

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 22, 2016 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

#### AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday September 8, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Discussion Item:** Land Division Review and Action Procedure Scheduling of P&D Committee action as it relates to Town and City/Village review and action.
  - B. Action Item: Land Division Review & Approval LD2016 032 (Beloit Township) Daniel Griinke
  - Action Item: Land Division Review & Approval LD2016 037 (Janesville Township) Thomas Busfield
  - D. Action Item: Land Division Review & Approval LD2016 038 (Janesville Township) Gaylen Reilly
- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 7. Corporate Planning
  - A. Action Item: Set November & December P&D Meeting Dates
- 8. Committee Reports
- 9. Directors Report
  - A. Shoreland Zoning Ordinance Update
  - B. Fall Rock County Towns Association Meeting
- 10. Adjournment

**Future Meetings/Work Sessions** 

October 13, 2016 (8:00 am) October 27, 2016 (8:00 am)



## ROCK COUNTY GOVERNMENT

Planning & Development Agency

### **INTEROFFICE MEMORANDUM**

TO: Rock County Planning and Development Committee

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

DATE: September 13, 2016

### **Code Enforcement Summary:**

Agenda item 5.A. includes a discussion item regarding the Land Division review and action procedure currently administered by the P&D. Overall, the Land Division Ordinance states that the Committee shall not take action on a Land Division until the applicable Town and City/Village (if necessary based on Extraterritorial Zoning Jurisdiction – ETJ) has taken action. An excerpt from the Ordinance is included in the packet for reference. Based on past directives by the Committee, Agency staff has gone one step further and not placed Land Divisions on the agenda for Committee action until we confirm that the other approving parties have acted. Considering our agenda packet must be prepared by the Tuesday in the week prior to the scheduled Thursday morning P&D meeting, it is possible that action by another reviewing party may occur between the time that our agenda is set and the P&D meeting.

A request has been made by Combs and Associates that the P&D consider allowing staff to put Land Divisions on the P&D Agenda if they have been acted on or are scheduled to be acted on by all other approval parties prior to the P&D meeting. As an example, the two Land Divisions in Janesville Township listed below have been approved by the Town of Janesville. The City of Janesville intends to take action on the ETJ approval on Monday September 19th, prior to the September 22nd P&D meeting. Under current procedures, Staff would normally have not placed these two action items on the agenda until the October 13<sup>th</sup> P&D Meeting because they have not been approved by the time the Agenda is due (the date of this memo). Making this revision to procedure will save a few weeks of time for the applicant. If this procedural change is made, and approval by other parties is not been granted prior to the scheduled meeting, the action item may be tabled by the P&D until such time that other approvals are obtained.

#### **Land Division Summary:**

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

2016 032 (Beloit Township) - Daniel Griinke

2016 037 (Janesville Township) - Thomas Busfield

2016 038 (Janesville Township) – Gaylen Reilly

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

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

# Land Division Ordinance Section 4,112 "Preliminary Land Division"

Any comments by other reviewing parties shall be provided to the Administrator within ten (10) business days of receipt of the application by the party from the Administrator. Failure by any other reviewing party to provide comments to the Administrator within the aforementioned timeline shall indicate said party(s) has no comment.

- (5) Administrator review. The Administrator shall review the application for preliminary land division for compliance with this Ordinance, as well as the comments from all other reviewing parties. To facilitate timely review of the application, field inspection and staking along the center-line of all proposed streets in the land division by the Administrator may be required at the discretion of the Committee. After review, the Administrator shall provide an application recommendation, either approval, approval with conditions, or denial with findings, to other reviewing parties as stated in (4) (a), (b), (c), (d) and (e) of this Sec. within ten (10) business days of receipt of the application by the Administrator.
- (6) Town and City/Village review and action. The application for preliminary land division, comments of all other reviewing parties, the Administrator's recommendation, and any other relevant information shall be provided by the Administrator to the Town and the City/Village (only if the land division is to take place within the ETJ of said City/Village) for their respective review at a public meeting. The Town and City/Village (if applicable), at their discretion, shall take action and approve, approve with conditions, or deny the application.
- (7) Committee review and action. The Committee shall review the application for preliminary land division, comments of all other reviewing parties, the Administrator's recommendation, Town review and action, City/Village review and action (if applicable), and any other relevant information at a public meeting. The  $\rightarrow$  Committee shall take action only after (1) – (6) of this Sec. have been completed and shall approve, approve with conditions, or deny with findings the application within ninety (90) days of receipt of the application by the Administrator, unless this timeline is extended by mutual agreement between the Committee and the applicant. with the exception that if Town and City/Village (if applicable) action is not expected to occur prior to said ninety (90) day timeline, the Committee shall take action on said application. One (1) copy of the application review form, containing the Committee action, either approval, approval with conditions, or denial with findings, and the action date shall be provided to the applicant within five (5) business days of said action. If the Committee fails to take action on the application within the aforementioned ninety (90) day timeline, and unless this timeline is extended by mutual agreement between the applicant and all required parties, said application shall be deemed approved by the Committee.
  - (a) If the application for a preliminary land division is a minor land division requiring a POS, in accordance with 4.110 (1) of this Ordinance, said application shall not require Committee review and action as stated in (7) of this Sec. and the

