

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JUNE 13, 2019 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday May 23, 2019 at 8:00 am.
- 4. Citizen Participation, Communications and Announcements
- 5. Community Development
 - A. Action Item: Citizen Objection -- Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation
- 6. Code Administration & Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2019 016 (Fulton Township) Fox LLC
 - LD2019 022 (Union Township) Pine Knoll Farms
 - LD2019 023 (Spring Valley Township) Condon
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Committee Reports

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

- 9. Directors Report
 - A. Rock Internship Program 2019 Jayden Williams, Evansville High School
 - B. Recent Repayments to CDBG & HOME Housing Program Income Accounts
- 10. Adjournment

Future Meetings/Work Sessions

June 27, 2019 (8:00 am) July 11, 2019 (8:00 am) July 25, 2019 (8:00 am) August 8, 2019 (8:00 am)



MINUTES ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE THURSDAY May 23, 2019 – 8:00 A.M. COURTHOUSE CONFERENCE ROOM Second Floor ROCK COUNTY COURTHOUSE JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, May 23, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Phil Owens and Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Kurt Wheeler (Planner III, Acting Secretary).

Others Present: Ron Combs

2. ADOPTION OF AGENDA

The adoption of an amended agenda (removal and rescheduling of Citizen Objection original item 5A). Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (5-0).

3. MEETING MINUTES -- MAY 9TH, 2019

Motion made by Supervisor Owens, Seconded by Supervisor Davis to accept the May 9th meeting minutes. APPROVED (5-0)

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Supervisor Davis informed all in attendance that there will be a Speakers Task Force on Water Quality Weds 10:30 am to 5:00 pm at Blackhawk Technical College. Tom Sweeney from Land Conservation and Rick Weitersen from the Health Department will be speaking on water quality issues. Public comments will take place from noon to 5:00 pm.

5. CODE ADMINISTRATION AND ENFORCEMENT

A. **Action Item:** Approve, Approve with Conditions or Deny Land Division:

(2019 010) -- Beloit Township - KIP LLC

Motion to approve with conditions made by Supervisor Mawhinney. Seconded by Supervisor Gustina. Approved (5-0)

Conditions:

- 1. Existing and proposed utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
- 2. Preliminary Plat of Surveys for separate transfers to adjoining parcels shall be submitted prior to approval of final CSM.
- Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
- 4. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

LD2019 015 (Newark Township) - Perkins

Motion to approve with conditions made by Supervisor Gustina with Conditions, Seconded by Supervisor Mawhinney. Approved (5-0)

Conditions:

- 1. Utility easements shall be placed on the lots as requested by utility companies (where applicable.
- 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
- 3. Proposed lot lines must include the system area with the building(s) that utilize the POWTS.
- 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

LD2019 018 (Avon Township) - Engen

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Davis. Approved (5-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable.

- 2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
- 3. Based on topography, the safest location for a new residential driveway is the southeast corner of lot 1
- 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

6. Economic Development

A. Rock Ready Index Quarter One.

Mr. Otterstein reviewed the Q1 2019 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

7. FINANCE

Action Item:

- A. Committee review of payments None
- B. Transfers None

8. COMMITTEE REPORTS

None

9. DIRECTOR'S REPORT:

A. Mr. Byrnes gave an invitation and overview of an upcoming workshop for local planning and zoning officials that will take place in July in Whitewater. Logistics and attendance were discussed by the committee.

10. ADJOURNMENT

Supervisors Davis and Gustina Moved and Seconded to adjourn the Committee at 8:34 a.m. All in Favor (5-0).

Respectfully Submitted - Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

June 13, 2019 (8:00 am)

June 27, 2019 (8:00 am)

July 11, 2019 (8:00 am)

July 25, 2019 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: June 13, 2019

Land Division Summary:

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

2019 016 (Fulton Township) - Fox LLC

2019 022 (Union Township) - Pine Knoll Farms

2019 023 (Spring Valley Township) - Condon

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Division(s) with conditions as presented.

