

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, FEBRUARY 22, 2018 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) JANESVILLE, WI

#### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday January 25, 2018
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
    - 2017 076 (Turtle Township) Plankey (pg. 3)
    - 2017 078 (Harmony Township) Snyder Living Trust Reserve at Stoney Ridge Plat No. 2 (pg. 9)
    - 2017 079 (Milton Township) Seward Living Trust (pg.18)
    - 2017 084 (Janesville Township) Rust Revocable Trust (pg. 24)
    - 2018 001 (Fulton Township) DYN Cannel Lakewoods Fourth Addition (pg. 34)
    - 2018 005 (Beloit Township) Inman Prairie LLC (pg. 40)
- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 7. Community Development
  - A. Housing Rehabilitation Loan Alteration Request Loan ID 020100D1
- 8. Committee Reports
- 9. Adjournment

#### **Future Meetings/Work Sessions**

March 8, 2018 (8:00 am) March 22, 2018 (8:00 am) April 12, 2018 (8:00 am) April 26, 2018 (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: February 22, 2018

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

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

2017 076 (Turtle Township) - Plankey

2017 078 (Harmony Township) - Snyder Living Trust -- Reserve at Stoney Ridge Plat No. 2

2017 079 (Milton Township) - Seward Living Trust

2017 084 (Janesville Township) - Rust Revocable Trust

2018 001 (Fulton Township) - DYN Cannel LLC - Lakewoods Fourth Addition

2018 005 (Beloit Township) - Inman Prairie LLC

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions 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

REVISED 12/2011



| (i |                     |                      | 'n |
|----|---------------------|----------------------|----|
| 11 |                     |                      | ij |
| 11 |                     | LD2017 076 Plankey   | H  |
| Ħ  |                     | LDZ011 010 I fallkey | 11 |
| 11 | Application Number: |                      | H  |
| Ð  |                     |                      | 11 |
| Ħ  |                     |                      | H  |
| 11 |                     |                      | 11 |
|    |                     |                      |    |

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

| AGENCY REVIEW   |  |
|---|--|
| I. 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.  |  |
| 1. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re                       | eaulrement:                                      |
|   | Yes No   |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:                     |  |
|   | ✓ Yes □ No                                       |
|   |  |
|   | ✓ Yes ☐ No                                       |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7                        | a 7e. After                                      |
| 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.   | Bellinaanse West van de seen een                 |
|   | Missing  |
| 7- A  | Unformation                                      |
| 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:   | Event Print                                      |
| 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                                | 1 –  |
| ownership (if applicable), in and adjacent to the land division area:   | <b></b>  |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all                                      |  |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:  | <u> </u>   |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),                                     | П  |
| numbered for reference, in the land division area;  |  |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land                         | П  |
| division area:  |  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter                                  |  |
| corner, in the land division area:  |  |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING                               |  |
| or PROPOSED, in the land division area:   |  |
| (1) Buildings;  | <u> </u>   |
| (2) Streets, alleys, and public ways: (3) Driveways:  | <u> </u>   |
| (4) Rail lines:   | <u> </u>   |
| (5) Private water wells or water supply systems:  | <del> - </del>                                   |
| (6) Private water wells of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <b> -</b>  |
| (7) Any other public utilities:   | <del>                                     </del> |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | <b></b>  |
| (9) Vegetative land cover type:   | <del>- H</del>                                   |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | <b></b>  |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | <b></b>  |
| (12) Surface water features:  | <b></b>  |
| (13) Drainageways:  | <b> </b>   |
| (14) Detention or retention areas:  |  |
| (15) Cemeterles:  |  |
| (16) Bridges/culverts:  | H  |
| (17) Rock outcroppings:   | H  |
| 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:  |  |
| . Preliminary concept for collecting and discharging stormwater in the land division area.  |  |

Page 1 of 2

3

| AGENCY REVIEW   |  |  |  |  |  |
|---|--|--|--|--|--|
|   |  | Missing 2.3<br>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 page  | es 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 a   |  | <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:   |  | [7] v  |  |  |  |
| 8. Preliminary minor land division application is complete:   |  | ✓ Yes  |  |  |  |
| <ol><li>Preliminary minor land division application has been provided to other reviewing<br/>these parties have comments, said comments have been provided to the Agency;</li></ol> |  |  |  |  |  |
| If you answered No, the application must be provided to other reviewing parties   |  |  |  |  |  |
| of this form.   | saista astribiantig mil i              | artifet Beetlette  |  |  |  |
| 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):   |  |  |  |  |  |
| Utility easement(s) shall be placed on lots as requested by utility companies.  |  |  |  |  |  |
| 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of   |  |  |  |  |  |
| 3. this survey. However, soils 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)   |  |  |  |  |  |
| 1 m D   |  | ,  |  |  |  |
| AGENCY SIGNATURE:   | DATE:12/12/17                          |  |  |  |  |
|   |  | and the state of t |  |  |  |
| TITLE: Administrator - Rock County Planning, Economic & Community Development Agency  |  |  |  |  |  |
|   |  |  |  |  |  |
| TOWN ACTION  13. Town action: Approve Approve With Conditions Den   |  |  |  |  |  |
| 13. Town action: Mapprove Approve Mith Conditions Den 14. If you answered Approve With Conditions to 13., list conditions (Use additional s   |  |  |  |  |  |
| 1.  | ineer (za) ii necessary);              |  |  |  |  |
|   |  |  |  |  |  |
| 2. Town Board approved Feb 2018 (rezon and LD)  |  |  |  |  |  |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  | )                                      |  |  |  |  |
|   | )                                      | ······································   |  |  |  |
| TOWN SIGNATURE:   | DATE:                                  |  |  |  |  |
|   |  | ······   |  |  |  |
| TITLE:  | -644                                   |  |  |  |  |
|   |  | •  |  |  |  |

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 DEVELOPME  | ENT COMMITTEE ACTION                 |  |  |  |  |  |  |
|---|--------------------------------------|--|--|--|--|--|--|
| .6. 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 Cor                       | <u>nmittee</u>                       |  |  |  |  |  |  |

| AGENCY RECOMMENDATION  |
|--|
| 11. If you answered Approve With Conditions to 10., list conditions:   |
| 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.   |
| 4. The parent parcel is currently Zoned AE by the Town of Turtle. Based on the proposed size of Lot 1, a rezone is required by Ordinance   |
| 5The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from AE as described further below   |
| 6. Dedicate a 33 foot half road right of way along E Colley Road at the discretion of the Town,  |
| 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 approva   |
| 9,   |
| 10,  |
| 12. Agency recommendation rationale and findings of fact;  |
| The proposed Land Division creates 1 new Lot from an existing 80 acre parcel in Turtle Township. The new lot will include approximately 5 acres with an existing residence and outbuildings. The parent parcel is currently zoned Exclusive Agricultural (AE) by the Town of Turtle and the future land use for the parcel is Agriculture. The proposed lot size for the new lot requires a rezone because the minimum lot size in the Town's AE District is 35 acres. The AE District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District.   |
| This Division is with the extra territorial review area for the City of Beloit.  |
| 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:  |
|  |
|  |
|  |
|  |
|  |
| POCK COMPLETA DI ANIMINO ANIO DEL CI ODI ASME CON ANALESCO.  |
| 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:   |
| and interest and i |
|  |
|  |
|  |
|  |

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

ROCK CO. PLANNING, ECONOMIC AND

ROCK CO. PLANNING CONOMIC AND

COMMINITY DEVELOPMENT AGENCY

Application Number: 102017 076

AGENCY USE ONLY

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

## PRELIMINARY MINOR LAND DIVISION - APPLICATION

|      |  |                                       |  |  |   |  | - A Serie All                           | error a constituent de la cons | data waxii ee ahaa ahaa ahaa ahaa ahaa ahaa ahaa  |   |               |   |
|------|--|---------------------------------------|--|--|---|--|---|--|---|---|---------------|---|
|      | PRELIMINARY  | MINOR LAND                            | DIVISION   | I – APPLICAT                           | ION FOI   | RM INFO                                | RN                                      | YOU HAVE REALATION. PLEA   | SE COMPL  | ETE BC                                  | TH PAGE       | S                                       |
| 1.   | OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**  Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village  |                                       |  |  |   |  |   |  |   |   |               |   |
|      | (if land division is value) land division is fea   | within Extra-7                        | erritorial   | Plat Approva                           | l Jurisdic  | ction (ET                              | J) a                                    | rea) officials a   | nd these p  | arties i                                | have dete     | rmined                                  |
| 2.   | Land division is co  | nsistent with                         | Town's Co  | mprehensive                            | Plan –  | Future L                               | anc                                     | Use Map:   |   |   | <b></b> ✓ Yes | ΠNο                                     |
|      | Land division area   | is located in                         | a Farmlan  | d Preservatio                          | n zonin   | g distric                              | t ce                                    |  | State of Wi                                       | sconsi                                  |               | □ No                                    |
| 4.   | If you answered Ye<br>Land division meet   |                                       |  |  |   |  |   | land Preserva  | tion zoning                                       | distric                                 | t requirer    | ment:                                   |
| 5.   | Land division will   | require a zon                         | ing change   | ************************************** |   |  |   |  | UHI MININI HIII MAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA |   | Yes           | □ No                                    |
| Ą    |  |                                       | Wasaki A S   | APPLICAN                               | IT INE  | OBMA                                   | TIF                                     | NI SARAHANIA   | u A. G. ed. CAU Set.                              | n 1720,365                              |               |   |
| A    | LANDOWNER OR A   | AHTUADIZEN                            | LAMBOUN  | and the second second second second    |   |  | 111                                     | // <u>/</u>  |   |   |               |   |
|      | Name:  | MICHAEL                               | ***************************************  |  | NIAIIVI   | <u> </u>                               |   | (*************************************   | 7 . l l   |   | ]             |   |
| G +  |  |                                       |  |  | WATER COMMITTEE | 1                                      | T.,                                     | 11 100 A. 11   | Telepho   | ·                                       | <u> </u>      |   |
|      | Address:   | 6017 E CO                             | LLEY KL  | <i>J</i>                               |   | City:                                  | Cl                                      | INTON  | State:  | WI                                      | Zip:          | 53525                                   |
| b,   | Name:  |                                       |  |  |   | ·                                      |   |  | Telepho   | one:                                    |               |   |
|      | Address:   |                                       |  |  |   | City:                                  | <u> </u>                                |  | State:  |   | Zip:          |   |
|      | AGENT (SURVEYO   |                                       |  | ~                                      |   | ************************************** |   | ······································   | <del></del>                                       |   |               | 4                                       |
| a.   | Surveyor name:   | COMBS A                               | ND ASSC  | CIATES, IN                             | 1C  | r-producional attachemica.             | ·                                       | Marieman ang kang kang kang kang kang kang kan   | Telepho   | one:                                    |               |   |
|      | Address:   | 109 W. MIL                            | WAUKE  | EST                                    | ***************************************   | City:                                  | JΑ                                      | NESVILLE   | State:  | WI                                      | Zip:          | 53548                                   |
| b.   | Developer name:  |                                       |  |  |   |  |   |  | Telepho   | one:                                    |               |   |
|      | Address:   |                                       |  |  |   | City:                                  |   |  | State:  |   | Zip:          |   |
| 8.   | Identify the individ   |                                       | or <b>7.</b> that v  | vill serve as t                        | he prim   | ary cont                               | act                                     | : 🔲 6a.  | ☐ 6b. 🔽   | 7a.                                     | ☐ 7b.         |   |
|      |  |                                       | i in the state of  | AND DIVIS                              | ION IN  | <b>IFORN</b>                           | IAT                                     | ION  |   |   |               |   |
| €.   | Reason for land div  | vision: 🔽 Sa                          | le/owners  | hip transfer                           | Fai   | rm cons                                | olid                                    | ation 🗌 Re   | finance 🗌   | Oth                                     | er:           |   |
| ın   | Land division are:   | a location:                           | Town of  | TURTLE                                 |   |  |   | SW 1/4   | of SE 1   | /4                                      |               |   |
|      |  |                                       | Section  | ****                                   |   |  |   | Tax parcel n   |   |   |               |   |
| 11   | Land division are:  Yes No   |                                       | ithin the E<br>identify:   | xtra-Territor<br>City(s)/Villa         | ial Plat A  | Approva<br>CITY OI                     | Jur<br>= B                              | isdiction (ETJ)<br>ELOIT   | Area of a (                                       | City(s)/                                | 'Village:     | **************************************  |
| 12   | Land division area   |                                       |  |  |   |  | *************************************** |  |   |   |               |   |
|      |  |                                       | /Town ro   |  | ounty hi  |  |   | State hig  | <del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>  | TV-000000000000000000000000000000000000 | . highway     |   |
|      | Landowner's con<br>(Square feet or ac  | cres): 139                            |  | (Square                                | feet or   | acres):                                |   | a  | Current zon<br>rea: AE                            |   |               |   |
| 16   | Number of new/a by land division:  |                                       |  |  |   |  |   |  | .8. Future :<br>AE                                | zoning                                  | of paren      | t lot:                                  |
| ١9   | Covenants or rest  | trictions will b                      | e placed o   |  |   |  |   | Yes 🔽 No   |   |   |               | THE PERSON NAMED OF THE PERSON NAMED IN |
|      | If Yes, identify covenants or restrictions:  A residential building is currently located in the land division area:     Yes   No   |                                       |  |  |   |  |   |  |   |   |               |   |
| 4U   | If <b>Yes,</b> the buildin   | -                                     | *******  | in the land o<br>ite onsite wa         |   |  | -                                       | Yes No<br>It system  | Public s  | anitary                                 | y sewer sy    | ystem                                   |
| 21   | Public improvem  |                                       |  | al/plan will                           |   |  |   | vement cons  | ruction wil                                       | l begin                                 | on            |   |
| Aug. | be submitted by  | (mm/dd/yyyy                           |  |  |   | mm/dd,                                 |   |  |   |   |               |   |
|      |  |                                       | and the second s | ANT STAT                               | المستسبب سنستك  | المرسوب المستحداث                      | -                                       | Since Advantage of the San   |   |   |               | •                                       |
|      | s the undersigned, ar  |                                       |  |  |   |  |   |  |   |   |               | nary                                    |
|      | tact for said landowi  |                                       |  |  |   |  |   |  |   |   |               | r said                                  |
| ook  | uments, and that all<br>ne. These statemen   | Information is                        | correct, ac  | curate, and tru                        | ue to the   | best of r                              | ny k                                    | nowledge and   | belief, with a                                    | all infor                               | mation ac     | cessible                                |
| -    | NDOWNER/PRIMARY  | · · · · · · · · · · · · · · · · · · · |  | Rel                                    | l g   | 1 Cm                                   |   |  | DATE:   | ///                                     | 21/1          |   |
|      | Land and the second sec |                                       |  |  |   |  |   | ***************************************  |   |   |               | •                                       |

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?   | :   |                   |   |
|             | a. Location of the land division area by section, township, and range:   | 図   |                   |   |
|             | 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   | ☑   | r                 |   |
|             | the land division area:  | IV.   | <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:  | Ø   |                   |   |
|             | 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   | Ø   |                   |   |
| *****       | corner or quarter corner, in the land division area:   | IXT   | lonnel            |   |
|             | g. Approximate location, dimension (if applicable), and name (if applicable) of all  |   |                   |   |
|             | of the following, whether EXISTING or PROPOSED, in the land division area:   |   | lame!             |   |
|             | (1) Buildings: (2) Streets, alleys, and public ways:   | <u> </u>                                    | 片                 |   |
|             | (3) Driveways:   |   |                   | *************************************** |
| *****       | (4) Rail lines:  | 4   |                   | NONE                                    |
|             | (5) Private water wells or water supply systems:   |   | H                 | IVONE                                   |
|             | (6) Private onsite wastewater treatment systems or public sanitary sewer   |   | <u> </u>          | **************************************  |
|             | systems:   | Ø   |                   |   |
|             | (7) Any other public utilities:  | Ø   |                   | BLDGS, HAVE UTILITY SERVICES            |
|             | (8) Easements (Utility, drainageway, pedestrian way, etc.):  |   | $\square$         | NONE PROPOSED                           |
| <del></del> | (9) Vegetative land cover type:  | <u>Z</u>                                    | <u></u>           | SEE AIR PHOTO                           |
|             | (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural soils, cultural resources, and woodlands:         |   |                   | NONE                                    |
|             | (12) Surface water features:   |   | V                 | NONE                                    |
|             | (13) Drainageways:   | <u>                                    </u> | <u> </u>          | NONE<br>NONE                            |
|             | (14) Detention or retention areas:   |   |                   | NONE                                    |
|             | (15) Cemeteries:   | Ħ   | V                 | 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   |   | V                 | HOHE                                    |
|             | private reservation, including any conditions, in the land division area:  |   |                   | <del></del>                             |
|             | Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and |   | F71               | NONE                                    |
|             | treatment and disposal of sewage, in the land division area:   | ii  | Ø                 |   |
| ******      | j. Preliminary concept for collecting and discharging stormwater, in the land  | plane                                       |                   | A. C. Affine D. S. Street               |
|             | division area:   |   | V                 | NONE                                    |
|             | k. Scale, north arrow, and date of creation:   | . 🗹   |                   |   |
|             | I. Any other information required by the Agency:   |   | V                 | NOTHING REQUESTED                       |
| 2.          | Has the map been prepared at a scale not to exceed two hundred (200) feet to the   |   |                   |   |
|             | inch, with the map pages numbered in sequence if more than one (1) page is   | V   | П.                |   |
|             | required, and total map pages identified on each page?   |   |                   |   |
|             | 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   | V   |                   |   |
| <b></b>     | party signed this application form?  |   |                   | **************************************  |
|             | Have you included a hard copy of this application form and the map, an electronic  | 1.71  |                   |   |
|             | copy of the map in a format compatible with the Agency's Geographic Information  System (GIS), and the application fee?                              | V   |                   |   |