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITECEIVED 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: LDZ016 03Z

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

# **PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

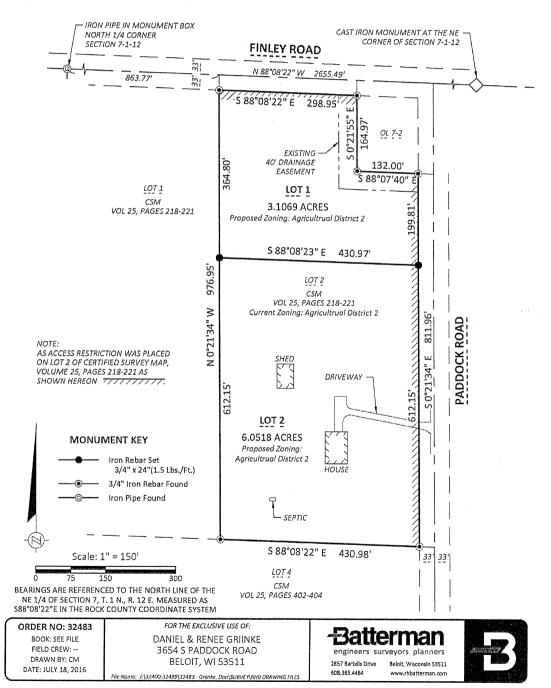
Annual Committee of the								.,				
**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY  PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES  OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS 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 co	2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:											
3. Land division area	is located in	a Farmlar	nd Preservatio	n zoning	g distric	t ce	rtified b	y the Sta	ate of Wis	consi	n: Yes	✓ No
If you answered Ye	es, proceed t	o <b>4.</b> If you	answered No	<b>o</b> , proce	ed to <b>5</b> .	•						
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:												
5. Land division will	require a zon	ing chang	e:					* 4,45			Yes	☑ No
			APPLICAN	IT INFO	DRMA	TIC	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVE		-	THE REAL PROPERTY OF THE PARTY	-		ALANONA INTERNAL		Constitution of Control
a. Name:	Daniel Grii	nke							Telepho	ne:	608-29	5-7613
Address:	3654 South	n Paddoo	k Road		City:	Ве	eloit	,	State:	WI	Zip:	53511
b. Name:					<del> </del>	.l			Telepho	ne:		<b>L</b>
Address:		T			City:			<del></del>	State:		Zip:	
7. AGENT (SURVEYO	RAND DEVE	LOPER)		-Kalimirkaromate	L	٠	***************************************		I	L		
a. Surveyor name:	Ben Christi	ansen		CA STORMAN AND BURNESS					Telepho	ne:	608-369	5-4464
Address:	2857 Barte	lls Drive			City:	Ве	loit		State:	WI	Zip:	53511
b. Developer name:						<u> </u>	·····		Telepho	ne:		
Address:					City:	I	***************************************		State:		Zip:	
8. Identify the individ	dual from 6.	or <b>7.</b> that	will serve as th	he prima		act:	П	6a.		7a.	7b.	L
8. Identify the individual from 6, or 7, that will serve as the primary contact:   Ga. Gb. 7a, 7b.  LAND DIVISION INFORMATION												
9. Reason for land div	⁄ision: 🗸 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation	Refin	ance 🗌	Oth	er:	
40		Town of	Beloit					1/4 of	NE 1,	/4		***************************************
10. Land division area	a location:	Section	7		oterina esta esta esta esta esta esta esta est		Tax pa	rcel nun	nber(s) -	004 C	070030	2
Section 7 Tax parcel number(s) - 004 00700302  11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  Yes No If Yes, identify: City(s)/Village of City of Beloit and Town of Beloit												
12. Land division area is located adjacent to (check all that apply):  V Local/Town road County highway State highway U.S. highway												
13. Landowner's con			14. Land div			0.46				ng of l	land divis	ion
(Square feet or ac 16. Number of new/a	******************************	·	(Square						a; A2		- 6 :	
by land division:		s created							A2	oning	or paren	: iot:
by land division: 1 created by land division: A2 A2  19. Covenants or restrictions will be placed on the land division area: Yes No							America de la constitución de la					
If Yes, identify covenants or restrictions:												
20. A residential building is currently located in the land division area:												
21. Public improveme									ction will			stem
be submitted by (							y); None		CCIOII WIII	БСБП	011	
		APPLIC	ANT STATI									
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.												
LANDOWNER/PRIMARY	CONTACT SIG	INATURE:	PM	D-	cero	W.	23	-	ΔΤF·	<del></del>	25	-15