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



11	
	LD2019 016 Fox LLC
Application Number:	
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II	

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

AGENCY REVIEW	a, " **
AGENCY NEVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	
	✓ 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	equirement: Ves V No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes ☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	
	Missing
70. A man classic marked "DDELIMINARY DLAT OF SURVEY OR SERVICED SURVEY MAD" identifying the	#Information a
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (If applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	ш.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	<u> </u>
(13) Drainageways:	<u>├─</u> \
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries: (16) Bridges/culverts:	<u> </u>
	HH
(17) Rock outcroppings:	
 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the 	П
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

Page 1 of 2

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 (cis), and application fee: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 1 Fyou answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 1. Existing and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable). 2. The existing residential structures within the area of proposed Lot 2 shall be removed prior to final approval of CSM. 3. The existing septic system and well serving the existing residential structure or proposed Lot 2 shall be properly abandoned. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 1. Administrator - Rock County Planning, Economic & Community Development Agency 10. Town action: 11.	AGENCY REVIEW	
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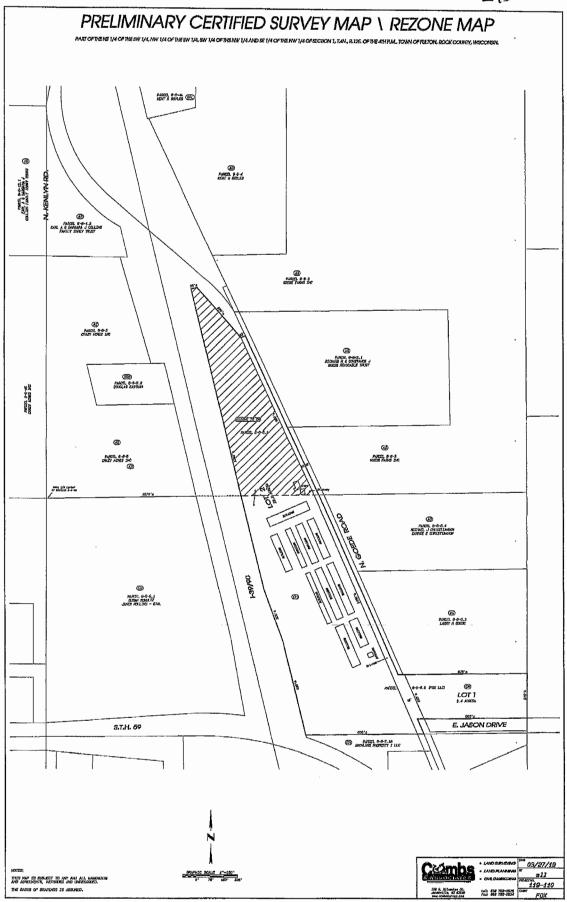
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	·
18. Committee action rationale and findings of fact (Use additional sheet (2a) If necessary	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair - Rock County Planning & Development Committee	10.

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Dedicate a 33 foot half road right of way on each side of N Goede Rd at the discretion of the Town of Fulton.
4. Ownership of parcel 6-6-5.1 shall be transferred to the applicant prior to Final CSM approval unless the current owners also sign the Final.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
7.
8.
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12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from a combination of two existing parcels in the Town of Fulton. Proposed Lot 1 (consisting of approximately 3.4 acres) will be divided from the larger parent parcel (6-6-6.2). This area of land is currently physically separated from the remaining portion of the parent parcel by N Goede Rd.
Proposed Lot 2 will consist of the combination of the remaining parent parcel and the existing 6.3 acre parcel to the north (parcel 6-6-5.1). The resulting Lot 2 will be 22.2 acres. As part of this proposal, a request for a rezone of parcel of 6-6-5.1 from a residential district to Commercial Highway Interchange has been made to the Town of Fulton.
It is likely that the proposed development will be served by the Consolidated Koshkonong Sanitary Sewer System.
According to information available to the P&D Agency, this property is within the extraterritorial review jurisdiction of the City of Edgerton.
TOMALACTION
TOWN ACTION
14. If you answered Approve With Condtions to 13., list additional conditions:
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4,
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY PLANNING, ECONOMIC & COMMUNITY PLANNING ESTABLE PRECEIVED