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

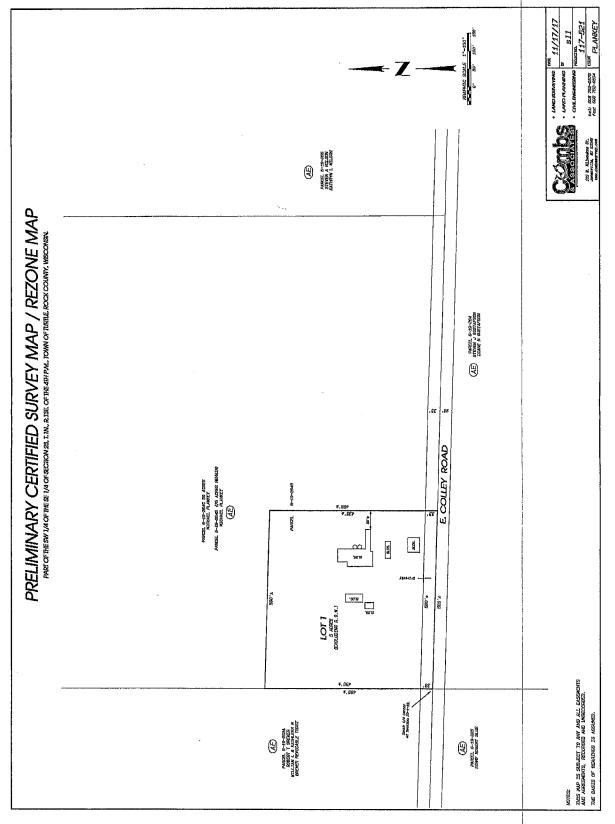
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Plankey LDZ017076



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



| ű".    |         |            |           |                   | 1        |
|--------|---------|------------|-----------|-------------------|----------|
| 22     |         |            | LD 2017 ( | 078 Stoney Rid    | a !      |
| ii Anr | lloatio | on Number: | LD 2011 C | or o otorioy raid | ¥ ;      |
| ii whi | nicatio | AI NUMBER  |           |                   | <u>!</u> |
| ü      |         |            |           | *****             |          |

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

| AGENCY REVIEW  |  |               |
|--|--|---------------|
| LAND DIVISION NAME: Reserve at Stoney Ridge First Addition (Ha   | rmony To   | wnshlp)       |
| <ol> <li>Applicant has contacted Town, Rock County Planning, Economic &amp; Community Development Agency, and Cl<br/>applicable) officials and these parties have determined land division is feasible:</li> </ol>                 | ty(s)/Villa                                      | age (if       |
| <ol><li>Applicant has prepared a development map to specifications and attended a consultation with Town, Rock<br/>Planning, Economic &amp; Community Development Agency, and City(s)/Village (if applicable) officials:</li></ol> | County<br><b>V</b> Yes [                         | □No           |
| 3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:   | ✓ Yes [  | No            |
|  |  | No            |
| If you answered Yes, proceed to 5. If you answered No, proceed to 6.   | M-1 ' L  |               |
| 5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re  | eguireme   | nt:           |
| · · · · · · · · · · · · · · · · · · ·  | Yes  |               |
| 6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  | ☐ Yes [  | √ No          |
| 7. Land division will require a zoning change;   | ✓ Yes  | No            |
| 8. Preliminary major land division application is complete:  |  | No            |
| If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below   |  |               |
| After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided   |  |               |
| missing information has been supplied by the applicant.  |  | •••           |
|  | Miss   | ing           |
|  | Inform   |               |
| 8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", 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   |  | 7             |
| ownership (if applicable), in and adjacent to the land division area:  | ļ  |               |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all   |  | 7             |
| 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  |  | <del></del> - |
| division area:   | ļ L  |               |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter   |  | 7             |
| corner, in the land division area:   |  |               |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following,  |  | ٦             |
| whether EXISTING or PROPOSED, in the land division area:   | ——————————————————————————————————————           |               |
| , (1) Bulldings: (2) Streets, alleys, and public ways:   | <u> </u>   | ٠             |
| (2) Streets, alleys, and public ways: (3) Driveways:   | <del> </del>                                     |               |
| (4) Rall lines:  | <del>  -</del>                                   | <del> </del>  |
| (5) Private water wells or water supply systems:   |  | †             |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:  |  | ]             |
| (7) Any other public utilities:  | L  |               |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  |  |               |
| (9) Vegetative land cover type:  | <u> </u>   | <u>]</u>      |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  | <del>  -</del>                                   |               |
| (11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features;  | ļ <u> </u>                                       | <del></del>   |
| (12) Surrace water features: (13) Drainageways:  | <del>  -</del>                                   | <del> </del>  |
| (14) Detention or retention areas:   | <del>                                     </del> | ٠             |
| (15) Cemeteries:   | <del> </del>                                     | <del> </del>  |
| (16) Bridges/culverts:   | <del>                                     </del> | 1             |
| (17) Rock outcroppings:  |  | 1             |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or   | T  | <del>-1</del> |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the   |  | ]             |
| land division area:  |  |               |

| AGENCY REVIEW  |                   |  |  |  |  |  |  |
|--|-------------------|--|--|--|--|--|--|
|  | Missing           |  |  |  |  |  |  |
|  | Information       |  |  |  |  |  |  |
| 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:                    |                   |  |  |  |  |  |  |
| k. Contour at two (2) foot intervals in the land division area;  |                   |  |  |  |  |  |  |
| I. Scale, north arrow, and date of creation:   |                   |  |  |  |  |  |  |
| m. Any other information required by the Agency:   |                   |  |  |  |  |  |  |
| 8b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages               | <u> </u>          |  |  |  |  |  |  |
| numbered in sequence if more than one page is required, and total map pages identified on each page:           |                   |  |  |  |  |  |  |
| 8c. Map prepared by a land surveyor licensed in Wisconsin:   |                   |  |  |  |  |  |  |
| 8d. All required application form information and required party's signature on the application form:          |                   |  |  |  |  |  |  |
| 8e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible      | <del></del>       |  |  |  |  |  |  |
| with the Agency's Geographic Information System (GIS), and the application fee:                                |                   |  |  |  |  |  |  |
| 9. Preliminary major land division application is complete:  | √ Yes             |  |  |  |  |  |  |
| 10. Preliminary major land division application has been provided to other reviewing parties for review and of | comment, and      |  |  |  |  |  |  |
| if these parties have comments, said comments have been provided to the Agency: 🗸 Yes 🗌                        | No                |  |  |  |  |  |  |
| If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any  | further           |  |  |  |  |  |  |
| sections of this form.   |                   |  |  |  |  |  |  |
| AGENCY RECOMMENDATION  |                   |  |  |  |  |  |  |
| 11. Agency recommendation: Approve Approve With Conditions Deny  |                   |  |  |  |  |  |  |
| 12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):  |                   |  |  |  |  |  |  |
| 1. See attached separate memo document addressed to the P&D Committee dated December 28                        |                   |  |  |  |  |  |  |
| 2.   |                   |  |  |  |  |  |  |
| 13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):             |                   |  |  |  |  |  |  |
| 6/ 20/   | ,                 |  |  |  |  |  |  |
| AGENCY SIGNATURE: DATE: 12/28/   | //フ               |  |  |  |  |  |  |
| TITLE: Administrator - Rock County Planning,   |                   |  |  |  |  |  |  |
| Economic & Community Development Agency  | j                 |  |  |  |  |  |  |
| TOWN ACTION  |                   |  |  |  |  |  |  |
| 14. Town action: Approve Approve With Conditions Deny  | i.                |  |  |  |  |  |  |
| 15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):  |                   |  |  |  |  |  |  |
| 1.   |                   |  |  |  |  |  |  |
|  |                   |  |  |  |  |  |  |
| 2,   |                   |  |  |  |  |  |  |
| 16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):                        |                   |  |  |  |  |  |  |
| TOWN SIGNATURE:  |                   |  |  |  |  |  |  |
| DATE:  | Material American |  |  |  |  |  |  |
| TITLE:   |                   |  |  |  |  |  |  |

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION |                       |                                     |                                    |  |  |
|---|-----------------------|-------------------------------------|------------------------------------|--|--|
| 17. Committee action:                                 | Approve               | Approve With Conditions             | Deny                               |  |  |
| 18. If you answered Ap                                | prove With Conditio   | ns to 17., list conditions (Use add | ditional sheet (2a) if necessary): |  |  |
| 1.  |                       |                                     |                                    |  |  |
| 2.  |                       |                                     |                                    |  |  |
| 19. Committee action r                                | ationale and findings | of fact (Use additional sheet (2a   | ) if necessary):                   |  |  |
| COMMITTEE SIGNATURE                                   | ;                     |                                     | DATE:                              |  |  |
| TITLE:  | Chair – Rock Count    | y Planning & Development Comn       | nittee                             |  |  |

|     | AGENCY RECOMMENDATION  |               |
|-----|--|---------------|
| 12. | If you answered Approve With Conditions to 11., list conditions:   |               |
|     | 3.   |               |
|     | 4.   |               |
|     | 5.   |               |
|     | 6,   |               |
|     | 7.   |               |
|     | 8.   |               |
|     | 9.   |               |
|     | 10.  |               |
| 13. | Agency recommendation rationale and findings of fact:  |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  |               |
| 4 F | TOWN ACTION  |               |
| 15. | If you answered Approve With Conditions to 14., list conditions:   |               |
|     | 3.   |               |
|     | 4,   |               |
|     | 5,   |               |
|     | 6.   |               |
|     | 7.   |               |
|     | 8.   |               |
|     | 9.   |               |
| 16. | Town action rationale and findings of fact:  |               |
|     | The state of the s |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  | ·             |
|     | ROCK COUNTY PLANNING AND DEVELOPMENT COM   | MITTEE ACTION |
| 18. | If you answered Approve With Conditions to 17., list conditions:   |               |
|     | 3,   |               |
|     | 4.   |               |
|     | 5.   |               |
|     | 6.   |               |
|     | 7.   |               |
|     | 8.   |               |
|     | 9.   |               |
| 10  | 10.  |               |
| 19, | Committee action rationale and findings of fact:   |               |
|     |  |               |
|     |  |               |
|     |  |               |
|     |  | me            |
|     |  |               |

#### ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587

Fax: 608-757-5586

Website: www.co.rock.wi.us

**TO:** Rock County Planning and Development Committee and for consideration by the Town of Harmony

FROM: Rock County Planning & Development Agency Staff

SUBJECT: The Reserve at Stoney Ridge No. 2 Land Division (Harmony Township)

Review and Recommended Conditions of Approval

LD 2017 078

DATE: December 28, 2017

#### **Review Summary**

The proposed subdivision consists of 28 Lots and Outlots and is an addition to a subdivision originally developed in 2007-2008. The layout of the subdivision is substantially consistent with the conceptual site layout that that was presented when the Phase 1 was approved and developed. This layout includes a new road connection between N. Lilly Lane and N. Robin Crest Drive near the southwest corner of the subject property. Making this connection, rather than having two adjacent cul de sacs, has been supported by all approving entities in the past for multiple reasons. The strongest reason to support this connection for the accessibility of emergency services to the neighborhoods. After the new road is constructed and dedicated to the Town of Harmony, the existing portion of N Robin Crest Drive will be renamed to N Lilly Lane. Therefore, the addresses of the six residences on N Robin Crest will also be changed. This process will be implemented by the Rock County P&D Agency based on the standards found in the Rock County Address Ordinance and coordinated with the landowners, the Town of Harmony and the 911 Communications Center.

The areas delineated as Outlots 2 and 3 on this proposed Phase 2 were designated and constructed as storm water management areas for the entire planned Subdivision as part of the Phase 1 development. Considering the areas will not be formally platted as Outlots until Phase 2 is recorded (and were outside of the platted area), drainage easements were recorded at the time to legally define the boundaries and to specify the maintenance responsibilities and use rights in the areas.

A Memorandum of Agreement exists between the Town of Harmony and Rock County for the review and approval of public improvement design and construction, which will be coordinated with the Public Works Department for this project.

The Land Division is within the Extraterritorial Jurisdiction for Plat Review by the City of Janesville.

#### Recommendation

Staff recommends preliminary approval of subdivision plat subject to the following conditions of approval:

The Reserve at Stoney Ridge No. 2 Land Division (Harmony Township)
Review and Recommended Conditions of Approval
Page 1 of 3

- 1. The property is currently Zoning A1A by the Town of Harmony, which is a certified district for the Wisconsin Farmland Preservation Program. Approval of the Land Division is conditioned on an appropriate rezone approved by the Town.
- 2. Utility easements to be located on lots as requested by utility companies.
- 3. Utilities shall be installed prior to the final approval of the subdivision plat.
- 4. Lots 35, 36, 37, 43, 45 and 46 include natural depression areas based on the 2010 topographic data which could result in surface water drainage problems if not properly accounted for during the construction of houses on the Lots. These lots shall be filled and properly graded during the road construction process to ensure that stormwater runoff is directed to the storm water management system.
- 5. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
- 6. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction.
- 7. All storm water management facilities and designated conveyance areas outside of the dedicated road right of way shall be located on Outlots rather than drainage easements on the applicable Lots (as shown on the preliminary plat). Designating the areas as Outlots is intended to reduce the conflicts associated with easements on private property and provide access to Outlots 2 and 3 from the public road system for maintenance and general use of the areas by homeowners within the subdivision.
- 8. Based on the recommendation above that all stormwater management facilities be located on Outlots, Lot 23 shall be reconfigured to accommodate this requirement considering that a proposed drainage easement bisects the Lot on the preliminary plat. The boundary between Lot 22 and 23 may also have to be adjusted to allow for the construction of a storm water management swale in an area that is most consistent with the natural topography.
- 9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as previously established via the Covenants and Restrictions associated with the original subdivision plat (Rock County Register of Deeds Document 1835250). Documentation that the Association has been established shall be provided prior to approval of the final plat.
- 10. A note shall be included on the final plat which states "Refer to recorded storm water management agreement for required facility maintenance."
- 11. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 12. The existing storm water facilities within proposed Outlots 2 and 3 of the subdivision may require ordinary maintenance as needed, such as removal of woody vegetation or repair of

The Reserve at Stoney Ridge No. 2 Land Division (Harmony Township)
Review and Recommended Conditions of Approval
Page 2 of 3

- erosion and/or sedimentation. Any necessary maintenance (as determined by the Land Conservation Department) shall be completed prior to the final approval of the Phase 2.
- 13. The developer shall be responsible for all costs to the Town of Harmony (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 14. Road construction plans shall be submitted to and approved by the Town of Harmony or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 15. The road construction plans shall include elimination of the temporary turn around at the south end of N Lilly Lane.
- 16. The road construction plans shall include elimination of the existing cul de sac at the northeast end of N Robin Crest Drive. The plans shall include the necessary details to install the standard road cross section and rebuild the affected driveways within the platted road right of way.
- 17. Site improvements may be necessary at the intersection of N Lilly Lane and M-H Townline Rd to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
- 18. The developer shall reimburse the Town of Harmony for the installation of the necessary road signs as included and approved in the road construction plans.
- 19. A performance bond or similar financial instrument shall be provided to the Town of Harmony to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Harmony and be released only after final acceptance of the roads by the Town of Harmony.
- 20. Developer shall provide the Town of Harmony as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 21. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

