map development. Strategic Initiative grants would be funded with the increase in Land Information Fund revenue to begin in 2015.

Given Act 20, Counties must strive to meet benchmarks for County Parcel Map development. Not meeting the benchmarks and/or deadline threatens continued WLIP funding. I believe it is imperative to prioritize my work to assure compliance with the Act.

Conclusion

The PLSS system and the accuracy of parcel datasets play a critical role in the Statewide Parcel Map. Focusing my efforts on providing coordinates for existing PLSS corners in the run-up to 2017 serves our County well. To aid in County remonumentation and given the availability of \$50,000 of strategic initiative grant funding beginning in 2016, the County may be able to secure funding for future PLSS work. At that time, determinations could be made relative to completing all work in-house or, contracting for services. It may be more cost-effective to contract for services in some locations given terrain, traffic volume, rural/urban setting or other factors.

Please review the changes for the Survey department proposed herein and contact me with any questions or comments.

Thank-you for your consideration.

Jason R. Houle, P.L.S. Rock County Surveyor