RECEIVED

ANAESVILLE, WI 59345

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US

APR 0 9 2019

APR 0 9 2019

ROCK CO. PLANNING, ECONOMIC APR DEVELOPMENT AGENOY

AGENCY USE ONLY

Application Number: LD2019 016

Received By-Date 41-9-19

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

**PLEASE	DO NOT COM	IPLETE THI	S APPLICATIO	N FOR	RM UNT	IL YO	OU HAVE	READ	THE ROCE	cou	NTY	
PRELIMINARY OF THIS FORM AN	MINOR LAND	DIVISION -	- APPLICATIOI	V FOR	M INFO	RM/	ATION. P	LEASE	COMPLET	E BOT	H PAGE	
1. Applicant has conta												
(If land division is v	vithin Extra-Te										ave dete	rmined
land division is fea											✓ Yes	No
2. Land division is cor											✓ Yes	□No
3. Land division area If you answered Ye							tified by	the Sta	te of Wisc	consin	: Yes	№ No
4. Land division meet	s Town Base F	arm Tract	and any other	appli	cable Fa	rmla	and Prese	ervatio	zoning d	listrict	requirer	
5. Land division will	require a zonii	ng change:									✓ Yes	
			APPLICANT	INFO	DRMA	TIO	N					
6. LANDOWNER OR	AUTHORIZED L	ANDOWN	ER REPRESENT	TATIVE	:							
a. Name:	FOX LLC					_			Telepho	ne:		
Address:	3911 N HA	CKBARTI	1 RD		City:	JA	NESVIL	LE .	State:	WI	Zip:	53548
b. Name:					,				Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)										
a. Surveyor name:	COMBS AN	D ASSO	CIATES, INC						Telepho	ne:		
Address:	109 W. MIL	WAUKEE	ST		City:	JΑ	NESVIL	LE	State:	WI	Zip:	53548
b. Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from 6. c	r 7. that w	ill serve as the	e prim	ary con	tact:	E	a.	6b. √	7a.	7b.	
		L/	AND DIVISIO	AI NC	IFORI	ΛĀT	NOF					
9. Reason for land di	vision: 🔲 Sa	le/owners	hip transfer	☐ Fa	rm cons	olid	ation	Refir	ance _	Oth	er:	
10. Land division are	a location:	Town of	FULTON					1/4 of	awanw 1	/4		
		Section	1				·		nber(s) -			
11. Land division are		ithin the E identify:	xtra-Territoria City(s)/Villag	l Plat / ge of	Approva CITY C	al Jui OF E	risdiction DGERT	(ETJ) A DN	rea of a C	ity(s)/	Village:	
12. Land division are			(check all that	apply):					_		
		/Town roa			ighway			e high			. highwa	
13. Landowner's co (Square feet or a	acres): 27.4 A	CRES	14. Land divi (Square f	eet or	acres):		4 ACRES	are	rrent zon ea: CH AN	D RRL		
16. Number of new		s created	17. Future zo					(s) 18	. Future CH	zoning	g of pare	nt lot:
by land division: 19. Covenants or re		ha nlacad (created				Yes 🔽	No	011			
If Yes, identify o			on the land an	ristori	ui cu.	لسل	ريق دي،	144				
20. A residential bu		tly located	in the land di	ivision	area:			No				
if Yes, the build	ing utilizes a:	✓ Priva	ite onsite was	tewat	ter trea	tme	nt systen	n _			y sewer	system
21. Public improver			sal/plan will	22.				constr	uction wi	ll begi	n on	
be submitted by	y (mm/dd/yyy		SANT CTAT		(mm/d			IDE				
			CANT STATI						· · · · · ·			-1
I, as the undersigned, contact for said lando	am a landowne	r applying fo	or a minor land	divisio	n in unir	ouv.	orated Ro	ock Cou AINARY	nty, or am MINOR LA	servini ND DI	g as the p /ISION ⊶	rımary
ADDITION FORM I	VEORIMATION I	eviewed an	d completed th	is appl	ication f	orm,	and subn	nitted al	i informati	ion as i	requirea p	er said
documents, and that a	all information i	s correct, ac	ccurate, and tru	e to th	e best o	f my	knowledg	e and b	elief, with	all into	rmation :	accessible
LANDOWNER/PRIMA								44-5			, ,	2019
LANDOWNER/PRIMA	RY CONTACT S	GNATURE:	714	7.	·/				DATE:	-/	/	LUIL

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?	Ø		
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø	Π.	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:			
(4) Rail lines:	 	<u> </u>	NONE
(5) Private water wells or water supply systems:		L	
(6) Private onsite wastewater treatment systems or public sanitary sewer	Ĭ Z I		
systems: (7) Any other public utilities:	7		
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	1 14	7	NONE PROPOSED
(9) Vegetative land cover type:	7		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	1 1	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	Ħ	7	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	NONE
 h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or 		☑	NONE PROPOSED
private reservation, including any conditions, in the land division area:			
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 			NONE
j. Preliminary concept for collecting and discharging stormwater, in the land	. 🗆	V	NONE
division area:			NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:			NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?		+	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		+-	
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
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	\square		

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

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



	LD2019 022 Pine	Knoll Fa
Application Number:		
u n		

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

A CENTOV DEL VIEW	
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant these parties have determined land division in feetblook	
	✓ Yes No ✓ Yes No
	✓ Yes No
 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. 	1 162 □ MO
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	aguirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ 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 unti	
information has been supplied by the applicant.	
	Missing Intermetion
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	г
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	<u> </u>
(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:	
(11) Productive agricultural sons, cultural resources, and woodlands: (12) Surface water features:	H
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outeroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	_
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land 	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	
	Missing Informations
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:	<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 of these parties have comments, said comments have been provided to the Agency:	•
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	s (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this	survey. However,
3solls on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	· · · · · · · · · · · · · · · · · · ·
1.	
2. Approved by Town in February 2019. No conditions of approval sent to County P&D Agence	y
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
117.20	