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# PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED AS DOCUMENT NUMBER 1549039 IN VOLUME 25 ON PAGES 218-221 OF CERTIFIED SURVEY MAPS, SITUATED IN PART OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 7, T.1 N., R. 12 E. OF THE 4TH P.M., BEING ALSO PART OF THE OUTLOT 7-3 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN



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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI,US



0 0 0	LD2016 032 Griinke
Application Number:	

# 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 appli	cable) officials
and these parties have determined land division is feasible:	✓ Yes □ No
	✓ Yes 🔲 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 📝 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	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 V 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	il all missing
information has been supplied by the applicant.	, an masmg
	MUssing
	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:	<b>I</b> I
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	Page 1
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:	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 corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	П
(2) Streets, alleys, and public ways:	<del></del>
(3) Driveways:	H
(4) Rail lines:	Ħ
(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:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas: (15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	片
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<u> </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	П
division area:	,J
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

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AGENCY REVIEW	
	Mesing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	<u> </u>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	П
page:	Ц
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:	
If you answered No, the application must be provided to other reviewing parties before completing any fu	rther sections
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. Utility easement(s) shall be placed on as requested during review (if applicable).	
2. Note on Final CSM: "No buildings which produce wastewater allowed on Lot 1 until acceptable means	of wastewater
disposal is approved by the necessary government agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	<u> </u>
// in all	
AGENCY SIGNATURE: 8/22/16	
2016	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action:   Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: Documentation of DATE: 8/10/16	
TITLE: 1004 approved Via email and MINOTES.	

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 necessity	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

T RESIMINARY WINON EARLY DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "Lot <b>2</b> contains existing buildings which utilize an existing private sewage system at the time of
4. this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
5. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two lots from an existing 9.16 acre lot in Beloit Township. The existing house and buildings will be on new Lot 2 (consisting of 6.05 acres) and new Lot 1 will have no structures. Based on the information provided, the intention is to sell Lot 1 to a the adjoining landowner, though that is not required for this land division to be approved. In other words, this Land Division was not presented as a "Sale Between Adjoining Landowner" application. Therefore, while the adjoining landowner may purchase Lot 1, it will not be a requirement that it is tied to the existing property and could be utilized as a separate building site. A note regarding restricted access placed on a prior CSM is included on the proposed CSM.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5,
6.
7,
8.
9.
10.
18. Committee action rationale and findings of fact:



RECEIVED

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY

DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

AUG 9 2014

ROCK CO. PLANNING, ECONOMIC COMMUNITY DEVELOPMENT AGE

AGENCY USE ONLY Application Number: <u>LDZ016</u> 037

Received By – Date 6 – 9 – 16

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

W. M. J. W. M. J. W. L. W.	CARAGOVEGE E		4.80				AT A S				
PRELIMIN	IARY N	MINO	R LAN	DDI	VISI	ON -	- APP	LICAT	101	N FC	RM
Ď.								Stranger and American	THE CAMPBELL CO.	entra marka	Line owners have no
PRELIVITIAR)	E DO NOT CO	ID DIVISIO	ON – APPLIC	ATJON FO	RM INF	ORMATI	ON DIENS	E COMMOLI	TE DO	TUBAC	ES
OF THIS FORM A	tacted Town	Pock Cou	untu Diamaia	ALL INFO	RMATI	ON AS II	DENTIFIED	ON PAGE	OF TI	HIS FOR	M.**
1. Applicant has con (if land division is	within Extra-	Territoria	il Plat Appro	g, Econom val lurisdi	IIC & CO ction (F	mmunity	y Developm officials an	ent Agend	y, and	City(s)/	Village
land division is fe	asible:			• • • • • • • • • • • • • • • • • • • •	ccion (L	is) area)	Officials aff	u mese pa	irties n	ave det	
2. Land division is co	nsistent with	n Town's (	Comprehens	ive Plan –	Future	Land Use	e Man:			√ Yes	
3. Land division area	a is located in	n a Farmla	nd Preserva	tion zonin	g distric	t certifie	ed by the St	ate of Wis	consin	: Yes	∐ No □ No
ii you answered Y	es, proceed t	to 4. If yo	u answered	No, proce	ed to 5						
4. Land division mee				other appl	icable F	armland	Preservation	on zoning	district	require	p-t
5. Land division will			ge:								. ✓ No
SUM MATERIAL STATES	ASS IN THE		APPLIC/	ANTINE	ORMA	TION	1		1 ( 1 m	Mean	
6. LANDOWNER OR			NER REPRES	SENTATIV							
a. Name:	THOMAS					The Property of the Control of the C		Telepho	ne.		
Address:	2119 N BF	RITT RD		***************************************	City:	JANE	SVILLE	State:	WI	7in:	E2540
b. Name:				***************************************	1,-	10/ 11/2	OUILLE	Telepho		Zip:	53548
Address:			trata (		City:	1		State:	10.	Zip:	T
7. AGENT (SURVEYO	R AND DEVE	LOPER)		***************************************				otate.		Trip.	L
a. Surveyor name:	COMBS A	ND ASS	OCIATES,	INC	***************************************	····	***************************************	Telepho	ne:	752-057	75
Address:	109 W MIL	WAUKE	EST		City:	JANES	SVILLE	<del> </del>	WI	Zip:	53548
<b>b.</b> Developer name:		***************************************			L	1		Telephoi			33346
Address:					City:		<u> </u>	State:	<u></u>	Zip:	
8. Identify the individ	dual from 6.	or 7. that	will serve as	the prima	ITV CONT	act:	☐ 6a. ☐		7a.	7b.	<u></u>
			AND DIVI	SION IN	FORM	ATION	17.				
9. Reason for land div	vision: 🗸 Sa	le/owner	ship transfe			olidation	A SECONDARY OF THE REAL PROPERTY AND ADDRESS OF THE PERSON	ance 🗍	Other	1:	
LO. Land division area	location:	Town of	JANESVII	LE		N/	<b>√</b> 1/4 of	SW 1/	4	***************************************	-
		Section				Тах	parcel nun	nber(s) - 6	5-8-17	8A.2A	-
L1. Land division area	is located w	ithin the	Extra-Territo	rial Plat A	pproval	Jurisdic	tion (ETJ) A	rea of a Ci	ty(s)/V	illage:	***************************************
✓ Yes ☐ No L2. Land division area		identify:		lage of C	ITY OF	JANES	VILLE				-
Land division area		l/Town ro		iat appiy): County hi		П	itate highw	av [	luci	nighway	,
L3. Landowner's cont		erty area	<b>14.</b> Land d	ivision are	a			rent zonin			
(Square feet or ac			(Squar	e feet or a	cres): 2	25.22	are	a: A-3			
L6. Number of new/a by land division: 1	dditional lots	created	17. Future	zoning of d by land	new/ad	lditional • A-3	lot(s)   18.	Future zo	ning o	f parent	lot:
.9. Covenants or rest	rictions will b	e placed	on the land o	division ar	ea:		√ No	71-0	***************************************		
If Yes, identify cov	enants or res	strictions:			_						
<ol><li>A residential build If Yes, the building</li></ol>						<b>∠</b> Yes	□ No □				
21. Public improveme		on propo	ate onsite w				ent constru	Public san	itary s	ewer sy	stem
be submitted by (				(r	nm/dd/	уууу):		ction will t	egiii o	[1	
		APPLIC	CANT STAT				TURÉ				
as the undersigned, am	a landowner	applying fo	or a minor lan	d division i	n uninco	rporated	Rock Count	, or am ser	ving as	the prim	arv
ontact for said landown	er. I do hereb	y verify tha	at I have revie	wed the Re	OCK COL	INTY PRE	LIMINARY M	INOR LAND	DIVISIO	2N -	
PPLICATION FORM INFO	nformation is	correct, ac	curate, and tr	ue to the b	est of m	v knowle	dge and heli	of with all	inform:	tion acc	said essible
ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible ome. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.											
			P	10/	11						
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Kal	<u> </u>	lu	~		ATE: <u>8</u>	-8-	16	