ROCK COUNTY PLANNING, ECONOMIC FOR THE VED DEVELOPMENT AGENCY

51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WILUS

COMMUNITY DEVELOPMENT AGENCY MEETING TO THE PROPERTY AGENCY MEETING TO THE PROPERT

NOV 2 9 2017

AGENCY USE ONLY

Application Number: LDZ0 17 0 78

Received By – Date 11-29-17 (MM/DD/YYYY):

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

| **PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY  |  |  |  |  |   |  |  |  |  |                                      |
|---|--|--|--|--|---|--|--|--|--|--------------------------------------|
| MAJOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**  |  |  |  |  |   |  |  |  |  |                                      |
| 1. Applicant has con  | tacted the T<br>and division   | Town, Rock C   | the same of the sa | nomic & 0  | Communit  | y Develo   | pment A  | gency,   | , and  | ties                                 |
| 2. Applicant has prep   |  |  | ap to specifications a   | nd attend  | led a cons  | ultation   | with the   | Town,  | ·  |                                      |
|   |  |  | pment Agency and Ci  |  |   |  |  |  | Z Yes  | ☐ No                                 |
| 3. Land division is co  |  |  |  |  |   |  |  |  | ✓ Yes  | ☐ No                                 |
| 4. Land division is loc   |  |  |  |  | ed by the   | State of   | Wisconsi   | n:   | Yes  | ☐ No                                 |
| If you answered Y  5. Land division mee   | es, proceed  | to 5. If you   | answered No, proce   | ed to 6.   | roland Dro  | conuntio   | n zanina   | dietric  | t require  | ment:                                |
| 5. Land division mee  | ts rown bas  | se raiiii ii ac  | сапи апу оснег аррп  | Cable rai  | illialiu Fie  | servatio   | II ZUIIIII   | uistiit  | Yes  | □.No                                 |
| 6. Land division will   | require a zo   | ning change  | :  |  |   |  |  |  | ✓ Yes  | ☐ No                                 |
|   | ٠  |  | APPLICANT INFO   | ORMAT  | ION   |  |  |  | •  |                                      |
| 7. LANDOWNER OR A   | AUTHORIZEI   | D LANDOWN  | ,  |  |   |  |  |  |  |                                      |
| a. Name:  | SNYDER LIV   |  |  | T =1.  |   |  | Telepho  |  |  |                                      |
| Address:  | 2626 N WES   | T RIVER DR   | Address of the second s | City:  | JANESVILLE  |  |  | WI   | Zip:   | 53548                                |
| b. Name:<br>Address:  |  |  |  | City:  |   |  | Telepho<br>State:  | ne:  | Zip:   |                                      |
| 8. AGENT (SURVEYO   | R AND DEV  | ELOPER)  |  | i City.  | ······································  |  | 0,000  | J  | 1  |                                      |
| a. Surveyor name:   | T  |  | CIATES, INC  |  |   | <u>,,, , , , , , , , , , , , , , , , , , </u>  | Telepho  | ne:  | 752-05   | <b>7</b> 5                           |
| Address:  |  | ILWAUKEE   | · · · · · · · · · · · · · · · · · · ·  | City:  | JANESV  | ILLE   | State:   | WI   | Zip:   | 53548                                |
| b. Developer name:  | 100 11 111   | ILVV) (O) (LL  |  | 1/-  |   |  | Telepho  | ٠,   | <u> </u>   |                                      |
| Address:  |  |  |  | City:  |   |  | State:   | T  | Zip:   |                                      |
| 9. Identify the indivi-   | dual from <b>7</b>   | or 8, that v   | vill serve as the prima  |  | ct: 「   | 7a.  | 7b.  | √ 8a.  |  |                                      |
|   |  |  | AND DIVISION IN  |  |   |  |  |  | , .  |                                      |
| 10. Land division nar   |  | `` <u></u>   |  |  |   |  |  |  |  |                                      |
| 11. Reason for land   |  | ✓ Sale/own   | ership transfer  | Farm con   | solidation  | . □ Re   | finance  |  | ther:  |                                      |
|   |  | Town of ⊢  | IARMONY  |  |   | 1/4 of   | 1  | /4   |  |                                      |
| 12. Land division area  | a location:  | Section 5  | <b>&amp;</b> 8   |  | Тах ра  | rcel nun   | nber (s) -   | 6-7-4  | 40 & 6-7   | 1-47.1                               |
| 13. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  |  |  |  |  |   |  |  |  |  |                                      |
| √ Yes  ☐ No   | a is located i   | within the E   | xtra-Territorial Plat A<br>y: City(s)/Village of   | pproval J<br>f CITY  | urisdiction<br>OF JANE  | n (ETJ) AI<br>SVILLE   | ea or a C  | ity (5)/   | village:   |                                      |
| ✓ Yes ☐ No<br>14. Land division are   | a is located   | f Yes, identif<br>adjacent to  | y: City(s)/Village of<br>(check all that apply)  | f CITY   | urisdiction<br>OF JANE  | n (ETJ) Ai<br>SVILLE   | ea or a C  |  |  |                                      |
| 14. Land division are   | ا<br>a is located<br>يا [ح]  | f Yes, identif<br>adjacent to<br>ocal/Town r   | y: City(s)/Village of<br>(check all that apply)<br>pad County I  | f CITY :<br>::<br>nighway  | OF JANE   | SVILLE<br>ate high   | way  | U.   | .S. highw  | <del></del>                          |
| <ol> <li>Land division are</li> <li>Landowner's cor</li> </ol>  | ا<br>a is located<br>حما آگ<br>atiguous pro  | f Yes, identife<br>adjacent to<br>ocal/Town re<br>operty area  | y: City(s)/Village of<br>(check all that apply)<br>oad County I<br>16. Land division ar  | f CITY of the control of the city of the c | OF JANE<br>☐ St   | SVILLE<br>ate high<br>17. Cu   | way<br>rrent zon   | U.   |  | <del></del>                          |
| <ul><li>14. Land division are</li><li>15. Landowner's cor<br/>(Square feet or a</li></ul>   | la is located<br>  | f Yes, identif<br>adjacent to<br>ocal/Town re<br>operty area<br>CRES M\L   | y: City(s)/Village of<br>(check all that apply)<br>and County in<br>16. Land division ar<br>(Square feet or a  | f CITY (<br>::<br>nighway<br>ea<br>acres): <sup>64</sup>   | OF JANE   | ate high   | way<br>rrent zon<br>ea: A1A  | U.   | .S. highw  | sion                                 |
| <ul><li>14. Land division are</li><li>15. Landowner's cor</li></ul>   | la is located  | f Yes, identification adjacent to ocal/Town respectly area CRES M\L ots created  | y: City(s)/Village of<br>(check all that apply)<br>oad County I<br>16. Land division ar  | f CITY of the cighway | OF JANE.  St  ACRES M\L  ditional   | ate high   | way<br>rrent zon<br>ea: A1A  | U.   | .S. highw  | sion                                 |
| <ul><li>14. Land division are</li><li>15. Landowner's cor<br/>(Square feet or a</li><li>18. Number of new/</li></ul>  | la is located  | f Yes, identification adjacent to occal/Town respectly area CRES M\L ots created TLOTS   | y: City(s)/Village of (check all that apply) and County in County  | f CITY of the control | OF JANE.  St  ACRES M\L  ditional   | ate high 17. Cu are 20. I  | way<br>rrent zon<br>ea: A1A  | U.   | .S. highw  | sion                                 |
| <ul> <li>14. Land division are</li> <li>15. Landowner's cor<br/>(Square feet or a</li> <li>18. Number of new/<br/>by land division:</li> <li>21. Covenants or res<br/>if Yes, identify co</li> </ul>  | is located      La   tiguous proceses   64 A   additional la   28 &   OU   output   OU | f Yes, identification adjacent to ocal/Town reporty area CRES MIL ots created TLOTS  Il be placed or restrictions:   | y: City(s)/Village of (check all that apply) oad County in County  | f CITY  i:  nighway  ea  acres): <sup>64</sup> f new/ad  land divis  | St  ACRES MIL  ditional ion: RR  Yes  | ate high 17. Cu are 20. I  | way<br>rrent zon<br>ea: A1A  | U.   | .S. highw  | sion                                 |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil</li> </ol>  | a is located   | f Yes, identification adjacent to occal/Town reporty area GRES M\L octs created TLOTS  Il be placed restrictions: ently located  | y: City(s)/Village of (check all that apply) and County in County  | f CITY  i:  nighway  ea acres): 64 f new/ad land divis  rea:  area: [  | St  ACRES MIL  ditional ion: RR  Yes  | ate high 17. Cu are 20. I  | way<br>rrent zon<br><sub>ea:</sub> A1A<br>Future zo  | U.<br>ing of<br>ning o   | .S. highw<br>land divi:<br>if parent l   | ot:                                  |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> </ol>   | a is located   | f Yes, identification adjacent to ocal/Town reporty area CRES M\L ots created TLOTS  Il be placed restrictions: ently located: Priv  | y: City(s)/Village of (check all that apply) and County in County  | f CITY  i: nighway ea acres): <sup>64</sup> f new/ad land divis irea: area: [ er treatn  | St  ACRES MIL  ditional ion: RR  Yes  Yes  nent syste   | ate high 17. Cu are 20. I  | way<br>rrent zon<br>sa: A1A<br>Future zo   | U.<br>ing of<br>ning o   | .S. highw<br>land divising parent I  | ot:                                  |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> <li>Public improvem</li> </ol>  | a is located   | f Yes, identification adjacent to occal/Town reporty area GRES M\L octs created TLOTS  Il be placed restrictions: ently located: Privaction proposition and proposition of the proposition of the proposition of the proposition of the proposition octs and proposition octs and proposition octs are the proposition octs and proposition octs are the proposition octs and proposition octs and proposition octs are the proposition octs and proposition octs and proposition octs are the proposition octs are the proposition octs and proposition octs are the proposition octs are the proposition octs and proposition octs are the proposition octs and proposition octs are the proposition octs are the proposition octs are the proposition octs are the proposition octs and the proposition octs are the proposition octs are the proposition octs and the proposition octs are the proposition octs and the proposition octs are the proposition octs are the proposition octs and the proposition octs are the proposition octs are the proposition octs and the proposition octs are the proposition octs are the proposition octs are the proposition octs and the proposition octs are the proposition octs ar | y: City(s)/Village of (check all that apply) and County in County  | f CITY  : nighway ea acres): 64 f new/ad land divis rea: area: er treatm   | St  ACRES MIL  ditional ion: RR  Yes  Yes  nent syste provemen  | ate high 17. Cu are 20. I No No m t constru  | way<br>rrent zon<br>sa: A1A<br>Future zo   | U. ing of ning o   | .S. highw<br>land divising parent I  | ot:                                  |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> </ol>   | a is located   | f Yes, identification adjacent to ocal/Town reporty area CRES MIL ots created TLOTS  Il be placed restrictions: ently located: Privaction proporty): Spriv   | y: City(s)/Village of (check all that apply) and County in County  | f CITY : :aighway ea acres): 64 f new/ad land divis area: area: [er treatm Public im[(mm/dd/   | St  ACRES MIL  ditional ion: RR  Yes  Yes  nent syste provemen yyyy): 5                                       | ate high 17. Cu are 20. I 7 No 7 No 1 t constru  | way rrent zon a: A1A Future zo Public s  | U. ing of ning o   | .S. highw<br>land divising parent I  | ot:                                  |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> <li>Public improvem<br/>be submitted by</li> <li>as the undersigned, a</li> </ol>   | a is located   | f Yes, identifications: In Private International Private International I | y: City(s)/Village of (check all that apply) and County in County  | f CITY inighway ea acres): 64 f new/ad land divis area: [ er treatn cublic im (mm/dd/ TAND In uninco   | St.  ACRES MIL ditional ion: RR Yes Yes rent syste provemen yyyy): SIGNAT                                     | ate high  17. Cu are  20. I  No m t construct  DRE  ock Coun   | way rrent zon ha: A1A Future zo  Public s action will L4 Zo  | U. ing of ning o   | S. highwalland division of parent land the second of the s | ot:                                  |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> <li>Public improvem<br/>be submitted by</li> <li>I, as the undersigned, a<br/>contact for said landow</li> </ol>  | a is located   | f Yes, identification adjacent to ocal/Town in operty area CRES MIL ots created TLOTS  Il be placed or restrictions: ently located: Priviction proportyy): Spripping for eapplying for eapplying for eapply yerify the   | y: City(s)/Village of (check all that apply) and County in County  | f CITY  inighway  ea acres): 64 f new/ad land divis  rea:  er treatm  Public im (mm/dd/  T AND  In uninco  ROCK COL  | St.  ACRES MIL  ditional ion: RR  Yes  Yes  reprovemen yyyy): 5  SIGNAT  PRELIN                               | ate high  17. Cu are 20. I  No Thom t construct The process of the | Publics  Publics  Cutton will  Cutton will | U. ing of ning o   | s. highwalland division of parent land of parent la | ot:  system  mary                    |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> <li>Public improvem<br/>be submitted by</li> <li>I, as the undersigned, a<br/>contact for said landow<br/>APPLICATION FORM IN.</li> </ol>                       | a is located   | f Yes, identification adjacent to ocal/Town in operty area CRES M\L ots created TLOTS  If the placed or restrictions: ently located: Privaction proportyy): Sprivaction proportyy): Sprivaction proportyy): Sprivaction proportyy; the reply verify the previewed an ocal proporty of the prop | y: City(s)/Village of (check all that apply) and County in County  | f CITY or control of the control of  | St  ACRES MIL  ditional ion: RR  Yes  Yes provemen yyyy): 5  SIGNAT rporated R INTY PRELII n, and subr        | ate high  17. Cu are 20. I  No No The construction of the construc | Public s  iction will  y, or am s  MAJOR LAI informatic  | ing of ning of | ry sewer son on  | ot:  system  mary                    |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential buil<br/>if Yes, the buildi</li> <li>Public improvem<br/>be submitted by</li> <li>as the undersigned, a</li> </ol>   | a is located   | f Yes, identification adjacent to ocal/Town in operty area CRES M\L ots created TLOTS  If the placed of restrictions: ently located: Privaction proportyy): Sprivaction proportyy): Sprivaction proportyy: Spr | y: City(s)/Village of (check all that apply) oad County if County  | f CITY  : nighway ea acres): 64 f new/ad land divis rea: er treatm Public imp (mm/dd/ T AND In uninco ROCK COL. action four best of m  | St.  ACRES MIL.  ditional lon: RR  Yes  Yes  nent syste  provemen  yyyyy): 5  SIGNAT  nn, and subry  knowled; | ate high  17. Cu are 20. I  No  No  No  No  No  No  No  No  No  N  | Public s  Iction will  Y, or am s  MAJOR LAI Informatillef, with a   | ing of uning | ry sewer son on  | ot:  system  mary er said excessible |
| <ol> <li>Land division are</li> <li>Landowner's cor<br/>(Square feet or a</li> <li>Number of new/<br/>by land division:</li> <li>Covenants or res<br/>if Yes, identify co</li> <li>A residential build<br/>if Yes, the build<br/>if Yes, the build<br/>be submitted by</li> <li>as the undersigned, a<br/>contact for said landow<br/>APPLICATION FORM IN.<br/>documents, and that all</li> </ol> | a is located   | f Yes, identification adjacent to ocal/Town in operty area CRES MIL ots created TLOTS  If the placed crestrictions: ently located in the privaction proporty): Sprivaction proporty): Sprivaction proporty): Sprivaction proporty, reviewed and is correct, ac made to indument the proporty of the proporty o | y: City(s)/Village of (check all that apply) oad County if County  | f CITY  : nighway ea acres): 64 f new/ad land divis rea: er treatm Public imp (mm/dd/ T AND In uninco ROCK COL. action four best of m  | St.  ACRES MIL.  ditional lon: RR  Yes  Yes  nent syste  provemen  yyyyy): 5  SIGNAT  nn, and subry  knowled; | ate high  17. Cu are  20. I  No  No  t construct  ORE  ock Coun  MINARY M  nitted all ge and be , its agen   | Public s  Iction will  Y, or am s  MAJOR LAI Informatillef, with a   | ing of uning | ry sewer son on  | ot:  system  mary er said excessible |