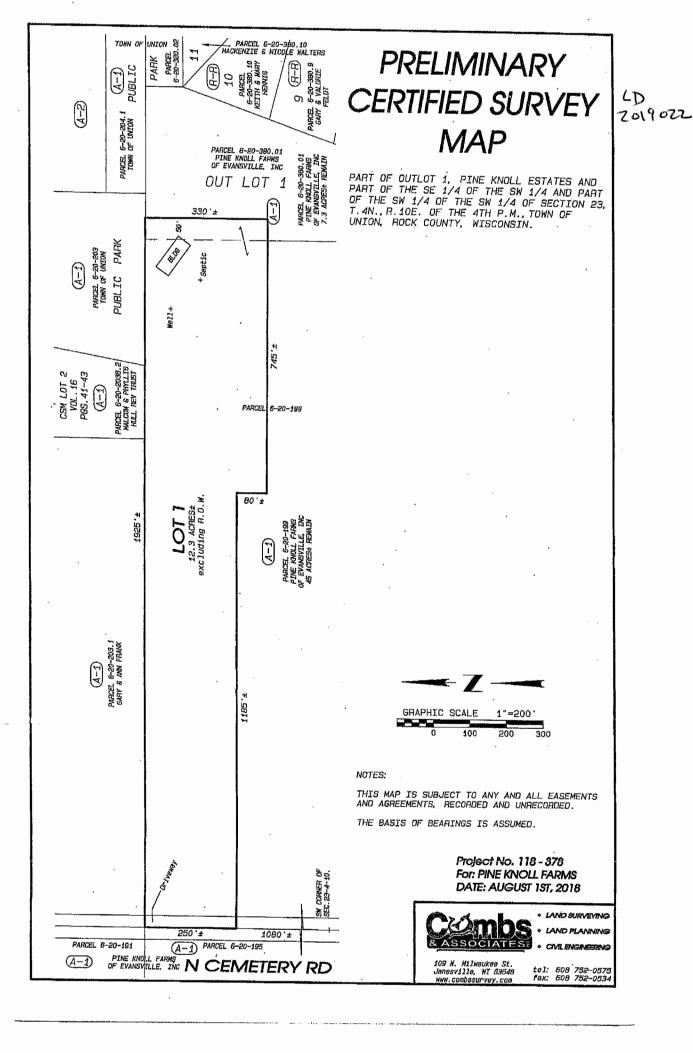
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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 necessary):
1.
2.
3.
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):
COMMITTEE SIGNATURE: DATE:
TITLE: Chair – Rock County Planning & Development Committee

OCK COUNTY PRELIMINARY MINOR LAND DIVISION — REVIEW, RECOMMENATION, AND A	
	ACTION FORM
AGENCY RECOMMENDATION	
1. If you answered Approve With Conditions to 10., list conditions:	
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.	
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary	y approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final ap	proval.
6.	
7.	
8.	
9.	
10.	
2. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates one new 12.3 acre lot from an existing 56.3 acre parcel (6-2 and a small portion of an adjacent Outlot (under the same ownership) in Union Township. The phe division is to separate the existing residence on the property from the larger parcel. The remains arent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certifurvey Map. As part of this proposal, the Town of Union has preliminarily rezoned the area of part 1 from A1 to A2 based on the size.	ourpose of aining fied
This property is within the extraterritorial review jurisdiction of the City of Evansville.	
TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions:	
TOWN ACTION 4. If you answered Approve With Condtions to 13., list additional conditions: 5. Town action rationale and findings of fact:	
4. If you answered Approve With Condtions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions:	
4. If you answered Approve With Condtions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3.	
4. If you answered Approve With Condtions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4.	
4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3.	
4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4.	
4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5.	
4. If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6.	
4. If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7.	
4. If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.	



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.U\$ WEB: WWW.CO.ROCK.WI.US



I AGENCY HE ONLY AGENCY USE ONLY

Application Number: LPZ019

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

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

										_ :		
**PLEASE PRELIMINARY OF THIS FORM AT	MINOR LAND	DIVISION		V FORI	VI INFO	RM/	ATION.	PLEASE	COMPLET	LE BO	TH PAGE	
1. Applicant has cont	acted Town, R	Rock Count	y Planning, Eco	nomic	& Con	mui	nity De	velopmei	nt Agency	, and	City(s)/V	illage
(if land division is v land division is fea		errit orial P	lat Approval Ju	risdict	ion (ET.	l) are	ea) offi	cials and	these par	rties h	ave dete	1
2. Land division is cor	nsistent with 1	Town's Co	mprehensive Pl	an - F	u tu re L	and	Use Ma	ap:			☐ Yes	☐ No
3. Land division area							tified b	y the Sta	te of Wisc	consin	: 🖊 Yes	□No
4. Land division meet							and Pre	servation	n zoning (listric	t requirer Ves	nent:
5. Land division will	require a zoni	ng change									Yes	□No
			APPLICANT	INEC	RMA	TIO	M				13 4 2	
6. LANDOWNER OR						IIO	14.	<u> </u>	"`	~		
a. Name:			S OF EVANS						Telepho	ne'	608-490	0-0174
Address:	8106 N CE			77144	City:	ΕV	ANSV	/II I E		WI		53536
b. Name:	010014 011	MITTEL	110		City.	<u></u>	ANOV	The beautiful and the second	Telepho			00000
Address:					City				State:	ne.	7in:	
7. AGENT (SURVEYO	D AND DEVEL	OBEB)	. ,		City:	J			State:		Zip:	L ,
a. Surveyor name:	COMBS &		TES INC						Telepho	ne'	608-752	2-0575
Address:	109 W. MIL				City:	IΔ	NESV	TILE	State:	WI	Zip:	53548
b. Developer name:	100 VV. WILL	- VYAOINE,	_ 011/241		City.	197	IVLOV	ILibiba	Telepho			100040
Address:					City	$\overline{}$				iic.	Zine	
8. Identify the indivi	dual-from 6	or 7 that w	vill canva as the	nrim	City:	l		6a.	State:	7a.	Zip:	
5. Identity the main	dual Holli of C		AND DIVISION					ou.	, OD. <u>V</u>	170.		
9. Reason for land di	vision: Sa		hip transfer					Refin	ance	Oth	er:	
	10100	Town of		<u></u>				√1/4 of	SW 1	-		
10. Land division are	a location:	Section :					Tax p	arcel nun	nber(s) -	6-20-	199 & 6-2	0-380.01
11. Land division are Yes No		ithin the E	xtra-Territoria City(s)/Villag					on (ETJ) A	rea of a C	ity(s)	/Village:	
12. Land division are		-	•	apply)	:							
12 1 1		I/Town ro			ghway		St	ate highv			S. highwa	
13. Landowner's cor (Square feet or a	icres): 57 ACF	RES ±	14. Land divis (Square f	eet or	acres):			are	rrent zon a: A-1			
	16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot:								it lot:			
by land division: 1 created by land division: A-1												
19. Covenants or re-		he placed	created l	y land	divisio	n:	A2					
19. Covenants or re-	strictions will		created lon the land div	y land	divisio	n:	Yes [
19. Covenants or relative of Yes, identify co. 20. A residential but	strictions will evenants or re	strictions: ntly located	created to the land div	ision a	division rea: area:	n:	Yes [Z No				
If Yes, identify co 20. A residential but If Yes, the build	strictions will evenants or re dding is currer ing utilizes a:	estrictions: ntly located Private	created to the land divided in the land divide	ision a	d division area: area: er treat	n:	Yes [No No	A-1 Public s	anita	·	system
If Yes, identify co 20. A residential but If Yes, the build 21. Public improven	strictions will ovenants or re ilding is currer ing utilizes a: nent construct	estrictions: ntly located Privition propo	created to the land divided in the land divide	ision a vision tewate	d division area: area: er treat	n:	Yes [Yes [nt system	No No	A-1	anita	·	system
If Yes, identify co 20. A residential but If Yes, the build	strictions will ovenants or re ilding is currer ing utilizes a: nent construct	estrictions: ntly located Privition propo y):	created by conthe land divided in the land divided ensite was sal/plan will	vision attempts to the vision	d division area: area: er treat Public in (mm/do	mer mprod/yy	Yes [Yes [nt systemovement yy):	No No em	A-1 Public s	anita	·	system
If Yes, identify co 20. A residential but If Yes, the buildi 21. Public improven be submitted by I, as the undersigned,	strictions will in overnants or reconstructions of the second of the sec	estrictions: ntly locate Privation propo y): APPLI r applying f	created to the land divided in the land divided to the land divide	vision avision tewate 22. I	d division rea: area: er treat Public in (mm/do IT ANI	mer mprod/yy	Yes [Yes [nt systement overment yy): GNAT	No No mt constru	A-1 Public suction will	anitai II begi	n on g as the pr	
If Yes, Identify co. 20. A residential but If Yes, the buildi. 21. Public improven be submitted by It as the undersigned, contact for said landow.	strictions will in ovenants or residing is currering utilizes a: nent construction (mm/dd/yyy) am a landownewner. I do here	estrictions: ntly located Privition propo y): APPLI r applying f	created to the land divided in the land divided ensite was sal/plan will can a minor land of at I have review.	vision a vision a vision tewate 22. I	area: area: er treat Public in (mm/do T ANI n in unin ROCK Co	mer mpro	Yes [nt system overment yy): GNATORIAL TY PREL	No No mt constru	Public suction will	anitai II begi servin	n on g as the pr	imary
If Yes, identify co 20. A residential but If Yes, the buildi 21. Public improven be submitted by I, as the undersigned,	strictions will ovenants or realiding is currering utilizes a: ment construct (mm/dd/yyy) mm a landowne wner. I do here UFORMATION, r	estrictions: antly located Privation propo y): APPLI r applying f by verify th reviewed and s correct, and	created to the land divide at e onsite was sal/plan will can't family at land at I have reviewed completed this courate, and true	vision a vision a vision a vision a vision a vision at the vision and the vision and the vision at t	area: er treat Public li (mm/di IT ANI in unin ROCK Co cation for	mprod/yy	Yes [Yes [nt systemovement yy): GNAT orated in TY PREL and sub- knowled	No No Material No No Material	Public s uction wil	anitai Il begi servin ND Di on as i all info	n on g as the pr VISION — required p	imary er said ccessible
If Yes, identify co. 20. A residential but If Yes, the buildi. 21. Public improvem be submitted by It, as the undersigned, contact for said landow. APPLICATION FORM INdocuments, and that a	strictions will ovenants or realiding is currering utilizes a: ment construct (mm/dd/yyy) mm a landowne wner. I do here UFORMATION, r	estrictions: antly located Privation propo y): APPLI r applying f by verify th reviewed and s correct, and	created to the land divide at e onsite was sal/plan will can't family at land at I have reviewed completed this courate, and true	vision avision avision tewate 22. If	area: area: er treat Public in (mm/de IT ANI IT ANI ROCK Co cation foe best of e part of	mermprod/yyy	Yes [Yes [nt systemovement yy): GNAT orated in TY PREL and sub- knowled	No No Material No No Material	Public s uction wil	anitai Il begi servin ND Di on as i all info	n on g as the pr VISION — required p	imary er said ccessible

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?	Ø		
a. Location of the land division area by section, township, and range:	\square		
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:	I		·
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		
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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:			
(3) Driveways:	V	님	
(4) Rail lines:	14-	닏	
(5) Private water wells or water supply systems:			
(6) Private onsite wastewater treatment systems or public sanitary sewer	\square		
systems: (7) Any other public utilities:	Ø		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	1 14	岗	NONE PROPOSED
(9) Vegetative land cover type:		H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	1 1	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	11 (1
(12) Surface water features:		V	11 11
(13) Drainageways:		V	39 81
(14) Detention or retention areas:		7	* #
(15) Cemeteries:			и п
(16) Bridges/culverts:		V	a 17
(17) Rock outcroppings:		V	11 18
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	11 11
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:		Ø	11 15
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		☑	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		_	
inch, with the map pages numbered in sequence if more than one (1) page is	✓		
required, and total map pages identified on each page?			
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		

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

Pag

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.U5 WEB: WWW.CO.ROCK.WI.US



) (()) (LD2019 023 Condon
Application Number:	
u u	1

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

AGENCY REVIEW	
f 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	
	√ Yes No
ar barre division to definition of the same and the same	✓ Yes □ No
 Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5. 	√Yes No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	✓ Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes 📝 No
6. Land division will require a zoning change:	✓ Yes □ No
	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	
	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	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:	
(3) Driveways:	
(4) Rail lines:	<u> </u>
(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:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	
(17) Rock outcroppings:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
Preliminary concept for connection with existing public sanitary sewer and water supply system or an elegentary means of providing water supply and treatment and disposal of rowage. In the land	П
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	4	
		(Missing Uniormation
k. Scale, north arrow, and date of creation:		
I. Any other information required by the Agency:		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages	
numbered in sequence if more than one (1) page is required, and total map page	ges 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		1
these parties have comments, said comments have been provided to the Agenc		- 1
If you answered No, the application must be provided to other reviewing partie of this form.	s before completing any r	urtner sections
AGENCY RECOMMENDATION		
The state of the s		
10. Agency recommendation: Approve Approve With Condition		
11. If you answered Approve With Conditions to 10., list conditions (Use additiona		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots	as requested by utility companies	(where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sec	vage system at the time of this s	survey. However,
3soils on the lot may be restrictive to the replacement of the ex	isting system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
11 ml		
AGENCY SIGNATURE:	DATE: 5/20/19	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: ☐ Approve ☑ Approve With Conditions ☐ De	ny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) if necessary):	
1. Rezone conditionally approved pending land division approval by F	lock County Planning.	
2. New parcel lot lines extend to the middle of the road.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	DATE: 4/30/2019	3
TOTAL 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