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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		
Tollowing 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 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:			
	ļ	<u> </u>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	<del> </del> _	h-mand	
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	<del>  -</del>		
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all	<del> </del>	_	
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	[7]	-	
(2) Streets, alleys, and public ways:	<ul><li>✓</li></ul>	片	
(3) Driveways:		片	
(4) Rail lines:	H	7	NONE
(5) Private water wells or water supply systems:			NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	7	П	BLDG. HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V	Ħ	
(9) Vegetative land cover type:		7	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		1	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:		Ø	NONE
(13) Drainageways: (14) Detention or retention areas:	Image: Control of the		
(15) Cemeteries:	닐긔	<u> </u>	NONE
(16) Bridges/culverts:	ᆜ	V	NONE
(17) Rock outcroppings:	닠	<u> </u>	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		<b>V</b>	NONE
private reservation, including any conditions, in the land division area:		IV.	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and	$\neg$	[Z]	NONE
treatment and disposal of sewage, in the land division area:	L1	I.	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		V	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
I. Any other information required by the Agency:	一百十	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	<b>7</b>		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<b>V</b>		
4. Have you provided all required application form information and has the required			
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information			

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

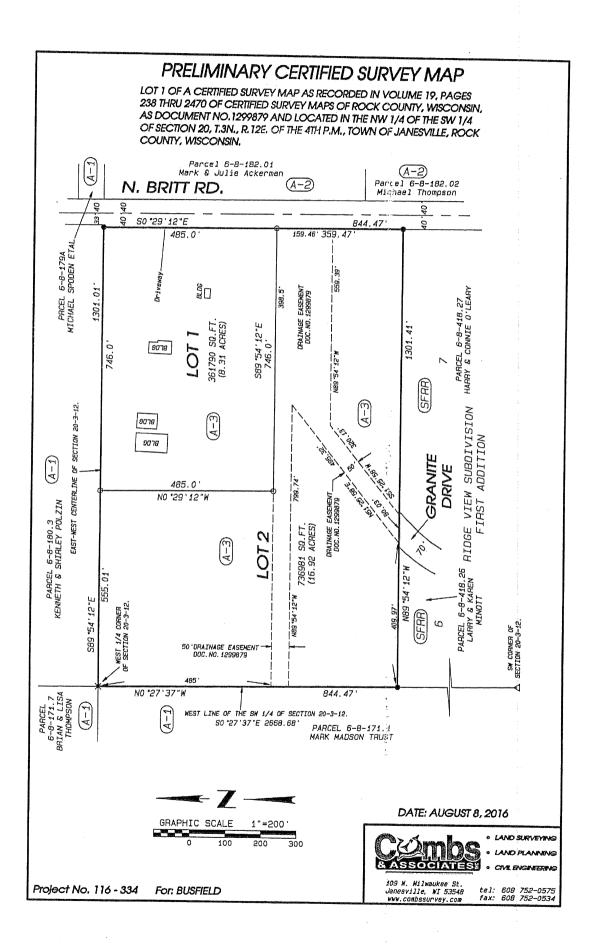
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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



# 11 11 U	LD2016 037 Busfield	
" Application Number:		
H H		

# 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 appli	cable) officials
	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ 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 r	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
7. Preliminary minor land division application is complete:	
	✓ Yes No
If you answered <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7.</b>	a. – /e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	smionnagon.
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	<del>                                     </del>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	<u> </u>
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	<u> </u>
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:	П
(2) Streets, alleys, and public ways:	H
(3) Driveways:	H
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(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:	L
	<del> </del>
<ol> <li>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</li> </ol>	
division area;	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	- n
1. I committed a concept for concepting and alcoholights attentivated the rice land division area.	<b>  </b>