REVISED 12/2011

Fege 1 of 2

| APPLICATION CHECKLIST   | Joseph De all ross | 784 estab      | Managaman Sarah at dan sarah sarah    |
|---|--------------------|----------------|---------------------------------------|
| 1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land  |                    |                | Comment                               |
| division area and containing all of the following information?  | ☑                  |                |                                       |
| a. Location of the land division area by section, township, and range:  | V                  | П              |                                       |
| b. Approximate location and dimension of all EXISTING streets and property lines,   |                    | _=_            |                                       |
| including name and ownership (if applicable), in and adjacent to the land   | Ø                  |                |                                       |
| 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  | Ø                  |                |                                       |
| 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  | Ø                  |                |                                       |
| residential, in the land division area:   |                    | L3             |                                       |
| f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section  | V                  |                |                                       |
| corner or quarter corner, in the land division area:  |                    |                |                                       |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all   |                    |                |                                       |
| of the following, whether EXISTING or PROPOSED, in the land division area:  (1) Buildings:  |                    | Ø              | NONE                                  |
| (1) Buildings: (2) Streets, alleys, and public ways:  | H                  | 爿              | NOINE                                 |
| (3) Driveways:  | 团                  | - 1            | NONE                                  |
| (4) Rail lines:   | V                  | ┍Ħ╌            | NONE                                  |
| (5) Private water wells or water supply systems:  |                    | V              | NONE                                  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer  |                    |                |                                       |
| systems:  |                    | V              | NONE                                  |
| (7) Any other public utilities:   |                    | V              | NONE                                  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | V                  |                |                                       |
| (9) Vegetative land cover type:   | 7                  |                | SEE AIR PHOTO                         |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | V                  |                |                                       |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | V                  | <u> </u>       |                                       |
| (12) Surface water features:  | ᆜ                  | Ø              | NONE                                  |
| (13) Drainageways:  | <u> </u>           |                |                                       |
| (14) Detention or retention areas:  | <u>Z</u>           | <u> </u>       | A 100 A 100                           |
| (15) Cemeteries:  |                    | <u> 7</u>      | NONE<br>NONE                          |
| (16) Bridges/culverts: (17) Rock outcroppings:  | H                  | <b>       </b> | NONE                                  |
|   |                    | <u> </u>       |                                       |
| <ul> <li>h. Approximate location, dimension, name (if applicable), and purpose of all<br/>dedicated public parks or outdoor recreation lands, or any other public or</li> </ul> |                    | V              | NONE                                  |
| private reservation, including any conditions, in the land division area:   | L=-                |                |                                       |
| Preliminary concept for connection with existing public sanitary sewer and  |                    |                | NONE                                  |
| water supply system or an alternative means of providing water supply and   |                    | V              | NONE                                  |
| treatment and disposal of sewage, in the land division area:  |                    |                | ,                                     |
| j. Preliminary concept for collecting and discharging stormwater in the land  | F71                |                |                                       |
| division area:  |                    |                |                                       |
| k. Contour at two (2) foot intervals in the land division area:   | <b>V</b>           |                |                                       |
| l. Scale, north arrow, and date of creation:  | V                  |                |                                       |
| m. Any other information required by the Agency:  |                    | V              | NOTHING REQUESTED                     |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the   |                    |                |                                       |
| inch, with the map pages numbered in sequence if more than one (1) page is  | <b>4</b>           |                |                                       |
| required, and total map pages identified on each page?  | <u></u>            |                |                                       |
| 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   | Ø                  |                |                                       |
| party signed the application form?  | 12.1               |                |                                       |
| 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   | V                  |                |                                       |
| System (GIS), and the application fee?  |                    |                |                                       |

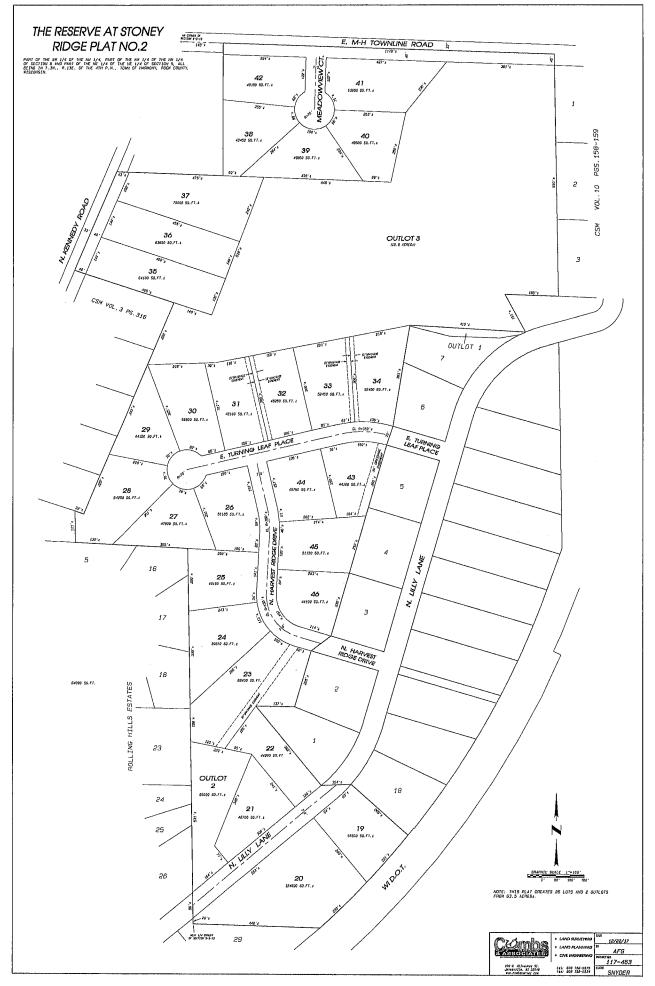
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM.

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



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                  | LD2017 079 Seward                      |
|---------------------|--|
| Application Number: | ************************************** |

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

| ACENCY DEVIEW  |  |
|--|--|
| AGENCY REVIEW  | ablo) officials                                  |
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic   | Yes No   |
| and these parties have determined tand extraor in reserve.   | V Yes □ No                                       |
| 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: | Yes No   |
| 5. Land division is located in a Farmiand Preservation Zoning district Certified by the State of Wisconshit.   |  |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5.   | mulrement  |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re  | Yes No   |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  |  |
| 6. Land division will require a zoning change:   | Yes Y 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. – <b>7e</b> . After                           |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until   | all missing                                      |
| information has been supplied by the applicant.  |  |
|  | Missing<br>Intermetion                           |
| 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the   | П  |
| land division area and containing all of the following information:  |  |
| 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:  | ll   |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all   |  |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:   | <u></u>  |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),  |  |
| numbered for reference, in the land division area:   | <u> </u>   |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land  |  |
| division area:   | <b>1</b>   |
| 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:   | <u> -</u>  |
| (2) Streets, alleys, and public ways:  | <del>                                     </del> |
| (3) Driveways:   | <del>                                     </del> |
| (4) Rall lines:  | <del>                                     </del> |
| <ul> <li>(5) Private water wells or water supply systems:</li> <li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li> </ul>                                  | <del> </del>                                     |
|  | <del>                                     </del> |
| (7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):  | <del> </del>                                     |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  (9) Vegetative land cover type:   | Ħ  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  | 一声   |
| (11) Productive agricultural soils, cultural resources, and woodlands:   |  |
| (12) Surface water features:   |  |
| (13) Drainageways:   |  |
| (14) Detention or retention areas:   |  |
| (15) Cemeteries:   |  |
| (16) Bridges/culverts:   |  |
| (17) Rock outcroppings:  |  |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or   |  |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the   |  |
| land division area:  |  |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an  | _  |
| alternative means of providing water supply and treatment and disposal of sewage, in the land  |  |
| division area:   |  |
| <ol> <li>Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ol>   |  |

REVISED 12/2011

Page 1 of 2

| AGENCY REVIEW   |                    |  |  |  |  |
|---|--------------------|--|--|--|--|
| S Mis<br>Unfort   | ing ille<br>iation |  |  |  |  |
| k. Scale, north arrow, and date of creation:  |                    |  |  |  |  |
| 1. 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:  | <del>-</del>       |  |  |  |  |
| 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: | ]                  |  |  |  |  |
|   | Yes                |  |  |  |  |
| 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 the Agency: 🛛 Yes 🔲 No   |                    |  |  |  |  |
| If you answered No, the application must be provided to other reviewing parties before completing any further so  | ections            |  |  |  |  |
| 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.   |                    |  |  |  |  |
| 2. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of   |                    |  |  |  |  |
| 3. this survey. However, solls 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):  |                    |  |  |  |  |
| (m)   | ,                  |  |  |  |  |
| AGENCY SIGNATURE: DATE: DATE:   | /18                |  |  |  |  |
|   |                    |  |  |  |  |
| TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency   | j                  |  |  |  |  |
|   |                    |  |  |  |  |
| TOWN ACTION  13. Town action: Approve V Approve With Conditions Deny  |                    |  |  |  |  |
| 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. If you answered Approve with Conditions to 13., list conditions to see additional sheet (2a) if necessary).  |                    |  |  |  |  |
|   |                    |  |  |  |  |
| 2. Approved by Town of Milton specifying that that any existing CUP would not be transferred to new lot   |                    |  |  |  |  |
| 3.  |                    |  |  |  |  |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  |                    |  |  |  |  |
| TOWN SIGNATURE; DATE:   |                    |  |  |  |  |
| TOWN SIGNATURE: DATE;   |                    |  |  |  |  |
| TITLE:  |                    |  |  |  |  |

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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

REVISED 12/2011

| AGENCY RECOMMENDATION   |
|---|
| 11. If you answered Approve With Conditions to 10., list conditions:  |
| 3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.  |
| 4. Note on Final CSM : No buildings which produce wastewater are allowed on Lot 1 until acceptable means  |
| 5of wastewater disposal is approved by the necessary governmental agencies  |
| 6. Dedicate a 33 foot half road right of way along E Vincent Rd and N Trescher Rd at the discretion of the Town of Milton   |
| 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 approval.  |
| 9,  |
| 10,   |
| 12. Agency recommendation rationale and findings of fact:   |
| The proposed Land Division creates two lots and dedicated right of way from an existing 33 acre parcel in Milton Township. Lot 1 will include approximately 10.3 acres of primarily ag land. Lot 2 will include approximately 22.8 acres of land and buildings. The parent parcel is currently zoned Special Purpose by the Town of Milton and the future land use for the parcel is Mixed Use. No zoning changes are proposed. As shown in the 2016 air photo, this property was used in the past for an auto salvage business. However, all vehicles have been removed from the property since the air photo was taken. |
| TOWN ACTION   |
| 14. If you answered Approve With Conditions to 13., list conditions:  |
| 3,  |
| 4, ·  |
| 5.  |
| 6,  |
| 7.  |
| 8.  |
| 9,  |
| 10,   |
| 15. Town action rationale and findings of fact:   |
| '   |
|   |
|   |
|   |
|   |
|   |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION   |
| 17. If you answered Approve With Conditions to 16., list conditions:  |
| 3.  |
| 4,  |
| 5.  |
| 6.  |
| 7,  |
| 8.  |
| 9.  |
| 10.   |
| 18. Committee action rationale and findings of fact:  |
|   |
|   |
|   |
|   |
| •   |
|   |

ROCK COUNTY PLANNING, ECONOMIC PROPERTY ED **51 SOUTH MAIN STREET** JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 EMAIL: PLANNING@CO.ROCK.WIHSCK CO. PLANNING, ECONOMIC WEB: WWW.CO.ROCK.WILLIE



| AGE                                 | NCY USE ONLY |
|-------------------------------------|--------------|
| Application Number:                 | LDZD17079    |
| Received By – Date<br>(MM/DD/YYYY): | 12/1/17      |

#### COMMUNITY DEVELOPMENT AGE **PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM** \*\*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: Yes No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ✓ Yes □ No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: 🗌 Yes 🗸 No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐ Yes ☐ No 5. Land division will require a zoning change: Yes No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: SEWARD LIVING TRUST Telephone: Address: 10206 N TRESCHER RD City: MILTON State: W Zip: 53563 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST **JANESVILLE** State: W Zlp: 53548 b. Developer name: Telephone: Address: Clty: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. √ 7a. 7b. LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of MILTON NW 1/4 of SW 1/4 Land division area location: Section 8 Tax parcel number(s) - 6-13-61 11 Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: If Yes, identify: City(s)/Village of 12. Land division area is located adjacent to (check all that apply): ✓ Local/Town road County highway State highway U.S. highway 13 Landowner's contiguous property area | 14. Land division area 15. Current zoning of land division (Square feet or acres): 34 (Square feet or acres): area: 16 Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 34 ACRES M\L created by land division: SP 19. Covenants or restrictions will be placed on the land division area: Yes If Yes, identify covenants or restrictions: 20 A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21 Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION --APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE:

| 100       | 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:  | Ø  | 177            |  |
|           | b. Approximate location and dimension of all EXISTING streets and property lines,   |  | <u> </u>       |  |
|           | including name and ownership (if applicable), in and adjacent to the land division area:  | Ø  |                |  |
|           | c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning<br>designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to<br>the land division area: | 図  | П              |  |
|           | 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<br>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 <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:           |  |                |  |
|           | (1) Buildings:  |  | V              | NONE   |
|           | (2) Streets, alleys, and public ways:   |  |                |  |
|           | (3) Driveways:  | <u> </u>                                     | V              | NONE   |
|           | (4) Rail lines:   |  |                | NONE   |
| -         | (5) Private water wells or water supply systems:  | <u>                                     </u> | V              | NONE   |
|           | (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   |  | [Z]            | NONE   |
|           | (7) Any other public utilities:   |  | V              | NONE   |
| <u> </u>  | (8) Easements (Utility, drainageway, pedestrian way, etc.):   |  |                | NONE   |
|           | (9) Vegetative land cover type:   |  |                | SEE AIR PHOTO  |
|           | (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | <u> </u>                                     | <u> </u>       | NONE   |
|           | (11) Productive agricultural soils, cultural resources, and woodlands:  | ┝╞╡  |                | NONE   |
| <u> </u>  | (12) Surface water features:  |  |                | NONE   |
| -         | (13) Drainageways: (14) Detention or retention areas:   |  |                | NONE   |
|           | (15) Cemeteries:  | ┝╪╌  | V              | NONE   |
| <u> </u>  | (16) Bridges/culverts:  | ┝╞   | V              | NONE<br>NONE   |
|           | (17) Rock outcroppings:   |  | $\overline{V}$ | 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   |
|           | private reservation, including any conditions, in the land division area:  i. Preliminary concept for connection with existing public sanitary sewer and                                |  |                | Participate and the control of the c |
|           | water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:  |  | Ø              | NONE   |
| ani askan | <ul> <li>Preliminary concept for collecting and discharging stormwater, in the land<br/>division area;</li> </ul>   |  | 図              | NONE   |
|           | k. Scale, north arrow, and date of creation:  | Ø  |                | ***************************************  |
|           | i. Any other information required by the Agency:  |  | Ø              | NOTHING REQUESTED  |
| 2.        |   |  | Brienid        |  |
|           | Inch, with the map pages numbered in sequence if more than one (1) page is  | V  |                |  |
|           | required, and total map pages identified on each page?  |  |                |  |
| 3.        | Has the map been prepared by a land surveyor licensed in Wisconsin?   | Ø  |                |  |
|           | Have you provided all required application form information and has the required party signed this application form?  | 図  |                | aller Marie Marie Marie de de distribute de la companya de la companya de la companya de la companya de la comp  |
| 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                       | V  | П              |  |
|           | System (GIS) and the application fee?   | 1  |                |  |

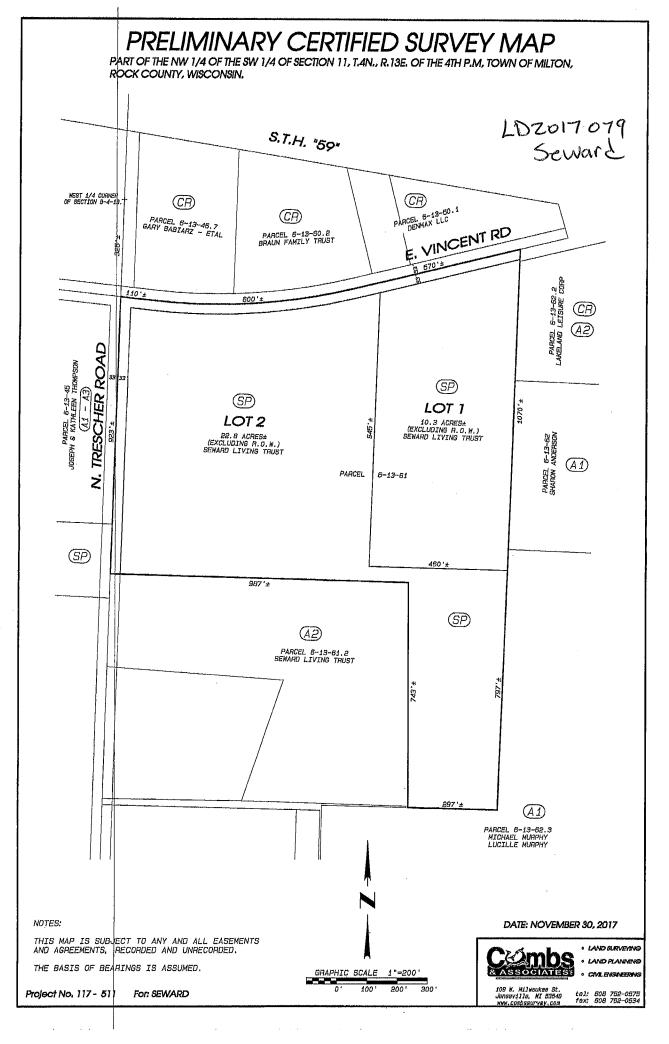
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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



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

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



| ii<br>ii            | LD2017084 Rust Rev Trui |
|---------------------|-------------------------|
| 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                                 |
|  | ✓ Yeş 🔲 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                             | egulrement:                                      |
|  | Yes V No   |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:                          | Yes V No   |
| 6. Land division will require a zoning change:   | ☐ Yes ☑ No                                       |
|  |  |
| 7. Preliminary minor land division application is complete:  | ✓ Yes ☐ No                                       |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7                             | a. – 7e. After                                   |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until                             | ıl all missing                                   |
| Information has been supplied by the applicant.  | Sementer de maniero                              |
|  | Missing  |
| 70. A way deady marked (IDDI) MANAGY DIAT OF CURVING OF CONTINUE CURVINA A DV 11. 1151. 11   | Information                                      |
| 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the   |  |
| land division area and containing all of the following information:  |  |
| a, Location of the land division area by section, township, and range:   | <u> </u>   |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and                                     | П  |
| ownership (if applicable), in and adjacent to the land division area:  |  |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all   |  |
| 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<br>corner, in the land division area: |  |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING                                    |  |
| or PROPOSED, in the land division area:  |  |
| (1) Buildings:   |  |
| (2) Streets, alleys, and public ways:  |  |
| (3) Driveways:   | <u> </u>   |
| (4) Rall lines;  | <del>                                     </del> |
| (5) Private water wells or water supply systems:   |  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:  | <b> </b>   |
| (7) Any other public utilities:  | - <del></del>                                    |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  | H  |
| (9) Vegetative land cover type:  |  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.);  |  |
| (11) Productive agricultural soils, cultural resources, and woodlands:   |  |
| (12) Surface water features:   |  |
| (13) Drainageways:   |  |
| (14) Detention or retention areas:   | H H  |
| (15) Cemeterles:   | i i  |
| (16) Bridges/culverts:   |  |
| (17) Rock outcroppings:  |  |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or                                   |  |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the                                   |  |
| land division area;  | ·  |
| I. Preliminary concept for connection with existing public sanitary sewer and water supply system or an                                  | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,          |
| alternative means of providing water supply and treatment and disposal of sewage, in the land  |  |
| division area:   |  |
| j. Preliminary concept for collecting and discharging stormwater in the land division area:  |  |

REVISED 12/2011

Page 1 of 2

| AGENCY REVIEW   |  |  |  |  |
|---|--|--|--|--|
|   | Missing<br>Information   |  |  |  |
| k. Scale, north arrow, and date of creation:  |  |  |  |  |
| I. Any other information required by the Agency:  |  |  |  |  |
| 7b. Map prepared at a scale not to exceed two hundred (200) feet to the Inch, with the map pages  | _  |  |  |  |
| numbered in sequence if more than one (1) page is required, and total map pages identified on each  |  |  |  |  |
| page:   |  |  |  |  |
| 7c. Map prepared by a land surveyor licensed in Wisconsin:  |  |  |  |  |
| 7d. All required application form information and required party's signature on the application form:   | <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 c 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   |  |  |  |  |
| of this form.   | ar trial bootions  |  |  |  |
| 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):   |  |  |  |  |
|   |  |  |  |  |
| Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).   |  |  |  |  |
| 2. Note on Final CSM; "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of   |  |  |  |  |
| <ol> <li>this survey. However, solls on the lot may be restrictive to the replacement of the s</li> </ol>   | xisting system   |  |  |  |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  |  |  |  |  |
| AGENCY SIGNATURE: 1/23   DATE: 1/12/48  | 18   |  |  |  |
| 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. The application is on the Town's agenda for the February 5th meeting.  |  |  |  |  |
| 2.  |  |  |  |  |
| 3,  |  |  |  |  |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  |  |  |  |  |
|   |  |  |  |  |
| TOWN SIGNATURE: DATE:   | Address of the control of the contro |  |  |  |
|   |  |  |  |  |
| TITLE:  | · · · · · · · · · · · · · · · · · · ·  |  |  |  |

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

| ROCK COUNTY PLANNING AND DEVELOPMENT CON   | 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 nece | essary):                  |
| COMMITTEE SIGNATURE:   | DATE:                     |
| TITLE: Chair - Rock County Planning & Development Committee                            |                           |

| AGENCY RECOMMENDATION   |
|---|
| 11. If you answered Approve With Conditions to 10., list conditions:  |
| 3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.  |
| 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means  |
| 5. of wastewater disposal is approved by the necessary governmental agencies,"  |
| 6. Final CSM shall be submitted to and approved by the Agency within 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 the last approval.   |
| 8,  |
| 9. ,  |
| 10.   |
| 12. Agency recommendation rationale and findings of fact:   |
| The proposed Land Division separates two new lots in Janesville Township. An existing commercial building will be on new Lot 2 (consisting of approximately 20.3 acres) and the remaining land (Lot 1, consisting of approximately 6.0 acres) will have no structures. The parent lot is currently zoned Local Commercial (B1) by the Town of Janesville, according to P&D records. No rezone request has been made. The future land use for this area is Commercial. |
| This Land Division is within the extraterritorial jurisdiction of the City of Janesville. Approval was granted by the Plan Commission on January 15th, 2018.  |
| 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:  |
|   |
|   |
|   |
|   |
|   |
|   |

REVISED 12/2011

ROCK COUNTY PLANNING, ECONOMIC SEPTIMO FILVED
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING @CO.ROCK.WI, US

COMMUNITY DEVELOPMENT AGENCY

WEB: WWW.CO.ROCK, WI, US

DEC 21 2017



AGENCY USE ONLY Application Number: LDZ017 084 Received By – Date
(MM/DD/YYYY):

### PRELIMINARY MINOR LAND DI

| CALL STREET   |  |  |  |   |   |                        |   |   |  |   |   |   |
|---|--|--|--|---|---|------------------------|---|---|--|---|---|---|
| **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.**   |  |  |  |   |   |                        | \/i **                                  |   |  |   |   |   |
| 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:   |  |  |  |   |   |                        |   | Village<br>ermined                      |  |   |   |   |
| 2. Land division is consistent with Town's Comprehensive Plan. Submedia 11.   |  |  |  |   |   |                        | *************************************** |   |  |   |   |   |
| 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5.  |  |  |  |   |   |                        |   | □ No                                    |  |   |   |   |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:   |  |  |  |   |   |                        |   | twees.                                  |  |   |   |   |
| 5. Land division will   | require a zor  | ing chang  | e:   |   | ······································  |                        |   | ······                                  |  |   | Yes                                     | - Maried                                |
|   |  |  | APPLICAN   | VT INF                                  | ORMA                                    | Ti.                    | N                                       |   | 244420   | a Keta S                                |   |   |
| 6. LANDOWNER OR   | AUTHORIZED   | LANDOW   | NER REPRESE  | NTATIV                                  |   |                        | Miles                                   |   |  |   |   |   |
| a. Name:  |  |  | RUST REV   |   | *************************************** | UST                    | <del></del>                             |   | Telepho  | ne:                                     |   |   |
| Address:  | 2205 CLO   |  |  | **************************************  | City:                                   | 7                      | NESVI                                   | LLE                                     | State:   | WI                                      | Zlp:                                    | 53545                                   |
| b. Name:  |  |  | **************************************   | Totalin bi book die bly room de verde   |   |                        |   |   | Telepho  |   | 1                                       | 100040                                  |
| Address:  |  | The second secon |  | *************************************** | City:                                   |                        |   | **************************************  | State:   | T                                       | Zip:                                    |   |
| 7. AGENT (SURVEYO   | R AND DEVE   | LOPER)   |  |   |   | .L                     |   | <del></del>                             | 1  | L                                       |   |   |
| a. Surveyor name:   |  |  |  |   |   |                        |   | 75                                      |  |   |   |   |
| Address:  | 109 W MIL  | WAUKE  | E ST   | **************************************  | City:                                   | JA                     | NESVII                                  | LLE                                     | State:   | WI                                      | Zip:                                    | 53548                                   |
| b. Developer name:  |  |  | hard the second the se |   |   | -l                     | eryeniy keyngoyeeddadaaaaadd            |   | Telepho  |   |   | 1000 10                                 |
| Address:  |  | ANNESSE SE  | **************************************   |   | City:                                   | T                      |   |   | State:   | T                                       | Zip:                                    |   |
| 8. Identify the indivi  | dual from 6.   | or 7. that   | will serve as t  | he prima                                |   | tact:                  | П                                       | 5a,                                     |  | 7a.                                     | 7b.                                     |   |
|   |  |  | AND DIVIS  |   |   |                        |   |   |  |   | rateis.                                 |   |
| . Reason for land div   | vision: 🗌 Sa   |  |  |   | m cons                                  | NAME OF TAXABLE PARTY. |   | Refin                                   | ance [   | Oth                                     | er:                                     |   |
| .0. Land division area  | a location:  |  | JANESVIL   | LE.                                     |   |                        | NE&SE                                   | 1/4 of                                  | NW 1   | /4                                      | ******************                      |   |
|   |  | Section  |  |   |   |                        | Tax par                                 | cel nun                                 | nber(s) -  | 6-8-1                                   | 35A.2                                   |   |
| 1. Land division area   | If Yes,  | Identify:  | City(s)/Villa  | ige of C                                | O YTIC                                  | l Jur<br>F J∕          | lsdiction<br>NESVII                     | (ETJ) A                                 | rea of a C   | ity(s),                                 | /Village:                               |   |
| 2. Land division area   |  |  |  |   |   |                        | Marana A                                | *************************************** |  | *************************************** | *************************************** | *************************************** |
| 3. Landowner's cont   |  | /Town ro   | ad ✓ Co  | ounty hi                                |   | -                      |   | e highw                                 |  |   | . highway                               |   |
| (Square feet or ac  | res); 26.3 A   | CRES   | (Square  | feet or a                               | acres):                                 |                        | ACRES                                   | are                                     | a: B-1   |   | land divis                              | }                                       |
| <ol><li>Number of new/a<br/>by land division:</li></ol>   | 6. Number of new/additional lots created by land division: 1  17. Future zoning of new/additional lot(s) by land division: B-1  18. Future zoning of parent lot: B-1 |  |  |   |   |                        | t lot:                                  |   |  |   |   |   |
| 9. Covenants or rest  | rictions will b  |  | on the land di   | vision ar                               |   |                        | es 🗸                                    | No                                      | FD- 1  | *************************************** | ······································  |   |
| If Yes, identify cov  |  |  | · · · · · · · · · · · · · · · · · · ·  |   |   |                        |   | ······································  |  |   | di Wilahilani Wilahilanan yang sa       |   |
| <ol> <li>A residential build<br/>if Yes, the building</li> </ol>  |  |  |  |   |   | Z                      |   | No —                                    | n. l. v  |   |   | _                                       |
| 1. Public improveme   |  |  |  |   |   |                        |   |   | ction will   |   | / sewer sy                              | /stem                                   |
| be submitted by (   |  | ): NONE  |  | (r                                      | nm/dd,                                  | /ууу                   | y):                                     |   | CCIOCI WIN   | negn                                    | i Oii                                   |   |
|   |  | APPLIC   | CANT STAT  | <b>EMEN</b> T                           | ΓAND                                    | SIG                    | <b>UTANE</b>                            | RE                                      |  |   |   |   |
| as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION—PPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible one. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials. |  |  |  |   |   | r said                 |   |   |  |   |   |   |
| ANDOWNER/PRIMARY  |  |  | Ru   | el                                      | 1                                       | Lu                     | L                                       |   | arrana da como de como |   | . 15-1                                  |   |

REVISED 12/2011

Page & of 2

| APPLICATION CHECKLIST   |                         |                     |  |
|---|-------------------------|---------------------|--|
|   | Yes                     | No                  | Comment  |
| <ol> <li>Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR<br/>CERTIFIED SURVEY MAP", identifying the land division area and containing all of the<br/>following information?</li> </ol>                                  | Ø                       |                     | dan  |
| a. Location of the land division area by section, township, and range:  |                         | -                   |  |
| b. Approximate location and dimension of all EXISTING streets and property lines,   | IV.I                    |                     |  |
| 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                       | П                   |  |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and<br>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<br>corner or quarter corner, in the land division area:  | Ø                       |                     | Market de la communicación de la calegia subdivida de la calegia de la c |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  (1) Buildings:  |                         |                     |  |
| (2) Streets, alleys, and public ways:   |                         |                     | LOT 2  |
| (3) Driveways:  |                         | ᆜ                   |  |
| (4) Rall lines:   | <u> </u>                | V                   | MONIC  |
| (5) Private water wells or water supply systems:  |                         |                     | NONE   |
| (6) Private onsite wastewater treatment systems or public sanitary sewer  |                         |                     |  |
| systems:  | <b>☑</b>                |                     |  |
| (7) Any other public utilities:   | V                       |                     |  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | V                       |                     |  |
| (9) Vegetative land cover type:     (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | Ø                       | <u></u>             | SEE AIR PHOTO  |
| (11) Productive agricultural soils, cultural resources, and woodlands:  |                         | V                   | NONE   |
| (12) Surface water features:  |                         | Ø                   | NONE   |
| (13) Drainageways:  | 片片                      | V                   | NONE NONE  |
| (14) Detention or retention areas:  |                         | Z<br>Z              | NONE   |
| (15) Cemeteries:  |                         |                     | NONE   |
| (16) Bridges/culverts:  |                         | Statement .         | NONE   |
| (17) Rock outcroppings:   |                         | Secretary Secretary | NONE   |
| h. Approximate location, dimension, name (if applicable), and purpose of all<br>dedicated public parks or outdoor recreation lands, or any other public or<br>private reservation, including any conditions, in the land division area:       |                         | Ø                   | NONE   |
| <ol> <li>Preliminary concept for connection with existing public sanitary sewer and<br/>water supply system or an alternative means of providing water supply and<br/>treatment and disposal of sewage, in the land division area:</li> </ol> |                         | Ø                   | NONE   |
| <ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land<br/>division area;</li> </ul>  |                         | Ø                   | NONE   |
| k. Scale, north arrow, and date of creation:  | $\overline{\mathbf{Q}}$ |                     |  |
| I. Any other information required by the Agency:  |                         | Ø                   | NOTHING REQUESTED  |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the   |                         |                     |  |
| inch, with the map pages numbered in sequence if more than one (1) page is  | $\square$               |                     |  |
| required, and total map pages identified on each page?  |                         | - Personal          | NATE OF THE PROPERTY OF THE PR |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | <u> </u>                |                     |  |
| 4. Have you provided all required application form information and has the required party signed this application form?   | Ø                       |                     |  |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information  | Ø                       |                     |  |

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

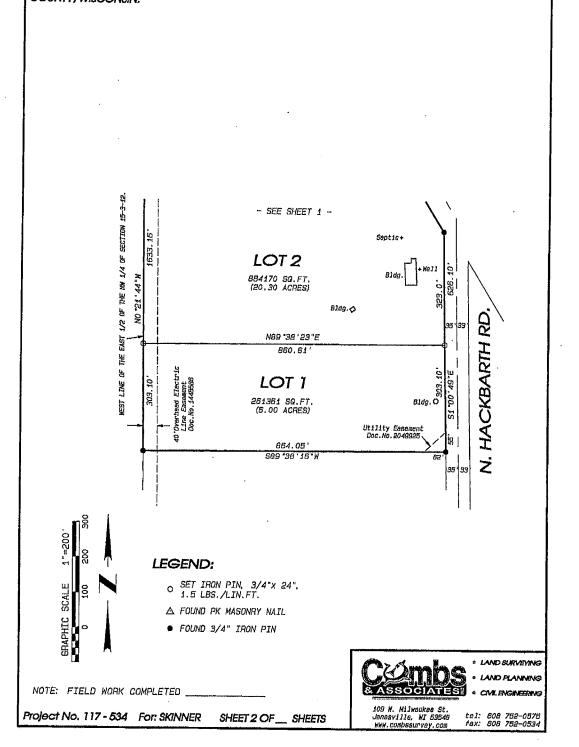
REVISED 12/2011

Page 2 of 2

### CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 37, PAGES 235 THRU 239 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.2049925 AND LOCATED IN THE NE 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, T.3N., R. 12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.

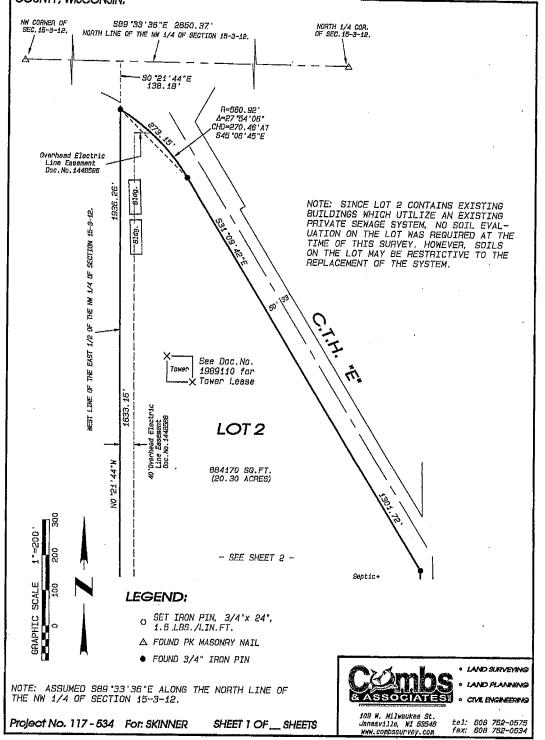
LDZ017089 Rust PagelofZ



### CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 37, PAGES 235 THRU 239 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.2049925 AND LOCATED IN THE NE 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, T.3N., R. 12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN,

LDZ017089 Rust Page Zof Z



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY JANESVILLE, WI 53545

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



| 11 4 4 4 4 4 4 4 4 4 4 4 4 4 4 |    | <br>~ ~ ~ |    |    |    | - |      | •   |
|--------------------------------|----|-----------|----|----|----|---|------|-----|
| 9                              |    | LD        | 20 | 12 | nη | 1 |      | - 1 |
| Har bear to be                 |    |           | 20 | 10 | VV |   |      | - 1 |
| Application Numbe              | r: | <br>      |    |    |    |   | <br> | 1   |
| lt .                           |    |           |    |    |    |   |      |     |

## (608) 757-5586 ILI PLANNING @CO. ROCK.WI.US WWW.CO. ROCK.WI.US PRELIMINARY MAJOR LAND DIVISION - APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

| A CENICL DE VEU  |               |  |
|--|---------------|--|
| AGENCY REVIEW  |               |  |
| LAND DIVISION NAME: Lakewoods Fourth Addition (Fulton Tow  |               |  |
| <ol> <li>Applicant has contacted Town, Rock County Planning, Economic &amp; Community Development Agency, and Cl<br/>applicable) officials and these parties have determined land division is feasible:</li> </ol>                 | lty(s)/Vill   | age (If                                |
| <ol><li>Applicant has prepared a development map to specifications and attended a consultation with Town, Rock<br/>Planning, Economic &amp; Community Development Agency, and City(s)/Village (if applicable) officials:</li></ol> | County<br>Ves | □ No                                   |
| 3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:   | ✓ Yes         | ☐ No                                   |
| 4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  | Yes           | ✓ No                                   |
| If you answered Yes, proceed to 5. If you answered No, proceed to 6.   | hand          | 14-1                                   |
| 5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re  | eguirem       | ent:                                   |
| or daily difficult filed to forth, based faith flavoration with outlet applicable faithflatte from the file and  |               | √ No                                   |
| 6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  | Yes           | √ No                                   |
| 7. Land division will require a zoning change:   |               | ✓ No                                   |
|  | ✓ Yes         | No                                     |
| If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below   |               | 1                                      |
| After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provid missing information has been supplied by the applicant.   |               |  |
| ,  | Mis<br>Inform | ing<br>lation                          |
| 8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:  |               | ]                                      |
| a. Location of the land division area by section, township, and range:   |               | 7                                      |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and<br>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:  | Γ             | ]                                      |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:   | Ė             | ]                                      |
| <ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land<br/>division area;</li> </ul>   |               |  |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter<br>corner, in the land division area:   |               |  |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following,<br>whether EXISTING or PROPOSED, in the land division area:  |               | ]                                      |
| (1) Buildings:   |               |  |
| (2) Streets, alleys, and public ways:  |               | ]                                      |
| (3) Driveways:   |               |  |
| (4) Rail lines:  | <u>_</u>      | <u></u>                                |
| <ul><li>(5) Private water wells or water supply systems:</li><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li></ul>   | ļ <b>ļ</b>    | <b></b>                                |
| <ul><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li><li>(7) Any other public utilities;</li></ul>  | <del>  </del> | ┪                                      |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  | <del> -</del> |  |
| (9) Vegetative land cover type:  |               | <del></del>                            |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  | T             | 1                                      |
| (11) Productive agricultural solis, cultural resources, and woodlands:   |               |  |
| (12) Surface water features:   |               | ]                                      |
| (13) Drainageways:   | <u> </u>      | ]                                      |
| (14) Detention or retention areas:   | <u>_</u>      |  |
| (15) Cemeterles:   | <b></b>       | <u> </u>                               |
| (16) Bridges/culverts:   | <b>  </b>     | <b></b>                                |
| (17) Rock outcroppings:  h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or  | <del> </del>  | ــــــــــــــــــــــــــــــــــــــ |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the   |               | ا ٦                                    |
| land division area:  |               | _                                      |

**REVISED 12/2011** 

| AGENCY REVIEW   |                     |
|---|---------------------|
|   | Missing             |
|   | alitio in autori s  |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply a<br>alternative means of providing water supply and treatment and disposal of sewage, in the<br>division area:  |                     |
| j. Preliminary concept for collecting and discharging stormwater in the land division area:   |                     |
| k. Contour at two (2) foot intervals in the land division area:   |                     |
| I. Scale, north arrow, and date of creation:  |                     |
| m. Any other information required by the Agency:  |                     |
| <b>8b.</b> Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pa numbered in sequence if more than one page is required, and total map pages identified or  |                     |
| 8c. Map prepared by a land surveyor licensed in Wisconsin:  |                     |
| 8d. All required application form information and required party's signature on the application   |                     |
| 8e. A hard copy of the application form and the map, an electronic copy of the map in a format with the Agency's Geographic Information System (GIS), and the application fee:  | compatible          |
| 9. Preliminary major land division application is complete:   | ✓Yes                |
| 10. Preliminary major land division application has been provided to other reviewing parties for if 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 co sections of this form. | ☑ Yes ☐ No          |
| AGENCY RECOMMENDATION   |                     |
| 11. Agency recommendation: Approve Approve With Conditions Deny   | У                   |
| 12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if   | necessary):         |
| 1. See attached separate memo document addressed to the P&D Committee date  | ed February 5, 2018 |
| 2.  |                     |
| 13. Agency recommendation rationals and findings of fact (Use additional sheet (2a) if necessary  | ý);                 |
| AGENCY SIGNATURE: DATE:   | 2/5/18              |
| TITLE: Administrator - Rock County Planning,  | •                   |
| Economic & Community Development Agency   | American Company    |
| TOWN ACTION   |                     |
| 14. Town action: Approve Approve With Conditions Deny   |                     |
| 15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) If   | necessary):         |
| 1. Approved by Town of Fulton in January 2018.  |                     |
| 2,  |                     |
| 16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):   |                     |
| TOWN SIGNATURE: DATE:   |                     |
| TITLE:  |                     |
|   | , _,                |

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

| ROCK COUNTY PLANNING AND DEVELOPMENT CO   | MMITTEE ACTION              |
|---|-----------------------------|
| 17. Committee action: Approve Approve Approve With Conditions                         | Deny                        |
| 18. If you answered Approve With Conditions to 17., list conditions (Use additiona    | l sheet (2a) If necessary): |
| 1.  |                             |
| 2.  |                             |
| 19. 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  |
|--|
| 12. If you answered Approve With Conditions to 11., list conditions: |
| 3,   |
| 4,   |
| 5,   |
| 6.   |
| 7.   |
| 8,   |
| 9,   |
| 10.  |
| 13. Agency recommendation rationale and findings of fact:            |
|  |
|  |
|  |
|  |
|  |
| TOWN ACTION  |
| 15. If you answered Approve With Conditions to 14., list conditions: |
| 3.   |
| 4,   |
| 5.   |
| 6.   |
| 7.   |
| 8.   |
| 9,   |
| 10.  |
| 16. Town action rationale and findings of fact;                      |
|  |
|  |
|  |
|  |
|  |
| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION                |
| .8. If you answered Approve With Conditions to 17., list conditions: |
| 3,   |
| 4.   |
| 5.   |
| 6.   |
| 7.   |
| 8.   |
| 9,   |
| 10.  |
| 9. Committee action rationale and findings of fact:                  |
|  |
|  |
|  |
|  |
|  |

#### ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587

Fax: 608-757-5586

Website: www.co.rock.wi.us

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Lakewoods Subdivision Fourth Addition Land Division (Fulton Township)

Recommended Conditions of Approval

LD 2018 001

DATE: February 5, 2018

Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval. The proposed subdivision consists of 51 lots and 3 outlots and will be served by sanitary sewer. Preliminary approval has been granted by the Town of Fulton and City of Edgerton (for Extraterritorial Jurisdiction for Plat Review).

- 1. Dedicate minimum of 40' half road right of way along Maple Beach Drive and N Hillside Rd at the discretion of the Town of Fulton.
- 2. Utility easements to be located on lots as requested by utility companies.
- 3. Utilities shall be installed prior to the final approval of the subdivision plat.
- 4. A vision easement triangle shall be located at each intersection. The vision easement shall extend one hundred fifty feet along the centerline in each direction from the point of intersection with E Maple Beach Dr. Vision easements at interior intersections shall extend twenty five feet in each direction measured from the edge of the right-of-way. All vision easement triangles shall be kept clear of vegetation under six inches in diameter. Trees larger than six inches, if applicable, may remain if trimmed up to eight feet above the ground.
- 5. The Plat shall include a note indicating that access is restricted to interior roads only and not to E. Maple Beach Dr. or N. Hillside Rd.
- 6. Lots 127-131 and 148-151 include natural depression areas (based on the 2010 topographic data) which could result in surface water drainage problems if not properly accounted for during the construction of houses on the Lots. Multiple County Ordinances, Policies and/or Plans recommend or require that natural depressional

Lakewoods Fourth Addition Subdivision (Fulton Township)
Review and Recommended Conditions of Approval

topography should be maintained to the extent possible. Alternatively, in a proposed subdivision it may be reasonable to account for the natural storm water capacity of these areas when designing a designated storm water management facility for the site. Therefore, if the natural areas are not preserved in the development process the lots shall be filled and properly graded during the road construction process to ensure that stormwater runoff is directed to the internal storm water management system.

- 7. Construction Site Erosion Control and Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department.
- 8. All storm water management facilities and designated conveyance areas outside of the dedicated road right of way shall be located on Outlots rather than drainage easements where possible based on natural topography and layout of the development. Designating the areas as Outlots is intended to reduce the conflicts associated with easements on private property.
- 9. All storm water conveyance facilities shall be delineated thirty feet wide at a minimum on the Final Plat.
- 10. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 11. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as previously established via the Covenants and Restrictions associated with the original subdivision plat. Documentation that steps have been taken to establish the Association, or update the Association documents to account for this Fourth Addition, shall be provided prior to approval of the final plat.
- 12. A note shall be included on the final plat on each Outlot which states "Refer to recorded storm water management agreement for required facility maintenance."
- 13. The existing storm water facilities within Outlots 3 in the First Addition to the subdivision may require ordinary maintenance, such as removal of woody vegetation or repair of erosion and/or sedimentation. Any necessary maintenance (as determined by the Land Conservation Department) shall be completed prior to the final approval of this Fourth Addition considering a portion of the runoff will be routed to the existing facility.
- 14. Road construction plans shall be submitted to and approved by the Town of Fulton or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.

- 15. The developer shall be responsible for all costs to the Town of Fulton (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 16. The developer shall reimburse the Town of Fulton for the installation of the necessary road signs as included and approved in the road construction plans.
- 17. A performance bond or similar financial instrument shall be provided to the Town of Fulton to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Fulton and be released only after final acceptance of the roads by the Town of Fulton.
- 18. Developer shall provide the Town of Fulton as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 19. Developer shall provide sufficient evidence that each lot is serviced by sanitary sewer and that the sanitary sewer is installed, constructed and accepted by the Consolidated. Koshkonong Sanitary District.
- 20. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

ROCK COUNTY PLANNING, ECONOMIC & CONTROL OF THE PROPERTY STATE OF

TELEPHONE: (608) 757-5587

FAX; (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US
COMMUNITY DEVELOPMENT
COMMUNITY OF THE PROPERTY OF THE PR



AGENCY USE ONLY

AGENCY USE ONLY

Application Number: D2018 D01

Received By – Date (MM/DD/YYYY): 1 - H - 18

#### PRELIMINARY MAJOR LAND SION - APPLICATION FORM

| the Committee Williams    |  |  |                         |  |   |                   |
|---------------------------|--|--|-------------------------|--|---|-------------------|
| **PLEASE DO NO            | OT COMPLETE THIS AP                                  | PLICATION FORM UN  | TIL YOU H               | AVE READ THE   | ROCK COUNTY I   | PRELIMINARY       |
| INCLH                     | /ISION - APPLICATION                                 | <i>FORM INFORMATIOI</i>  | V. PLEASE               | COMPLETE BOT   | TH PAGES OF TH  | IIS FORM AND      |
| 1. Applicant has con      | DE A MAP CONTAININ<br>tacted the Town, Rock          | County Planning Eng  | AS IDENTI               | FIED ON PAGE   | OF THIS FORM  | [,**              |
| City(s)/Village (if is    | and division is within E                             | ctra-Territorial Plat Ar   | poroval luri            | ommunity Deve<br>Isdiction (FTI) a   | iopment Agency  | /, and            |
| nave determined i         | arru division is reasible                            | •  |                         |  |   | Vac El No         |
| 2. Applicant has prep     | pared a development m                                | nap to specifications a  | nd attende              | ed a consultațio   | n with the Towr   | I. Rock County    |
| rianning, economi         | ic & Community Develo                                | opment Agency and C  | ity(s)/Villag           | ge (if applicable)   | officials:  | ☑ Yes ☐ No        |
| 3. Land division is co    | nsistent with Town's C                               | omprehensive Plan  | Future Lan              | d Use Map:   |   | ☑ Yes ☐ No        |
| 4. Land division is loc   | ated in a Farmland Pre                               | servation zoning distr   | rict certifle           | d by the State o   | f Wisconsin:  | ☐ Yes ☑ No        |
| If you answered Ye        | es, proceed to 5. If you                             | answered No, proce   | ed to 6.                |  |   |                   |
| 5. Land division meet     | ts Town Base Farm Tra                                | ct and any other appli   | icable Farm             | nland Preservati   | on zoning distri  | ct requirement:   |
| 6. Land division will a   | require a zoning chang                               | -<br>  |                         | (Professional Control of Control  | N/A   | Yes No            |
|                           | require a coming chang                               |  |                         |  | Ti di Tini Kara Walanga da wasan sa                                       | ☐ Yes ☑ No        |
| 7 LANDOWNED OF            | HITHOUIZED LANDOWN                                   | APPLICANT INFO   |                         | UN   |   |                   |
| a. Name:                  | AUTHORIZED LANDOW                                    | NER REPRESENTATIVE   |                         | Blandina Anggo og vindra takkind urval og vindri kladinos sokalina   | l m. L  |                   |
| Address:                  | 6801 Spring Creek Rd.                                |  | City: F                 | Rockford   | Telephone:<br>  State:   IL   | 815-222-6251      |
| b. Name:                  |  |  | 1.77                    | 1 V VIXI VI W  | Telephone:  | Zip:   61114<br>  |
| Address:                  |  |  | City:                   |  | State:  | Zip:              |
| 8. AGENT (SURVEYO         | R AND DEVELOPER)                                     | The state of the s | *********************** |  |   |                   |
| a. Surveyor name:         | Combs & Associate                                    | s, Inc   |                         |  | Telephone:  |                   |
| Address:                  | 109 W. Milwaukee                                     | Street   | City: J                 | anesville  | State: WI   | Zip: 53548        |
| b. Developer name:        |  |  |                         |  | Telephone:  |                   |
| Address:                  |  |  | City:                   | And the state of t | State:  | Zip:              |
| 9. Identify the individ   | lual from <b>7.</b> or <b>8.</b> that i              | vill serve as the prima  | ry contact              | : 🔲 7a.  | 7b8a.   | . []8b.           |
|                           | and the L  | AND DIVISION IN  | IFORMA <sup>*</sup>     | TION   | (40)  |                   |
|                           | ne: LAKE WOODS THIR                                  |  |                         |  |   |                   |
| 11. Reason for land o     |  | ership transfer 📋 i  | arm consc               | olidation 🔲 R  | efinance 🛭 🗷 O  | ther:             |
| 12. Land division area    | location: Town of                                    | Fulton   |                         | 1/4 of   | SE 1/4  |                   |
|                           | Section 1  |  |                         | Tax parcel nu  | mber (s) - 6-6-   | 10                |
| 13. Land division area    | is located within the E                              | xtra-Territorial Plat A  | pproval Jur             | risdiction (ETJ) A   | rea of a City(s)/   | Village:          |
| ☑ Yes ☐ No                | If Yes, Identii                                      | y: City(s)/Village of  | Edgertor                | 1  |   |                   |
| 14. Land division area    | is located adjacent to                               |  |                         |  | Paragraph   |                   |
| 15. Landowner's cont      | Local/Town re  | pad County h   |                         | State high   |   | S. highway        |
| (Square feet or ac        |  | (Square feet or a  |                         |  | irrent zoning of<br>ea: RGS   | land division     |
|                           | dditional lots created                               |  |                         |  | Future zoning o   | f parent lot:     |
| by land division:         | 51   | lots created by la   | and division            |  | RGS   |                   |
|                           | rictions will be placed o                            | on the land division ar  | rea: 🛛                  | Yes No   |   |                   |
|                           | renants or restrictions:                             |  |                         | paning   |   |                   |
| If Yes, the building      | ling is currently located                            | i in the land division a<br>ate onsite wastewate   |                         | Yes No   | 7 n. d.D  |                   |
|                           | ent construction propos                              |  |                         | ovement constru  | / Public sanitar  |                   |
|                           | mm/dd/yyyy): Submit                                  |  | nm/dd/yv                | γγ): 05/01/201   | 7   | I VII             |
|                           |  | ANT STATEMEN   |                         |  |   |                   |
| l, as the undersigned, an | a landowner applying fo                              | r a major land division i  | n unincorpo             | orated Rock Coun   | ty, or am serving   | as the primary    |
| contact for said landown  | er. I do hereby verify the<br>ORMATION, reviewed and | it I have reviewed the R   | OCK COUNT               | TY PRELIMINARY I   | MAJOR LAND DIV  | ISION             |
| documents, and that all I | information is correct, ac                           | curate, and true to the !  | best of my k            | mowledge and be  | llef, with all infor  | mation accessible |
| to me. These statement    | s are being made to indu                             | ce official action on the  | part of Rock            | k County, its agen   | ts, employees, ar   | d officials.      |
|                           |  | 10 10 A  | 1/ .                    |  |   |                   |
| LANDOWNER/PRIMARY         | CONTACT SIGNATURE:                                   | Kall J   | brul                    | 2  | DATE: 1 - 2   | 2 - 18            |
| REVISED 12/2011           |  | Page 1 o   | f 2                     |  | en enger de op applysele er opplyk senten viktoppen gelden unten ette ett |                   |

| APPLICATION CHECKLIST   | (diego)   |          | (SECTION ASSESSMENT ASSESSMENT)  |
|---|-----------|----------|--|
|   | Yes       | No       | Comment  |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land  |           |          | The state of the s |
| division area and containing all of the following information?  |           | L        |  |
| a. Location of the land division area by section, township, and range:     b. Approximate location and the land the |           |          |  |
| b. Approximate location and dimension of all EXISTING streets and property lines, including page and purpose in the second property lines.  |           |          | And despress   |
| 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  | ļ         |          |  |
| designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to  | p,        | ,        |  |
| the land division area:   | Ø         |          |  |
| d. Approximate location and dimension of all 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  |           |          | an has drow for plant and an analysis of the state of the |
| residential, in the land division area;   |           |          |  |
| f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section  |           | <u> </u> |  |
| corner or quarter corner, in the land division area:  | Ø         |          |  |
| g. Approximate location, dimension (if applicable), and name (if applicable) at all   |           |          |  |
| of the following, whether EXISTING or PROPOSED, in the land division area:  | Q         |          |  |
| (1) Buildings:  | D.        | TT       | Militaria de la compansa de la como espera que se entre de la compansa de describado que de la compansa de la c |
| (2) Streets, alleys, and public ways:   | Ž         | Ħ        |  |
| (3) Driveways:  | Ž         |          | A symmetric way and the second |
| (4) Rail lines:   |           | 1000     | and the state of t |
| (5) Private water wells or water supply systems:  | Ø         |          | e this is a supplication of the supplication o |
| (6) Private onsite wastewater treatment systems or public sanitary sewer  | Ø         | 1-1      | nyk firej nijem ganyeldi kasketton etn. gan 14.0 kaj parakondomina je delen jakoprojulja dirozamin ekspergy <u>en</u>  |
| systems: (7) Any other public utilities:  |           |          |  |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | Ø         |          |  |
| (9) Vegetative land cover type:   |           |          |  |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | _ _       |          | Andrewski g 3 gir - 18 accompany and a state of the st    |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | 4         | 井        | The state of the s |
| (12) Surface water features:  |           | 井뮈       | de de la companya de   |
| (13) Drainageways:  | ă         | Ħ        |  |
| (14) Detention or retention areas:  | Ž         | Ħ        |  |
| (15) Cemeteries:  |           |          |  |
| (16) Bridges/culverts:  |           |          |  |
| (17) Rock outcroppings:   |           |          | an anniana ay ang aping an and an anniana an anniana an   |
| h. Approximate location, dimension, name (if applicable), and purpose of all  | İ         |          |  |
| dedicated public parks or outdoor recreation lands, or any other public or  |           |          |  |
| private reservation, including any conditions, in the land division area:   |           |          | Wester with the last the second secon |
| i. Preliminary concept for connection with existing public sanitary sewer and   |           |          |  |
| water supply system or an alternative means of providing water supply and<br>treatment and disposal of sewage, in the land division area:   | ☑         |          |  |
| j. Preliminary concept for collecting and discharging stormwater in the land  |           |          |  |
| division area:  | $\square$ |          |  |
| k. Contour at two (2) foot intervals in the land division area:   |           | 77       |  |
| I. Scale, north arrow, and date of creation:  | Q         | H        |  |
| m. Any other information required by the Agency:  | й         | H        | ***************************************  |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the   | LT        |          |  |
| inch, with the map pages numbered in sequence if more than one (1) page is  | $\Box$    |          |  |
| required, and total map pages Identified on each page?  | 11g/cu    | -        |  |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | Ø         | 口        | The state of the s |
| 4. Have you provided all required application form information and has the required   |           | <b></b>  | **************************************   |
| party signed the application form?  | $\square$ |          |  |
| 5. Have you included a hard copy of this application form and the map, an electronic  |           |          | 1  |
| copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?  | $\Box$    |          |  |

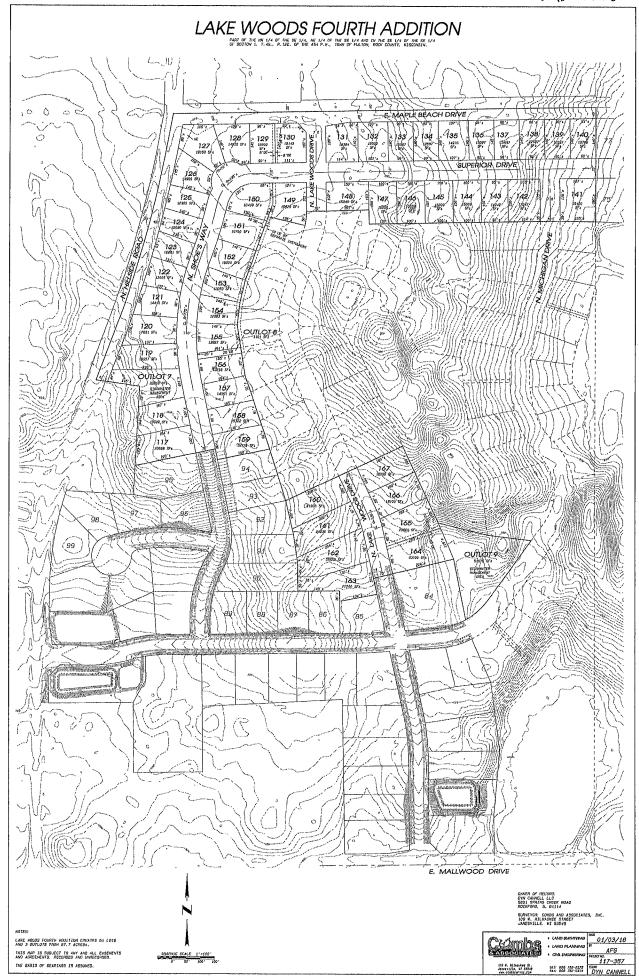
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM.

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

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

REVISED 12/2011

Page 2 of 2



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

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



| ([                    | ,                                       |
|-----------------------|---|
| II<br>II              | LD2018005 Inman Prairle                 |
| H                     |   |
| # Application Number: | *************************************** |
| Ü                     | i                                       |
| !!                    | !                                       |

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

|   | . ,              |
|---|------------------|
| AGENCY REVIEW   |                  |
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant   | cable) officials |
|   | ✓ Yes □ No       |
|   | ✓ Yes 🔲 No       |
|   | Yes 🗸 No         |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5.  |                  |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re   | 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 untilinformation has been supplied by the applicant. | i all missing    |
| ппоппасоп наз вест заррпев ву сте аррпсанс.   | i Missings.      |
| •   | 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  | F-11             |
| 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;  | <del></del>      |
| (4) Rail lines:   | <del></del>      |
| (5) Private water wells or water supply systems:  |                  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   | <del>- F</del> - |
| (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) Cemeterles: (16) Bridges/culverts:   | <del></del>      |
| (17) Rock outcroppings:   | <del></del>      |
| 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   | П                |
| division area:  | _                |
| j. Preliminary concept for collecting and discharging stormwater in the land division area:   |                  |

REVISED 12/2011

Page 1 of 2

| AGENCY REVIEW  |  |
|--|--|
|  | Missing<br>Information                 |
| k. Scale, north arrow, and date of creation:   |  |
| I. Any other information required by the Agency:   |  |
| 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages   |  |
| numbered in sequence if more than one (1) page is required, and total map pages identified on each   |  |
| page:  |  |
| 7c. Map prepared by a land surveyor licensed in Wisconsin:   |  |
| 7d. All required application form information and required party's signature on the application form:  |  |
| <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  |  |
| these parties have comments, said comments have been provided to the Agency:   |  |
| of this form.  | irtilei sections                       |
| 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):   | —————————————————————————————————————— |
| and the control of th | hla\                                   |
| 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicated by the companies of Park to be the companie | ule).                                  |
| 2. The Town of Beloit shall approve any zoning changes deemed necessary by the Town,   | 2                                      |
| 3. The final CSM shall indicate "No Access" on Lot 2 along the eastern property line adjacent to C   | Jounty Hwy G.                          |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):   |  |
| 2/1/18   |  |
| AGENCY SIGNATURE: DATE:  |  |
| TITLE: Administrator - Rock County Planning,   |  |
| Economic & Community Development Agency  |  |
| TOWN ACTION  | -                                      |
| L3, 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 on 9/18/17   |  |
| 3.   |  |
| L5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):   |  |
|  |  |
| TOWN SIGNATURE: DATE:  |  |
| TOWN SUMMING   |  |
| TITLE:   |  |

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

| ROC                     | K COUNTY PLAN        | INING AND DEVEL                   | OPMENT C   | OMMITTEE ACTION               |
|-------------------------|----------------------|-----------------------------------|--|-------------------------------|
| 16. Committee action:   | Approve              | Approve With (                    | Conditions   | Deny                          |
| 17. If you answered App | rove With Conditio   | ns to <b>16., list c</b> onditior | ıs (Use additlor   | nal sheet (2a) If necessary): |
| 1.                      |                      |                                   |  | •                             |
| 2.                      |                      |                                   |  |                               |
| 3,                      |                      |                                   |  |                               |
| 18. Committee action ra | tionale and findings | of fact (Use additional           | sheet (2a) if n  | ecessary):                    |
| COMMITTEE SIGNATURE:    |                      |                                   | Marine and a second | DATE:                         |
| TITLE:                  | Chair - Rock County  | / Planning & Developm             | ent Committee  | 2                             |

| AGENCY RECOMMENDATION  |
|--|
| 11. If you answered Approve With Conditions to 10., list conditions:   |
| 3. The final CSM shall include a note stating: "County Hwy G is an Accessed Controlled Highway in this location.   |
| 4No access is permitted from Lot 2 and any proposed change in the use or location of the existing permitted  |
| 5access on Lot 1 shall be reviewed and approved through the process outlined in the County Access Control Regulations."  |
| 6. Final CSM shall be submitted to and approved by the Agency within 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 the last approval.  |
| 8.   |
| 9,   |
| 10.  |
| 12. Agency recommendation rationale and findings of fact:  The proposed Land Division creates two new lots from the 17.6 acre parent parcel in Beloit Township. Lot 1 will consist of approximately 16.0 acres and an existing outbuilding. Lot 2 will consist of approximately 1.6 acres and is intended to be used for a new gas station/convenience store development. The parent parcel is currently zoned B2 (Commercial) and Land Division has been preliminary approved by the Town. The development project proposed for Lot 2 is also currently in the approval process with the Town. County Hwy G is an Accessed Controlled Highway in the location. The existing driveway on the parent parcel (to be on new Lot 1) is a documented driveway on official maps associated with the Ordinance. No access will be permitted to Hwy G from Lot 2 because the 600 foot separation distance between access points cannot be met. A change of use or location of the existing access point on new Lot 1 may be considered in the future based on the standards in the Ordinance. No change is proposed at this time.  This land division is within the extraterritorial approval jurisdiction of the City of Beloit and has been approved by the Plan Commission. |
| TOWN ACTION  |
| 14. If you answered Approve With Conditions to 13., list conditions:   |
| 3,   |
| 4.   |
| 5.   |
| 6.   |
| 7,<br>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

JAN 2 3 201 Janesville, Wi 59545



AGENCY USE ONLY Application Number Received By - Date (MM/DD/YYYY):

#### PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM \*\*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-Territoria) Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ Yes ☐ No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ☑ Yes ☐ No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: 🗌 Yes 📝 No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirements Yes No 5. Land division will require a zoning change: Yes No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: inman Prairie, LLC (Arthur T. Donaldson) Telephone: Address: 100 S. Main Street Janesville State: WI City: Zipi | 53545 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) Lee S. Sprecher PLS (Arc Design Resources on behalf of Casey's Marketing Company) a. Surveyor name: Telephone: 845-484-4300 Address: 5291 Zenith Parkway City: Loves Park State: Zlp: |61111 b. Developer name: Casey's Marketing Company Telephone: Address: One Convenience Blvd City: Ankeny State IA Zip: |50021 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. ☐ 6b. 7 70. ☐ 7b. LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: **Town of Beloit** SE 1/4 of SE 1/4 10. Land division area location: Section 12 Tax parcel number(s) -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 12. Land division area is located adjacent to (check all that apply): [7] Local/Town road County highway State highway U.S. highway 13. Landowner's contiguous property area 14. Land division area 15. Current zoning of land division (Square feet or acres): 17.558 (Square feet or acres): 1.608 area; B-2 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 1 created by land division: B-2 B-2 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 if Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): n/a (mm/dd/yyyy); n/a APPLICANT STATEMENT AND SIGNATURE l, 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 SIGNATURE: DATE:

**REVISED 12/2011** 

Page 1 of 2

| APPLICATION CHECKLIST   |          |          |   |
|---|----------|----------|---|
|   | 18.5     | 186      | (ज्यातिका । व   |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR<br>CERTIFIED SURVEY MAP", Identifying the land division area and containing all of the<br>following information?   | Ø        |          |   |
| a. Location of the land division area by section, township, and range:  |          |          | 1 Per part on the second management of the transmit bearing page 24   |
| b. Approximate location and dimension of all EXISTING streets and property lines.   |          |          | чимоминической порыбото   |
| including name and ownership (if applicable), in and adjacent to the land<br>division area:   | [2]      |          |   |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning<br>designations of all EXISTING/PROPOSED lot(s) and autlot(s), in and adjacent to<br>the land division area:   | Ø        | П        |   |
| <ul> <li>d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and<br/>blocks(s), numbered for reference, in the land division area;</li> </ul>   | [Z]      |          |   |
| <ul> <li>e. Indication of all PROPOSED tot(s) and outlot(s) use if other than single-family<br/>residential, in the land division area:</li> </ul>  | Ø        |          |   |
| <ul> <li>f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section<br/>corner or quarter corner, in the land division area;</li> </ul>   | 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:  | 团        |          |   |
| (1) Buildings:  | Q        | <u> </u> | Exising   |
| (2) Streets, alleys, and public ways:   |          |          | Existing  |
| (3) Driveways: (4) Rail lines:  | Z        |          | Existing<br>n/a   |
| (4) Rail lines: (5) Private water wells or water supply systems:  |          | 置        | n/a   |
| (6) Private onsite wastewater treatment systems or public sanitary sewer  |          | ******   | ***************************************   |
| systems:  |          | (Z)      | n/a   |
| (7) Any other public utilities:   | <b> </b> | Z        | n/a   |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   |          | 7        | n/a   |
| (9) Vegetative land cover type:   |          | <u> </u> | n/a   |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   |          | Z        | n/a   |
| (11) Productive agricultural soils, cultural resources, and woodlands:  |          | Z        | n/a   |
| (12) Surface water features:  |          | Ø        | n/a   |
| (13) Drainageways:  |          | Ø        | n/a   |
| (14) Detention or retention areas:  |          | Ø        | nia   |
| (15) Cemeterias:  | ┞╠┦      | <u>Z</u> | n/a   |
| (16) Bridges/culverts:  |          | -8       | n/a   |
| (17) Rock outcroppings:   |          | IY.      | nie   |
| h. Approximate location, dimension, name (if applicable), and purpose of all<br>dedicated public parks or outdoor recreation lands, or any other public or<br>private reservation, including any conditions, in the land division area:       |          | Ø        | n/a .   |
| <ol> <li>Preliminary concept for connection with existing public sanitary sewer and<br/>water supply system or an alternative means of providing water supply and<br/>treatment end disposal of sewage, in the land division area;</li> </ol> |          | 团        | n/a   |
| <ol> <li>Preliminary concept for collecting and discharging stormwater, in the land<br/>division area;</li> </ol>   |          | Ø        | n/a   |
| k. Scale, north arrow, and date of creation:  | ②        | П        | **************************************  |
| I. Any other information required by the Agency:  | Z<br>Z   |          |   |
| 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  | 团        |          |   |
| required, and total map pages identified on each page?  | 1        |          |   |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | Ø        |          | ACTION OF THE PROPERTY OF THE |
| <ol> <li>Have you provided all required application form information and has the required<br/>party signed this application form?</li> </ol>  | Ø        |          | printer (1276) (1271) (116) Yr rife (1476) (1276) (1476)  |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information  | Ø        |          | <del>(row our y gold of 1-373 a 1-4-2-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-</del>  |

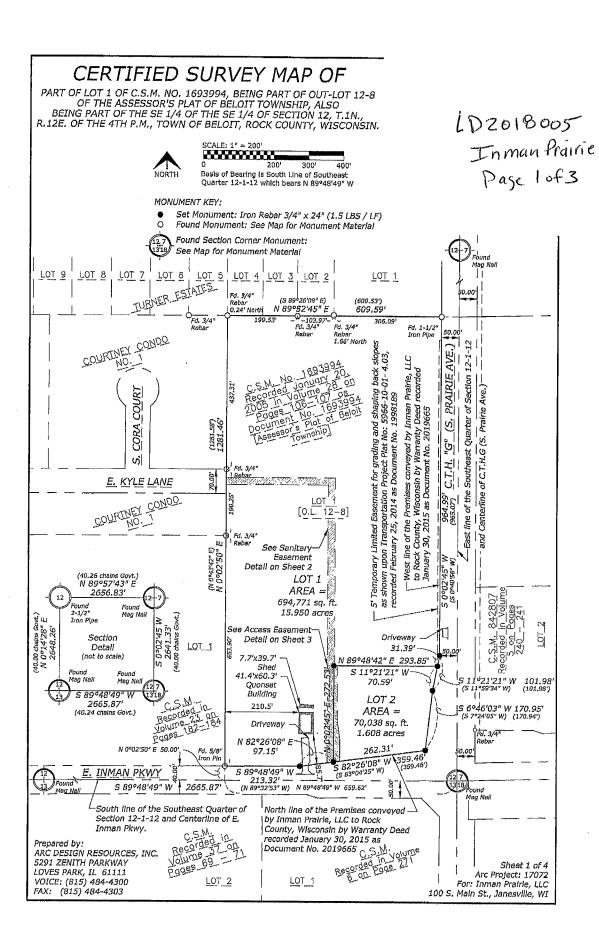
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM.

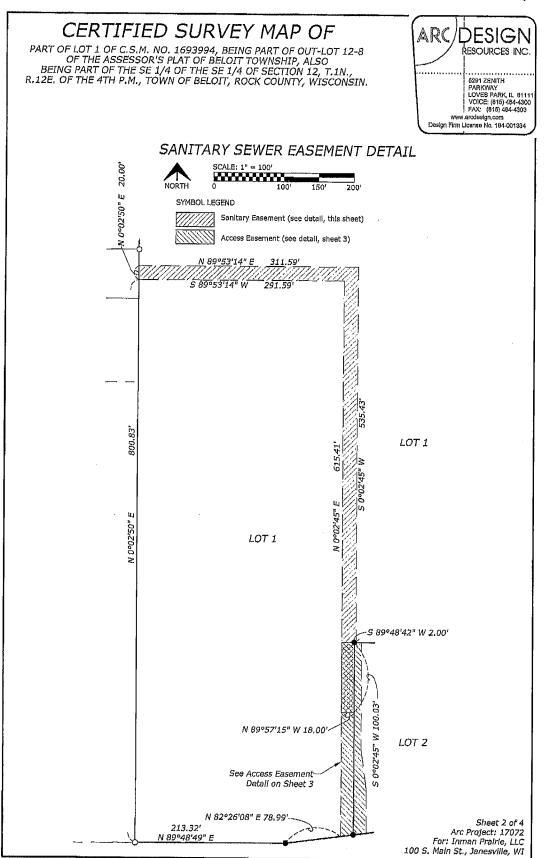
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI. 53645

REVISED 12/2011

Page 2 of 2





### CERTIFIED SURVEY MAP OF

PART OF LOT 1 OF C.S.M. NO. 1693994, BEING PART OF OUT-LOT 12-8 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ALSO BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, T.1N., R.12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.

STATE OF ILLINOIS )
COUNTY OF WINNEBAGO ) ss

RESOURCES INC.

S281 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (915) 494-4303
WWW.mardelign.com
Design Firm License No. 194-001934

I, Lee S. Sprecher, a Registered Land Surveyor, do hereby certify that I have surveyed and mapped part of Lot 1 of C.S.M. No. 1693994 also known as O.L. 12-8 of the Assessor's Plat of Beloit Township, being part of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 12, Township 1 North, Range 12 East of the Fourth Principal Meridian, Town of Beloit, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at the Southwest corner of Lot 1 as designated upon C.S.M. No. 1693994, said C.S.M. being recorded January 20, 2005 in Volume 28 on Pages 106 - 107 as Document No. 1693994 in the Register's Office of Rock County, Wisconsin, said point also being in the North line of a public road designated E. Inman Parkway; thence North 0 degrees 02 minutes 50 seconds East along the West line of said Lot 1, a distance of 1281.46 feet to the Northwest corner thereof, said point also being in the South line of Turner Estates; thence North 89 degrees 52 minutes 45 seconds East along the North line of said Lot 1 and the South line of said Turner Estates, a distance of 609.59 feet to the Northwest corner of the premises conveyed by Inman Prairle, LLC to Rock County, Wisconsin by Warranty Deed recorded January 30, 2015 as Document No. 2019665 in said Register's Office; thence South 0 degrees 02 minutes 45 seconds West along the West line of said premises conveyed by Inman Prairle, LLC to Rock County, Wisconsin, a distance of 964.99 feet; thence South 11 degrees 21 minutes 21 seconds West along the West line of said premises conveyed by Inman Prairle, LLC to Rock County, Wisconsin, a distance of 101.98 feet; thence South 6 degrees 46 minutes 03 seconds West along the West line of said premises conveyed by Inman Prairle, LLC to Rock County, Wisconsin, a distance of 170.95 feet to the North line of said premises conveyed by Inman Prairle, LLC to Rock County, Wisconsin; thence South 82 degrees 26 minutes 08 seconds West along the North line of said E. Inman Prairle, LLC to Rock County, Wisconsin; thence South 82 degrees 26 minutes 08 seconds West along the North line of said E. Inman Parkway and the South line of said Lot 1; thence South 89 degrees 48 minutes 49 seconds West along the South line of said Lot 1; thence South 89 degrees 48 minutes 49 seconds West along the South line of said Lot 1; thence South 89 degrees 48 minutes 49 seconds West along the South line of said Lot 1; thence South 89 degrees

Subject to all easement and restrictions, recorded and unrecorded,

That I have made such survey and map by the direction of the Owner of said land and that I have compiled fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

That the map is correct representation of all the exterior boundaries of the land surveyed and the division of that land,

Given under my hand and seal this day of S 89°57'15" E 18.00' N 89°48'42" E 10.00' Lee S. Sprecher Wisconsin Professional Land Surveyor No. 2672 Arc Design Resources, Inc. 5291 Zenith Parkway Loves Park, IL 61111 (815) 484-4300 ACCESS EASEMENT DETAIL SYMBOL LEGEND Sanitary Easement (see detail, sheet 2) LOT 1 LOT 2 Access Easement (see detail, this sheet) Access Easement 78,99 N 82°26'08" N 89°48'49" E 213.32' Sheet 3 of 4 Arc Project: 17072 S 82°26'08" W 18.16' For: Inman Prairie, LLC 100 S. Main St., Janesville, WI \$ 82°26'08" W 18.16'

#### **COMMITTEE REVIEW REPORT**

01/25/2018

FOR THE MONTH OF DECEMBER 2017

| Account Number      | Account Name     | PO#            | Check Date | Vendor Name  | inv/Enc Amt               |
|---------------------|------------------|----------------|------------|--|---------------------------|
| 10-1720-0000-63100  | OFC SUPP & EXP   |                |            |  |                           |
|                     |                  | P1700585       | 01/11/2018 | JP MORGAN CHASE BANK NA  | 74.52                     |
|                     |                  |                | REAL PROP  | ERTY DESCRIPTION PROG TOTAL  | 74.52                     |
| I have reviewed the | preceding paymen | ts in the tota | al \$74    | 1.52   |                           |
| Date:               |                  | De             | pt         | WANT TO THE RESERVE T | A STATE LABOUR A STATE OF |
|                     |                  | Committe       | ee         |  |                           |

### **COMMITTEE REVIEW REPORT**

01/25/2018

FOR THE MONTH OF DECEMBER 2017

| Account Number   | Account Name     | PO#            | Check Date | Vendor Name                | Inv/Enc Amt |
|--|------------------|----------------|------------|----------------------------|-------------|
| 64-6400-0000-63100   | OFC SUPP & EXP   |                |            |                            |             |
| •  |                  | P1700223       | 01/11/2018 | STAPLES BUSINESS ADVANTAGE | 129.30      |
| 64-6400-0000-63107   | PUBL & LEGAL     |                |            |                            |             |
| ,  |                  | P1700226       | 01/11/2018 | BELOIT DAILY NEWS          | 23.80       |
|  |                  |                |            | PLANNING PROG TOTAL        | 153.10      |
| 64-6460-0000-63110   | ADMIN.EXPENSE    |                |            |                            |             |
|  |                  | P1700224       | 01/18/2018 | OFFICE PRO INC             | 11,75       |
|  |                  | P1703126       | 01/11/2018 | NEIGHBORWORKS BLACKHAWK    | 300.00      |
| A STATE OF THE STA |                  | HOUS           | NG GRANT C | LEARING ACCOUNT PROG TOTAL | 311.75      |
| I have reviewed the  | preceding paymen | ts in the tota | al \$46    | 34.85                      |             |
| Date:  |                  | De             | pt         |                            |             |
|  |                  | Committ        | ee         |                            | VALUE       |

#### **COMMITTEE REVIEW REPORT**

01/26/2018

FOR THE MONTH OF JANUARY 2018

| Account Name       | PO#             | Check Date   | Vendor Name  | Inv/Enc Amt   |
|--------------------|-----------------|--|--|---|
| PUBL/SUBCR/DUES    |                 |  |  |   |
|                    | P1800788        | 01/11/2018   | WISCONSIN REAL PROPERTY LISTER   | 60.00   |
|                    |                 | REAL PROP  | ERTY DESCRIPTION PROG TOTAL  | 60.00   |
| TRAINING EXP       |                 |  |  |   |
|                    | P1800264        | 01/11/2018   | JP MORGAN CHASE BANK NA  | 595.00  |
|                    |                 |  | LAND RECORDS PROG TOTAL  | 595.00  |
| preceding payments | De              | pt   | 55.00  |   |
|                    | PUBL/SUBCR/DUES | PUBL/SUBCR/DUES P1809788  TRAINING EXP P1800264  preceding payments in the total | PUBL/SUBCR/DUES P1809788 01/11/2018 REAL PROP TRAINING EXP P1800264 01/11/2018 | PUBL/SUBCR/DUES P1800788 01/11/2018 WISCONSIN REAL PROPERTY LISTER REAL PROPERTY DESCRIPTION PROG TOTAL  TRAINING EXP P1800264 01/11/2018 JP MORGAN CHASE BANK NA LAND RECORDS PROG TOTAL  preceding payments in the total \$655.00  Dept |

# COMMITTEE REVIEW REPORT

01/26/2018

FOR THE MONTH OF JANUARY 2018

| Account Number     | Account Name     | PO#      | Check Date   | Vendor Name                    | Inv/Enc Amt |
|--------------------|------------------|----------|--|--------------------------------|-------------|
| 64-6400-0000-63200 | PUBL/SUBCR/DUES  |          |  |                                |             |
|                    |                  | P1800059 | 01/11/2018   | WISCONSIN COUNTY CODE ADMINIST | 100.00      |
|                    |                  |          |  | PLANNING PROG TOTAL            | 100.00      |
| 64-6420-0000-63200 | PUBL/SUBCR/DUES  |          |  |                                |             |
|                    |                  | P1800057 | 01/11/2018   | DODGE DATA AND ANALYTICS LLC   | 386.00      |
|                    |                  | P1800725 | 01/11/2018   | WISCONSIN ECONOMIC             | 325.00      |
|                    |                  | ECON     | OMIC DEVEL   | OPMENT PROGRAM PROG TOTAL      | 711.00      |
| 64-6451-0000-64904 | SUNDRY EXPENSE   |          |  |                                |             |
|                    |                  | P1800060 | 01/18/2018   | LANGE ENTERPRISES INC          | 70.52       |
|                    |                  |          |  | ADDRESS SIGNS PROG TOTAL       | 70.52       |
| 64-6460-0000-63116 | HA ADMIN.EXPENSE |          | 2 E T NOTE DA CARROLLA I CONTROLLA I C |                                |             |
|                    |                  | P1800056 | 01/11/2018   | AMERICAN FAMILY INSURANCE      | 215.00      |
|                    |                  | Housi    | NG GRANT CI  | LEARING ACCOUNT PROG TOTAL     | 215.00      |
| 64-6730-0000-63200 | PUBL/SUBCR/DUES  |          |  |                                |             |
|                    |                  | P1800790 | 01/18/2018   | WISCONSIN SOCIETY LAND SURVEYO | 170,00      |
|                    |                  | P1800791 | 01/18/2018   | WISCONSIN COUNTY SURVEYORS     | 100.00      |
|                    |                  | P1800792 | 01/18/2018   | NATIONAL ASSOCIATION OF COUNTY | 50.00       |
| 64-6730-0000-64702 | SEC CORNER MONU  |          |  |                                |             |
|                    |                  | P1800772 | 01/18/2018   | BERNTSEN INTERNATIONAL INC     | 126.86      |
|                    |                  |          |  | SURVEYOR PROG TOTAL            | 446.86      |

## **COMMITTEE REVIEW REPORT**

01/26/2018

FOR THE MONTH OF JANUARY 2018

| Account Number   | Account Name | PO#    | Check Date | Vendor Name | Inv/Enc Amt |
|--|--------------|--------|------------|-------------|-------------|
| I have reviewed the preceding payments in the total \$1,543.38 |              |        |            |             |             |
| Date:  |              | D      | ept        |             |             |
|  |              | Commit | tee        |             |             |