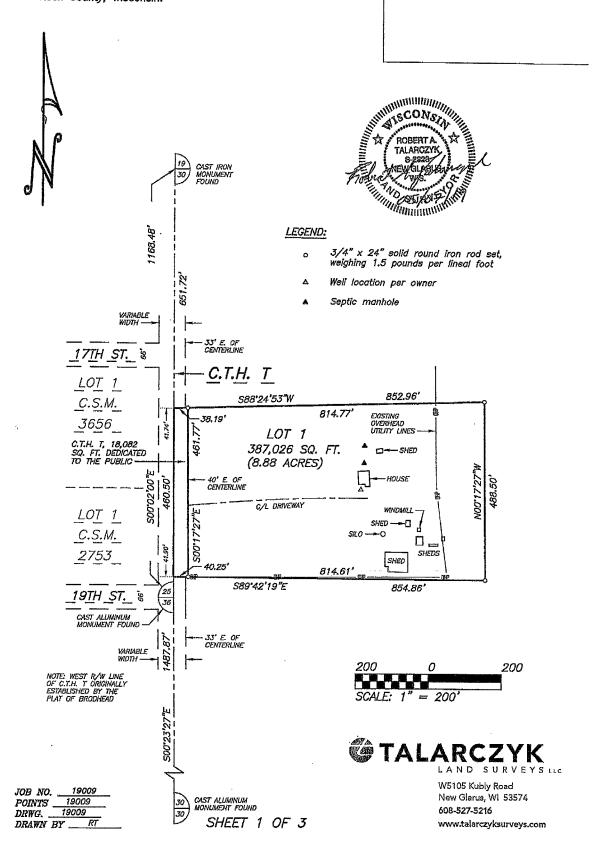
EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. Dedicate a 40 foot half road right of way along County Hwy T has indicated on Preliminary CSM.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new 8.9 acre lot from an existing 44.31 acre parcel (6-18-260) i Spring Valley Township. The purpose of the division is to separate the existing residence, buildings and acreage from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map. As part of this proposal, the Town of Spring Valley has preliminarily rezoned the area of proposed Lot 1 from A1 and RR to A3 based on the size.
This property is within the extraterritorial review jurisdiction of the City of Brodhead.
TOWN ACTION
14. If you answered Approve With Condtions to 13., list additional conditions:
14. If you answered Approve with Conductins to 13., list additional conditions:
15. Town action rationale and findings of fact:
15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
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:
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.
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.
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.
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6.
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7.
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.
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.
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.
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.

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Town 2 North, Range 10_East, Town of Spring Valley, Rock County, Wisconsin.

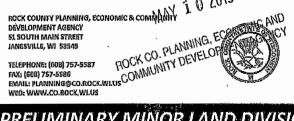


R. B Draw

ROCK COUNTY PLANNING, ECONOMIC & COMMANY 10 2019

BY SOUTH MAIN STREET

JAMES VILLE, WI 58545



AGE	NCY USE ONLY
Application Numbers	LDZ019 023
Received By - Date (MM/DD/YYYY):	5-10-19

DEFINANCE VALIDOR LAND DIVISION

**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK OF PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, PLEASE COMPLETE OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, a	
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, a	
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these partie land division is feasible:	
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	y Yes ∐ No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wiscon	nsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	A STATE OF THE STA
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning dist	rict requirement: Yes No
5. Land division will require a zoning change:	¥ Yes ∐ No
APPLICANT INFORMATION	
6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE	}
a. Name: Brett & Vickie Condon Telephone:	608-897-3633
Address: N3935 County Road J City: Monroe state: W	7 Zip: 53566
b. Name: Telephone:	
Address: City: State:	Zlp:
7. AGENT (SURVEYOR AND DEVELOPER)	
a. Surveyor name: Bob Talarczyk Telephone:	608-527-5216
Address: W5105 Kubly Rd City: New Glarus State: W	
b. Developer name: Telephone:	
Address: City: State:	Zíp;
8. Identify the individual from 6. or 7. that will serve as the primary contact:	
LAND DIVISION INFORMATION	1. 1.170.
	Other:
Town of Spring Valley NW 1/4 of NW 1/4	7.7.4.4
10. Land division area location: Section 30 Tax parcel number(s) - 030	
 Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(Yes No if Yes, Identify: City(s)/Village of Brodhead 	(s)/Village:
12. Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway	J.S. highway
13. Landowner's contiguous property area (Square feet or acres): 44.31 acres (Square feet or acres): 9.30 acres area: A1 & R1 (F	of land division per zoning map)
	ing of parent lot; (per zoning map
19. Covenants or restrictions will be placed on the land division area:	
If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: Yes No	
· · · · · · · · · · · · · · · · · · ·	ary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A 22. Public improvement construction will be (mm/dd/yyyy): N/A	
APPLICANT STATEMENT AND SIGNATURE	
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am service contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DAPPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information me. These statements are being made to induce official action on the part of Rock County, its agents, employees,	DIVISION — s required per said formation accessible
LANDOWNER/PRIMARY CONTACT SIGNATURE: Topol & Julian Date:	05/07/2019

ROCK COUNTY

LDZ019023

APPLICATION CHECKLIST		A.M. Million	
	COLUMN THE TAXABLE PARTY.	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?	1777		
a. Location of the land division area by section, township, and range:			
b. Approximate location and dimension of all EXISTING streats and property lines,	170	l	
including name and ownership (if applicable), in and adjacent to the land division area:	V		
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	12		
the land division area;			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	1		
blocks(s), numbered for reference, in the land division area:	INC.1	ш	
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	Z		
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:	2		
(1) Buildings:	2	П	
(2) Streets, alleys, and public ways:	1		
(3) Driveways:	1		
(4) Rall lines:	1		
(5) Private water wells or water supply systems:	1		
(6) Private onsite wastewater treatment systems or public sanitary sewer	1		
systems:			•
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	₽	┝┾┤	
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	7	H	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7	Ħ	Pr
(11) Productive agricultural solls, cultural resources, and woodlands:	7		
(12) Surface water features:			
(13) Drainageways:	2		
(14) Detention or retention areas:	₹		
(15) Cemeteries:	9	<u> </u>	
(16) Bridgas/culverts: (17) Rock outcroppings:	₩	片	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or			
private reservation, including any conditions, in the land division area:			
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:	1	m	A CONTRACTOR OF THE CONTRACTOR
k. Scale, north arrow, and date of creation: I. Any other information required by the Agency:	2	H	
Has the map been prepared at a scale not to exceed two hundred (200) feet to the	hPnl.	<u> </u>	
Inch, with the map pages numbered in sequence if more than one (1) page is	12		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	1		
4. Have you provided all required application form information and has the required	Z		
party signed this application form?	14		
5. Have you included a hard copy of this application form and the map, an electronic	[72]	p==	
copy of the map in a format compatible with the Agency's Geographic Information	2		

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

COMMITTEE REVIEW REPORT WITH DESCRIPTION

06/03/2019

FOR THE MONTH OF MAY 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP		05/10/07/0	110 DANK	DEAL PROPRIETION OF THE	
10-1720-0000-63103	LEGAL FORMS	P1900579	05/16/2019	US BANK	REAL PROP OFFICE SUPPLIES	8.49
10-1720-0000-03103	LEGAL I ONWIG	P1900579	05/16/2019	US BANK	2019 ASSESSMENT ROLL BINDERS	336.15
					REAL PROPERTY DESCRIPTION PROG TOTAL	344.64
10-1721-0000-64200	TRAINING EXP					
		P1900579	05/16/2019	US BANK	LAND REC TRAINING	628.00
				<u> </u>	LAND RECORDS PROG TOTAL	628.00
I have reviewed the	e preceding paym	ents in the	total amount o	f \$972.64		
Date:			Dept Head _			
		Com	mittee Chair			

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

06/03/2019

FOR THE MONTH OF MAY 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP					
04 0400 0000 00407	DI DI 015041	P1900405	05/09/2019	OFFICE PRO INC	TAX EXEMPT 41407 - COPY PAPER	64.00
64-6400-0000-63107	PUBL & LEGAL	P1900674	05/23/2019	BELOIT DAILY NEWS	LEGAL NOTICE - BLACKHAWK CAMPG	31.16
					PLANNING PROG TOTAL	95.16
64-6730-0000-62420	MACH & EQUIP R	M				
		P1900407	05/09/2019	HARRIS ACE HARDWARE LLP	BATTERIES FOR METAL DETECTOR &	37.98
7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1					SURVEYOR PROG TOTAL	37.98
I have reviewed the	e preceding payme	ents in the	total amount o	f \$133.14		
Date:			Dept Head _			
		Com	mittee Chair			