AGENCY REVIEW					
AGENCI REVIEW	iMissing.				
	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:	<u> </u>				
7d. All required application form information and required party's signature on the application form:	<u> </u>				
<b>7e.</b> 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	omment, and if				
these parties have comments, said comments have been provided to the Agency:					
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any f of this form.	urther sections				
AGENCY RECOMMENDATION					
an arrangement and a real placement in the companion of t	elika para para para kananan para kan				
10. Agency recommendation: Approve Mith Conditions Deny					
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
Utility easement(s) shall be placed on lots as requested by utility companies.					
2. Note on Final CSM: "No buildings which produce wastewater allowed on Lot 2 until acceptable mear	s of wastewater				
<ol> <li>disposal is approved by the necessary government agencies."</li> </ol>					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
/ no /					
AGENCY SIGNATURE: 9/6/16					
Administration Death Country Disease					
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency					
TOWN ACTION					
13. Town action: Approve Approve With Conditions Deny  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):					
1.					
2.					
3.					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):					
town signature: Approved by board action DATE: 9/6/16					
town signature: Approved by board action DATE: 9/6/16  TITLE: Confirmed by clerk					
TITLE: CONTINUED by Clerk					
•					

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

RO	CK COUNTY PLAN	NNING AND DEVELOPMENT	COMMITTEE ACTION
16. Committee action:	Approve	Approve With Conditions	Deny
17. If you answered Ap	prove With Conditio	ns to 16., list conditions (Use additi	onal sheet (2a) if necessary):
1.	•		
2.			
3.			
18. Committee action r	ationale and findings	of fact (Use additional sheet (2a) if	necessary):
COMMITTEE SIGNATURE	:		DATE:
TITLE:	Chair – Rock Count	y Planning & Development Committ	ree_

PRELIMINARY MINOR LAND DIVISION – REVIEW, RECOMMENDING, AND ACTION	ORIV
AGENCY RECOMMENDATION	
11. If you answered Approve With Conditions to 10., list conditions:	e Application
3. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time	of
4. this survey. However, soils on the lot may be restrictive to the replacement of the existing system.	
5. Proposed lot lines shall include the POWTS area with the building that utilizes the system.	
6. Indicate existing drainage easement boundary on the final CSM	
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.	
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last app	oval
9,	
10,	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates two lots from an existing 25.22 acre lot in Janesville Township. The existing residence and other buildings will be on new Lot 1 (consisting of 8.31 acres) and new Lot 2 (consisting of 16.92 acres) nave no structures.	will
The parent lot is currently zoned Agricultural District Three (A3) by the Town of Janesville. Each new lot is consistent he size standard in that zoning district (three acres minimum, no maximum), therefore no rezoning will be required.	with
TOWN ACTION	
14. If you answered Approve With Conditions to 13., list conditions:	
3.	
4.	
. 5,	
6.	
7.	-
8.	
9.	
10.	
L5. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	social de la constante de la c
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 & COMPENSEIVED 51 SOUTH MAIN STREET JANESVILLE, WI 53545

AUG 1 1 2016 TELEPHONE: (608) 757-5587 TELEPHONE: (608) 757-5586
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI. PDCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2016 038

Received By – Date (MM/DD/YYYY): 9 – 11 – 16

# PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

3	***************************************	~~~					CONTRACTOR DE CONTRACTOR D	SANTAR		
PRELIMINARY	' MINOR LAN	'D DIVISIO	N - APPLICATI	ION FORM	NFOR	LYOU HAVE RE	ASE COMP	I FTF R	TH PAG	FS
OF THIS FORM A	IND PREPARE	A MAP C	ONTAINING A	LL INFORM	ATION	AS IDENTIFIE	ON PAGE	2 OF 1	HIS FOR	V1.**
1. Applicant has con (if land division is	tacted Town, within Extra-	Rock Cou Territorial	nty Planning, E Plat Approval	Economic & Jurisdiction	Comr	nunity Develop	ment Age	ncy, and	d City(s)/	√illage
land division is fer	asible:			-			anu tnese	parties	√ Yes	addition to
2. Land division is co									√ Yes	
3. Land division area	a is located in	a Farmlai	nd Preservatio	n zoning di	itrict c	ertified by the	State of W	'isconsi	n: 🗌 Yes	☐ No
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	er applicab	o 5. le Fari	nland Preserva	tion zonin	p distri	t require	ment
				, ,				B 013111	Yes	Internal
5. Land division will	Andrew Control of the	ing chang	toro de timo de la companya de la c		A Sales Maria				✓ Yes	i 🗌 No
6. LANDOWNER OR		LANDON	APPLICAN		MATI	ON				
a. Name:	GAYLEN F	***************************************	NEK KEPRESEI	VIAIIVE	***************************************		Talank		1	
Address:	3231 N PC		)	Ci	v: 1.1	ANESVILLE	Teleph State:	WI	Zip:	53548
b. Name					7. 10	701207122	Teleph		Zih.	03040
Address:			**************************************	Cit	y:		State:	T	Zip:	<u> </u>
7. AGENT (SURVEYO	R AND DEVE	LOPER)								İ
a. Surveyor name:			OCIATES, IN	C .			Teleph	one:		
Address:	109 W. MIL	.WAUKE	EST	Cit	y: J	ANESVILLE	State:	WI	Zip:	53548
b. Developer name: Address:		***************************************	Mariti v majiki ili manana ayan ayan	1			Teleph	one:	<del></del>	1
8. Identify the Indivi	dual from 6.	or 7. that	will song as th	Cit		t: [-]6a.	State:	<u> </u>	Zip:	
			AND DIVISI				6b. [	√ 7a.	7b.	
9. Reason for land div	vision: 🔽 Sa						finance [	Oth	er:	
10. Land division are	a location:	Town of	JANESVILL	E	-	SW 1/4	of NW:	1/4		
l l		Section		Tax parcel number(s) - 6-8-15						
11. Land division are Yes No	a is located w If Yes.	rithin the E Identify:	xtra-Territoria City(s)/Villa		oval Ju	ırlsdiction (ETJ)	Area of a	City(s)/	Village:	
12. Land division are:	a is located a	djacent to	(check all that	apply):			***************************************	***************************************		
13. Landowner's con		I/Town ro	ad  Co	unty highw	ау	State high			. highway	
(Square feet or a	cres): 97 ACR	ES M\L		sion area feet or acre	s): <sup>1.3</sup>		Current zor rea: A-1 FF		and divis	ion
16. Number of new/a		created	17. Future zo				8. Future	zoning	of parent	t lot:
by land division: 19. Covenants or rest		e placed o		by land divi vision area:		Yes V No	A- FP			
If Yes, Identify cov	enants or re	strictions:					***************************************	Marketin da sui de marketin de cons		
20. A residential build If Yes, the buildin			l in the land di ate onsite was			Yes No	Dublic e	anitanı	sewer sy	(ctam
21. Public improveme	ent construct	ion propos	sal/plan will			ovement const				Stelli
be submitted by (	mm/dd/yyyy	AND RESIDENCE OF THE PARTY OF THE PARTY.	Sarahan Salah Salah	THE RESERVE OF THE PERSON NAMED IN	dd/yy	CONTRACTOR AND A PRODUCTION OF THE PERSON NAMED IN COLUMN NAME				
		a bearing a series of the seri	ANT STATE		SCHOOL SECTION	Service Services and the services of the servi				
l, as the undersigned, an contact for said landowr	ner. I do hereb	y verify tha	it I have reviewe	ed the ROCK	COUN	TY PRELIMINARY	MINOR LA	ועום מא	SION -	
APPLICATION FORM INF documents, and that all	<i>ORMATION,</i> re	viewed and	completed this	s application	form.	and submitted a	Il Information	on as re	guired ner	sald
to me. These statement	s are being ma	ide to Indu	ce official action	on the part	of Roc	k County, its age	nts, employ	ees, an	nation acc d officials.	essible
			PI	1	/	1	***************************************		***************************************	
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	· / lul		M	1/- 	DATE: _	8 -	10-1	7
REVISED 12/2011				Page 1 of 2		Men !				

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		1	
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	V		
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:	<del> </del>	<u> </u>	
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	[Z]		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section		П	
corner or quarter corner, in the land division area:		ļ	
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings:			
(1) buildings. (2) Streets, alleys, and public ways:	1 2	닏ᆜ	
(3) Driveways:		ᄔ	
(4) Rail lines:		닏	
(5) Private water wells or water supply systems:	<u> </u>	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	7		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	╁╠╣┤	V	NONE PROPOSED
(9) Vegetative land cover type:	一一	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	十十一		NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	TH	V	NONE
(12) Surface water features:	一一	7	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		7	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		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			NONL
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		$   \overline{\mathbf{A}} $	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		Ø	NONE
division area:		, i i	INOINL
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?	Ø	Ш	
4. Have you provided all required application form information and has the required	V		
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic	ا ر	<u> </u>	
copy of the map in a format compatible with the Agency's Geographic Information		Ш	
System (GIS), and the application fee?	, 1		

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

## PRELIMINARY CERTIFIED SURVEY MAP PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN. PARCEL 6-4-90 VINCENT, ROBERT AND EDWARD BEGGS (A-1)33 Ţ Ĭ. 40 28'± 140.5 Parcel 6-8-158 GAYLEN REILLY (96 ACRES REMAIN) (A-1)BI DG - Well PARCEL 6-4-90.1 DENNIS BEGGS 15 '±-87'± (A-1 FP)BLDG (A-1)310 310' +Septic CSM LOT 1 LOT 1 VOL.17 PGS.61-62 P 40 ' 1 ACRE DEDICATED TO THE PUBLIC Parcel 6-8-158 REZONE TO SFRR 40' 140.5'

PARCEL 6-4-98.1
JASON & AMBER REINSTAD

Parcel 6-8-166
GAYLEN REILLY

(A-1 FP)

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 116 - 330 For: REILLY

DATE: AUGUST 9, 2016



GRAPHIC SCALE

LAND SURVEYING

1 "=100 '

LAND PLANNINGCMIL ENGINEERING

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 JACSVILLE, WI 55545

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



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Ар	plic	at	or	1	lu	mi	be	r	-	 						_		-		_	 _

# 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 applicant	cable) officials
	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes ✓ No
<ol> <li>Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:</li> <li>If you answered Yes, proceed to 4. If you answered No, proceed to 5.</li> </ol>	Yes No
4, Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
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
	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),	
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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:	<u> </u>
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) Rall lines:	
(5) Private water wells or water supply systems:	Ш
(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.):	<u> </u>
(9) Vegetative land cover type:	L.
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<del>  </del>
(13) Drainageways:	
(14) Detention or retention areas:	<del>                                     </del>
(15) Cemeterles:	<del>   </del>
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings:	├
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
<ul> <li>land division area:</li> <li>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</li> </ul>	
division area:	
J. Preliminary concept for collecting and discharging stormwater in the land division area:	

18

AGENCY REVIEW	
	Missing
k, Scale, north arrow, and date of creation:	Information #
I. Any other information required by the Agency:	ㅡ븀ᅴ
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	mment, and If
these parties have comments, said comments have been provided to the Agency: 🗸 Yes 🗌 No	
If you answered No, the application must be provided to other reviewing parties before completing any fu	ırther sections
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. Utility easement(s) shall be placed on lots as requested by utility companies (where applicat	ble).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	n at the time of
3. this survey. However, soils on the lot may be restrictive to the replacement of the ex	dsting system
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 9/6/16	
TITLE:  Administrator - Rock County Planning,  Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2,	
3,	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: Approved by Board Action DATE: 9/6/16 TITLE: confirmed by Clerk	
	*

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 COUNT	Y PLANNING AND DEVELOPMEN	T COMMITTEE ACTION
16. Committee action: App	prove Approve With Conditions	Deny
17. If you answered Approve With C	Conditions to 16., list conditions (Use add	litional sheet (2a) if necessary):
1.		
2.		
3.		
18. Committee action rationale and t	findings of fact (Use additional sheet (2a)	If necessary):
COMMITTEE SIGNATURE:		DATE:
TITLE: <u>Chair – Roc</u> l	k County Planning & Development Comm	<u>littee</u>

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. County Hwy H in this area is not access controlled, however access to the remaining parent parcel south of Mars
5. Creek may be limited due to site distance or terrain. An access easement should be considered through Lot 1.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approva
8.
9,
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates an existing residence from the parent parcel in Janesville Township. The existing residence and other buildings will be on new Lot 1 (consisting of 1.0 acres) and the remaining parent parcel (consisting of approximately 96 acres) will have no structures.  The parent lot is currently zoned Agricultural District One Farmland Preservation (A1FP) by the Town of Janesville. Due to the lot size of the new Lot, a rezone to Single Family Rural Residential (SFRR) is being requesting. The Future Land Use Plan and the Farmland Preservation Plan for the Town Indicates that this area will be remain as Agricultural, therefore this proposed land division is not consistent with those Plans. If approved, the Plans should be amended to reflect the change.
TOWN ACTION
14. If you answered Approve With Conditions to 13., 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,
10,
18. Committee action rationale and findings of fact: