

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MAY 23, 2019 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

AGENDA

1. Call to Order

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- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday May 9, 2019 at 8:00 am.
- 4. Citizen Participation, Communications and Announcements
- 5. Community Development
 - A. Action Item: Citizen Objection Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation
- 6. Code Administration & Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2019 010 (Beloit Township) KIP LLC (Rock Road)
 - LD2019 015 (Newark Township) Perkins
 - LD2019 018 (Avon Township) Engen
- 7. Economic Development
 - A. Information Item: Rock Ready Index Quarter One
- 8. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 9. Committee Reports

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

AGN19008

9. Directors Report

- A. Workshop for Local Planning and Zoning Officials
- 10. Adjournment

Future Meetings/Work Sessions

June 13, 2019 (8:00 am) June 27, 2019 (8:00 am) July 11, 2019 (8:00 am) July 25, 2019 (8:00 am)



MINUTES ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE THURSDAY May 9th, 2019 – 8:00 A.M. COURTHOUSE CONFERENCE ROOM Second Floor ROCK COUNTY COURTHOUSE JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, May 9th, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina. And Supervisor Owens. Supervisor Mawhinney was absent. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Kurt Wheeler (Planner III, Acting Secretary), Michelle Schultz (Real Property Lister), and Matt Wesson (Rock County Health Department).

Others Present: Kathy Jennings, Cindy Viney, Larry Schoman, Patricia Lombardo, Crystal Boie, Mary Boie, Rebecca Kanable, and Leon Wargowsky.

2. ADOPTION OF AGENDA

Amended to remove original item 5a. All other items moved up. Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (4-0).

3. MEETING MINUTES – APRIL 25TH, 2019

Motion made by Supervisor Davis, Seconded by Supervisor Owens to accept the April 25th meeting minutes. APPROVED (4-0)

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Supervisor Davis reminded all in attendance that there will be a Law Enforcement program to remember and honor fallen Law Enforcement officers Weds, May 15th at the lower Courthouse Park Pavilion at 6 pm.

5. CODE ADMINISTRATION AND ENFORCEMENT

A. Action Item: Public Hearing Shoreland Conditional Use Permit – MHC Blackhawk LLC (aka Blackhawk Campground -3407 E. Blackhawk Dr. Milton WI)

Moved to go into Public Hearing by Supervisor Owens, Seconded by Supervisor Gustina. Time In: 8:07

Mr. Byrnes and Mr. Baker presented an overview of the project. Mr. Wesson addressed the issue of the septic system located within the project area.

Several residents of the campgrounds and lake area asked questions and voiced concerns related to the lake levels and engineering principles associated to the project.

MSA Engineer Kathy Jenkins addressed those questions with a project overview, studies that have been completed by the firm, and described construction techniques and aesthetics.

Moved to go out of Public Hearing by Supervisor Owens, Seconded by Supervisor Davis. Time In: 8:17

B. <u>Action Item: Approve, Approve with Conditions or Deny Shoreland Conditional Use</u> Permit:

Supervisor Owens made a Motion to approve with the plans supplied by MSA today at the meeting and with all conditions pertaining to the Conditional Use Permit drafted by Staff. Seconded by Supervisor Gustina. Approved (4-0)

Conditions:

- 1. Considering the location and the potential to displace water, only fill associated directly with the proposed road is approved. Specifically, the fill on each side of the road shall extend laterally only as needed to allow the 4:1 side slopes to match existing grades.
- 2. Any fill material brought to the site as part to raise the subgrade of the proposed road shall be native stone, rock or gravel. No earthen fill shall be used, other than for surface restoration and seeding of the side slopes. The purpose of this restriction is to limit the possibility of sedimentation or other forms of contamination.
- 3. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices BMPS). Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
- 4. If dewatering is necessary during construction all discharge shall be in upland areas and treated with BMPS designed to trap sediment.
- 5. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
- 6. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
- 7. This permit expires one year from the date of Committee approval unless approved otherwise.
- C. Action Item: Approve, Approve with Conditions or Deny Land Division:
 - (2019 011) Union Township -Mosher

Motion to approve with conditions made by Supervisor Gustina with staff Conditions, as well as the issue of creating a Flag Lot. Seconded by Supervisor Davis. Approved (3-1)

Conditions:

- 1. Existing utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
- Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey, however soils on the lots may be restrictive to the replacement of the existing system".
- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. The deed from the adjoining owner to the Town to create frontage for the new lot shall be recorded prior to final approval.
- 5. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
- 6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

LD2019 014 - Janes (Union Township)

Motion to approve with conditions made by Supervisor Davis with Conditions, Seconded by Supervisor Gustina. Approved (3-1)

Conditions:

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

6. FINANCE

Action Item:

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

7. <u>COMMITTEE REPORTS</u>

None

8.

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DIRECTOR'S REPORT:

- A. Analysis of Impediments to Fair Housing Plan and County Board.
- Mr. Byrnes gave an update of the study and asked for opinions from the Committee on whether to bring the study to the County Board as an Information Item or a possible future Action Item.

Alexandra 19, 11 (11) <u>ADJOURNMENT</u> ATLANT CONTRACT STOCK STOCK

- Supervisors Gustina and Owens Moved and Seconded to adjourn the Committee at 9:15 a.m. All in Favor (5-0).
 - Respectfully Submitted Kurt J. Wheeler, Acting Secretary
- These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

May 23, 2019 (8:00 am) June 13, 2019 (8:00 am) June 27, 2019 (8:00 am) July 11, 2019 (8:00 am)

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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: May 23, 2019

Land Division Summary:

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

2019 010 (Beloit Township) – KIP LLC (Rock Road)

2019 015 (Newark Township) - Perkins

2019 018 (Avon Township) - Engen

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

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

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



LD2019 010 KIP LLC

Application Number:

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US 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		
	/ Yes	No
	✓ Yes Yes	
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	res	V 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		☑ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes	No No
6. Land division will require a zoning change:	Yes	✓ No
7. Preliminary minor land division application is complete:	∕ Yes	No 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 unt Information has been supplied by the applicant.	l all miss	ing
	Miss	ing
	Inform	ation .
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	г	7
land 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 dimension of all EXISTING streets and property lines, including name and	L L	ר ו
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	Г	n - I
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),	Ľ	
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:	ב	
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 and name (if applicable) of all of the following, whether EXISTING	r	7
or PROPOSED, in the land division area:	L	
(1) Buildings:	<u> </u>]
(2) Streets, alleys, and public ways:		
(3) Driveways:	· · · ·	<u></u>
(4) Rail lines:	_ _	4
 (5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems: 	F	4
 (6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities: 		5
(7) Any other public dunies. (8) Easements (Utility, drainageway, pedestrian way, etc.):		1
(9) Vegetative land cover type:	r r	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ē	1
(11) Productive agricultural soils, cultural resources, and woodlands:	Ē].
(12) Surface water features:	Г]
(13) Drainageways:	<u> </u>]
(14) Detention or retention areas:		
(15) Cemeteries:	<u> </u>	
(16) Bridges/culverts:		
(17) Rock outcroppings:	L	
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	C	L
land division area: I. Preliminary concept for connection with existing public sanitary sewer and water supply system or an		
 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 	г].
division area:	· •	-
j. Preliminary concept for collecting and discharging stormwater in the land division area:	Г	7.
REVISED 12/2011 Page 1 of 2		

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AGENCY REVIEW				
		Missing		
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k. Scale, north arrow, and date of creation: I. Any other information required by the Agency:	· · · · · · · · · · · · · · · · · · ·	<u> </u>		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages			
numbered in sequence if more than one (1) page is required, and total map page				
page:	-			
7c. Map prepared by a land surveyor licensed in Wisconsin:				
7d. All required application form information and required party's signature on the		<u>L</u>]		
7e. A hard copy of the application form and the map, an electronic copy of the map	o in a format compatible			
with the Agency's Geographic Information System (GIS), and application fee:		[7] Vaa		
 Preliminary minor land division application is complete: Preliminary minor land division application has been provided to other reviewing 	- nortice for roulow and co	Yes		
9. Preliminary minor land division application has been provided to other reviewing these parties have comments, said comments have been provided to the Agency				
If you answered No, the application must be provided to other reviewing partie				
of this form.				
AGENCY RECOMMENDATION				
10. Agency recommendation: Approve Approve With Condition	s 🔲 Dený	1		
11. If you answered Approve With Conditions to 10., list conditions (Use additiona	I sheet (2a) If necessary):			
1. Existing and proposed utility easement(s) shall be placed on lots as reques	ted by utility companies (wh	ere applicable).		
2. Preliminary Plat of Surveys for separate transfers to adjoining parcels shall t				
3. Final CSM shall be submitted to and approved by the Agency with	in one year after prelimi	nary approval.		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a				
1anP.				
AGENCY SIGNATURE:	DATE: 3/29/19			
TITLE: Administrator - Rock County Planning,		۰.		
Economic & Community Development Agency	<u></u>	· · · · · · · · · · · · · · · · · · ·		
TOWN ACTION				
13. Town action: Approve Approve With Conditions Deny				
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sneet (2a) if necessary):			
	rila aloh	0		
2. Approved by Town Pd-Z Comm	itte = 5 /0/1			
3. No Conditions provided				
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):			
	· · ·			
TOWN SIGNATURE:	DATE:			
TITLE:				
.				

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

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

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

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PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

If you answered Approve 3. CSMs subject to	local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approv
4.	
5,	
6.	
· 7.	
8.	
9,	
10. ,	
. Agency recommendation	n rationale and findings of fact:
vision is to create a stand alone scussions between the applica	ates one new 6.44 acre lot from an existing 59 acre parcel (6-2-1) in the Town of Beloit. The purpose of th e lot/parcel for a new building on the property. The land division as proposed is the culmination of int, Town of Beloit representatives and Agency Staff and represents a product that meets the preferences ininitatered by reviewing agencies.
proved the lot must meet spec excess of 250 feet in length if o oductive ag solls, woodlands o se, access to Townline Rd will	flag lot. The creation of flag lots are generally discouraged by County Ordinance (per sec. 4.116(2)); but i clfic standards (found in 4.116(2)(e)). Generally speaking it allows the P&D Committee to approve a flag ic deemed necessary to avoid degradation or depietion of an environmental sensitive area, cultural resource or disruption of efficient ag operations. The "pole" of the proposed lot is approximately 550 feet long. In thi I continue to be made via the existing driveway. Considering the land use on the property, adjacent land e area Staff is recommending conditional approval of the Lot as presented.
d will be tied to the owner's para velopment. Also, the portion o ea) will be combined with said i	at of surveys and deeds), the remaining portion of the parent parcel that contains the driveway to Townline cel to the west. Long term, it is likely that this driveway area will be dedicated to the public to serve future of the parent parcel north and west of the owner's separate lot to the south (currently used as a parking lot. Each of these actions will be completed to eliminate any discontinuous "remnants" of the parcel parce
•	t CSM under consideration here. These proposed actions are indicated on the preliminary CSM.
is land division is within the Air	rport Height Overlay Zoning District, which is not a factor considering the existing elevations.
le property le within the extrate	
a property is within the extrate	erritorial review jurisdiction of the City of Beiolt.
	TOWN ACTION
	TOWN ACTION
I. If you answered Approve	TOWN ACTION With Condtions to 13., list additional conditions:
l. If γou answered Approve	TOWN ACTION e With Condtions to 13., list additional conditions: d findings of fact:
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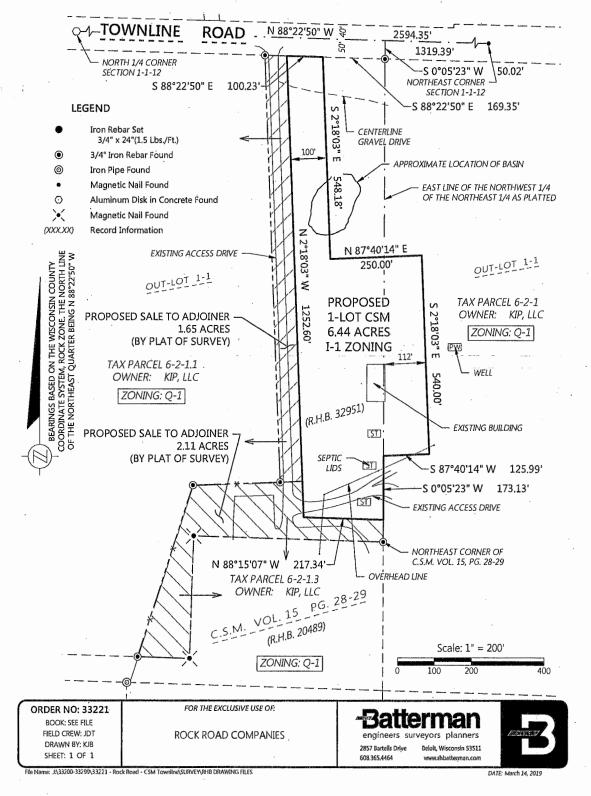
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PRELIMINARY CERTIFIED SURVEY MAP

LDZ019010

OF PART OF OUT-LOT 1-1 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 1, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN





R.H. Batterman and Co., Inc. 2857 Bartells Drive Beloit, WI 53511 P 608.365.4464 F 608.365.1850

LD 2019010

March 11, 2019

Attn: Andrew Baker Rock County Planning, Economic & Community Development Agency 51 South Main Street Janesville, WI 53545

Re: Preliminary Minor Land Division Submittal 213 W B R Townline Road, KIP, LLC (Rock Road)

Dear Andrew:

Enclosed please find the submittal materials a Preliminary Minor Land Division (CSM) for consideration on your next Planning Commission meeting following Town approval. An e-mail of the CAD and PDF file will follow. This land division has also been simultaneously submitted to the Town of Beloit and the City of Beloit (Extraterritorial). The Town Planning meeting is on April 10th (Town Board on May 6th) and the City Plan Commission is April 3rd, we will keep you informed of the meeting outcomes so that this request can possibly be on the May 9th agenda.

The purpose of the 1-Lot land division is to create a standalone lot for the new lab building on the Rock Road property, being a part of existing parcel 6-2-1. This division does not intend to create a new access to Townline Road, instead, the 100-foot strip to Townline Road is to provide frontage to meet the County's ordinance. The new lot will continue to use the existing drive for access. The existing access drive is separate from the new lot so that it could be dedicated and improved in the future as a public road. For informational purposes, this request also illustrates two areas (shown as cross hatched) proposed to be transferred to adjacent parcels by a separate Plat of Survey. No new parcels will be created with the sale to adjoiners and the purpose of these would be to adjust parcel lines to fit occupation. In conjunction with the land division, the Owner is also requesting a rezone of the proposed 1-Lot CSM from Q-1 zoning to I-1 zoning with the Town of Beloit.

If you have any questions or concerns, or need additional submittal materials, please give us a call. Thank you.

R. H. BATTERMAN & CO., INC. Engineers - Surveyors - Planners

Kristin Belongia

Kristin J. Belongia, PLS

pc:

Town of Beloit City of Beloit Rock Road

www.rhbatterman.com

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JANESVILLE, WI 5354 TELEPHONE: (608) 75 FAX: (608) 757-5586		AR 1 8 2019			Re	plication Nu ceived By —	Date	<u>₽∠(</u> 3 –1	Bil	9	
EMAIL: PLANNING@C WEB: WWW.CO.ROC		LANNING ECON	OMIC AND		11 (M 11 2 2 2	M/DD/YYYY					
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PRELIMINAR	Y MINOR LAN	OMPLETE THIS A NO DIVISION AI E A MAP CONTA	PPLICATION FO	RM INFO	RMATIO	N. PLEAS	E COMPL	ETE BC	ITH PAGE		
1. Applicant has co (if land division l land division is fo	ntacted Town s within Extra	, Rock County Pla	anning, Econom	nic & Con	nmunity I	Developm	ent Agen	cy, and	l Cíty(s)/\	/Illage	
2, Land division is c	onsistent with	n Town's Compre	hensive Plan	Future L	and Use	Map:			N Yes	No	
3. Land division are				-		by the St	ate of Wi	sconsir	n: 🗌 Yes	No	1
If you answered 4. Land division me						reservatio	on zoning	distric NA			
5. Land division wi	l require a zo:	ning change:	· · · · · · · · · · · · · · · · · · ·				. ·		Yes		1
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6. LANDOWNER OF	AUTHORIZED	LANDOWNER R	EPRESENTATIV	E]
a. Name:	KIP, LI	L (Rycn	Spies, R	Lock	Road	J).	Telepho	one:	608-	-289-	32
Address:	PO BO	X 1818		City:		sville	State:	W	Zip:	535	47
b. Name:							Telepho	onje:		· ·	
Address:				City:			State:	1	Zlp;		
7. AGENT (SURVEY		······································					1	•			1.,
a. Surveyor name:	R.H.B	atterma		1			Telepho	7		-365	-1
Address:	2857	Bartells	Drive	City:	Belo	17	State:	WI	Zip:	534	511
b. Developer name:	· · · · · · · · · · · · · · · · · · ·			1		Ne observation and a second	Telepho	one:		·	-
Address:				City:			State:		Zip:		1
8. Identify the Indiv	idual from 6.]6a. []6b. [)	7a.	[]Żb.	2	
9. Reason for land d	Idelon Dre.	and the second sec	DIVISION IN	. le c	the second second second	Rofin	nance [Oth	ert		
· · ·			elolt	un conșt	and the second se	1/4 of		/4			
10. Land division are	a location:	Section	1			arcel nun		6	1-1	• .	· ·
11. Land division are	a is located w	1	erritorial Plat A	pproval				lity(s)/	Village:		
Yes 🗌 No	lf Yes,	Identify: City(s)/Village of	Belo							
 Land division are Landowner's cor 	. Nioca	I/Town road	call that apply) County hi and division are	ghway	🗍 St	ate highw		_	highway	and a support of the local division of the l	- - -
(Square feet or a		9 (Square feet or	acres):	6.44	are		2 - 7			
16. Number of new/	additional lot		uture zoning of				Future	oning	of parent		
by land division: 19. Covenants or res	trictions will b		created by land			4 No	$-\alpha$	<u></u> ((Sam	e)	
If Yes, identify co					ما معراب	ано .					
20. A residential buil	ding is curren	tly located in the	•			No					
If Yes, the buildin	The second s	THE REAL PROPERTY AND ADDRESS OF THE PARTY	site wastewate	The second s	The second second second		CONTRACTOR OF A DESCRIPTION OF A DESCRIP	*******	sewer sy	stem	
 Public improvem be submitted by 				mm/dd/y		nt constru	GLION WA	neßiu			
		APPLICANT	the second s	to the state of th	tion of the state states	URE					
I, as the undersigned, an contact for said landow APPLICATION FORM INF	ner. I do hereb	applying for a min y verify that I have	or land division i e reviewed the R	in uninco OCK COU	porated F	ock Count	INOR LAN	ID DIVI	SION		
documents, and that all to me. These statemen	information is	correct, accurate,	and true to the l	hest of m	/ knowled	ge and bel	lef, with a	li Inforr	mation acc	cessible	
LANDOWNER/PRIMARY	CONTACT SIG	ALATTITE:		<u></u>	•	C	DATE:	3-	8-1	9	
The second se		and the second s	·								

REVISED 12/2011

Page 1 of 2

ROCK COUNTY

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

APPLICATION CHECKLIST		n nationale de la compañía de la com Este de la compañía de	
	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?	Ŋ		
a. Location of the land division area by section, township, and range:	\square	Π	
b. Approximate location and dimension of all EXISTING streets and property lines,			
Including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and Clty/Viliage (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
 d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area; 	\square		
e. Indication of all PROPOSED lot(s) and outlot(s) use If other than single-family residential, in the land division area:			N/A
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:	N		-
(2) Streets, alleys, and public ways:	<u> </u>	<u> </u>	
(3) Driveways:	R		N/A
(4) Rail lines: (5) Private water wells or water supply systems:		#	M/A
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
 (7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.): 			N/A
(9) Vegetative land cover type:	7	Ħ	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>	1	N/A
(11) Productive agricultural soils, cultural resources, and woodlands:		Z	N/A
(12) Surface water features:	\Box		
(13) Drainageways:			
(14) Detention or retention areas:			N/A
(15) Cemeteries:		Z	N/A
(16) Bridges/culverts:			N/A
(17) Rock outcroppings:		M	N/A
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area;		Ø	N/A
 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: 		Z	N/A
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:	$\overline{\mathbf{Z}}$		
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 required, and total map pages identified on each page?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	$\overline{\mathbf{Z}}$		**************************************
4. Have you provided all required application form information and has the required		[]	
party signed this application form?	Ø		-
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information			
System (GIS), and the application fee?			

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

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST.

JANESVILLE, WI 53545

Page 2 of 2

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

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

EMAIL: PLANNING@CO.ROCK.WI.US WEB; WWW.CO.ROCK.WI.US



LD2019	015	Perkins

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 applic	cable) officials
and these parties have determined land division is feasible:	🖉 Yes 🛄 No
	√Yes 🗌 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🔽 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
	Yes VNo
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 □No
	✓Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	l all missing
information has been supplied by the applicant.	
	Missing
	lintormation.
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 	Lond .
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	Port .
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),	6 -1
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	Π
division area:	L
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	1
(1) Buildings:	
(2) Streets, alleys, and public ways: (3) Driveways:	<u>F-</u>
(3) Driveways: (4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u>_</u>
(11) Productive agricultural soils, cultural resources, and woodlands:	_
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas: (15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings:	
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:	

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age 1 of 2

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ROCK COUNTY

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

k. Scale, north arrow, and date of creation:	AGENCY REVIEW		
I. Any other Information required by the Agency: Image: 7b. Map prepared at a scale not to exceed two hundred (200) feet to the lnch, with the map pages included in sequence if more than one (1) page is required, and total map pages identified on each page: Image: 7c. Map prepared by a land surveyor licensed in Wisconsin: Image: Image: Image: 7d. All required application form information and required party's signature on the application form: Image: Image: 7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible information System (GIS), and application fee: Image: Image: 8. Preliminary minor land division application is complete: Image: Image: Image: 9. Preliminary minor land division application must be provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable). Not the survey. 3*However, ecils on the lot may be restrictive to the replacement of the existing system." Image: Image: par	·	910.252 2010 2000 2000 2000 2000 2000	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the lnch, with the map pages numbered in sequence if more than one (1) page:	k. Scale, north arrow, and date of creation:		1
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page:	7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages		
7C. Map prepared by a land surveyor licensed in Wisconsin: Image: Construction of the map in a formation and required party's signature on the application form: Image: Construction of the map in a formation of the map in a format compatible 7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible in the Agency's Geographic Information System (GiS), and application fee: Image: Construction of the map in a format compatible in the agency's Geographic Information System (GiS), and application fee: 8. Preliminary minor land division application is complete: Image: Construction is complete: Image: Construction is complete: 9. Preliminary minor land division application has been provided to the agency: Image: Construction is complete: Image: Construction is complete: 9. Preliminary minor land division application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions (Use additional sheet (2a) If necessary): 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable). 2. Note on Final CSM: "Lot 1 contains existing which utilize an existing private severage system at the time of this survey. 3 "However, solls on the lot may be restrictive to the replacement of the existing system." Economic & Community Development Agency 11. If you answered Approve With Conditions to 12a. Itst conditions (Use additional sheet (2a) If necessary): </td <td>numbered in sequence if more than one (1) page is required, and total map pages identified on each</td> <td></td> <td></td>	numbered in sequence if more than one (1) page is required, and total map pages identified on each		
7d. All required application form information and required party's signature on the application form: Image: Comparison 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 has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, asid comments have been provided to other reviewing parties for review and comment, and if these parties have comments, and papication must be provided to other reviewing parties before completing any further sections of this form. ACENCY RECOMMENDATION 10. Agency recommendation: 10. Agency recommendation: Approve 11. If you answered Approve With Conditions to 10., list conditional sheet (2a) if necessary): 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable). 2. Nota on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewerage system at the time of this survey. 3 "However, soils on the lot may be restrictive to the replacement of the existing system." 12. Agency recommendation rationage and findings of fact (Use additional sheet (2a) if necessary): DATE: 5/2/19 TOWN ACTION 13. Town action: Approve With Conditions Daney 14. foy answered Appr			
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 has been provided to other reviewing parties for review and comment, and If these parties have comments, said comments have been provided to other reviewing parties for review and comment, and If these parties have comments, said comments have been provided to other reviewing parties before completing any further sections of this form. 7e. Agency recommendation: Approve Approve With Conditions [] Deny 10. Agency recommendation: □ Approve Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary): 12. Note on Final CSM: "Lot 1 contains existing building which utilize an existing private severage system." 12. Agency recommendation rationals and findings of fact (Use additional sheet (2a) If necessary): Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 13. Town action: □ Approve Image: Size (Use additional sheet (2a) if necessary): 14. If you answered Approve With Conditions (Use additional sheet (2a) if necessary):			
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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 othe Agency:		[7] Voc	
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If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMIMENDATION 10. Agency recommendation: Approve Approve With Conditions (Use additional sheet (2a) if necessary): 1. If you answered Approve With Conditions on the lot may be restrictive to the replacement of the existing system." 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewerage system at the time of this survey. 3"However, solls on the lot may be restrictive to the replacement of the existing system." 12. Agency recommendation rationation and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE:			
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12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE:	2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewerage system at the t	me of this survey.	
AGENCY SIGNATURE:	3"However, solls on the lot may be restrictive to the replacement of the existing sys	em."	
Adency signatore:	12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):		
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TOWN SIGNATURE: DATE: 5/13/19 Lot line on east side will be Uniform		-width \$	hown in,
	15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		detalla
TITLE:	TOWN SIGNATURE: DATE:	9	east side will be Uniform
	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
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additiona	I sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if neo	cessary):
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

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LDZ019015

ROCK COUNTY

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

	AGENCY RECOMMENDATI	ON
11. If you answered Approve With		
3. Proposed lot lines mu	ist include the system area with the buil	lding which utilizes the POWTS.
4. Final CSM shall be s	ubmitted to and approved by the Agend	cy within one year after preliminary approval.
5. CSMs subject to local a	oproval shall be recorded with the Rock Co. Re	egister of Deeds within 6 months of the last approval.
6.		
7.		
8		•
9.		• • • • • • • • • • • • • • • • • • •
10.		
12. Agency recommendation ration	ale and findings of fact:	

The proposed Land Division consists of separating existing buildings approximately 18 acres from the

parent parcel. As part of the proposal, the owner is requesting a zoning change from A1 to A2 for the new lot area, which is consistent with the Town of Newark's minimum lot size requirements. The future land use plan for this area is agriculture, woodlands and scattered residential and environmental corridor.

No new building sites will be developed as a result of this proposal. The remaining parent parcel has a federal perpetual conservation easement in place that prohibits structures. A portion of Lot 1 will contain a very small portion of the easement area. The purpose of including a portion of the conservation easement with the new Lot is to obtain a 20 foot side yard setback for an existing accessory structure. The easement persists on the land regardless of land division or ownership change. The intention of the proposed CSM boundary, which is not uniform on the east side, is to limit the amount of easement area on the new lot but yet also providing a side yard setback for the existing structure.

The Town of Newark may find it reasonable to allow a reduced side yard setback in this instance considering the land to the east will never be developed.

TOWN ACTION

14. If you answered Approve With Condtions to 13., list additional conditions:

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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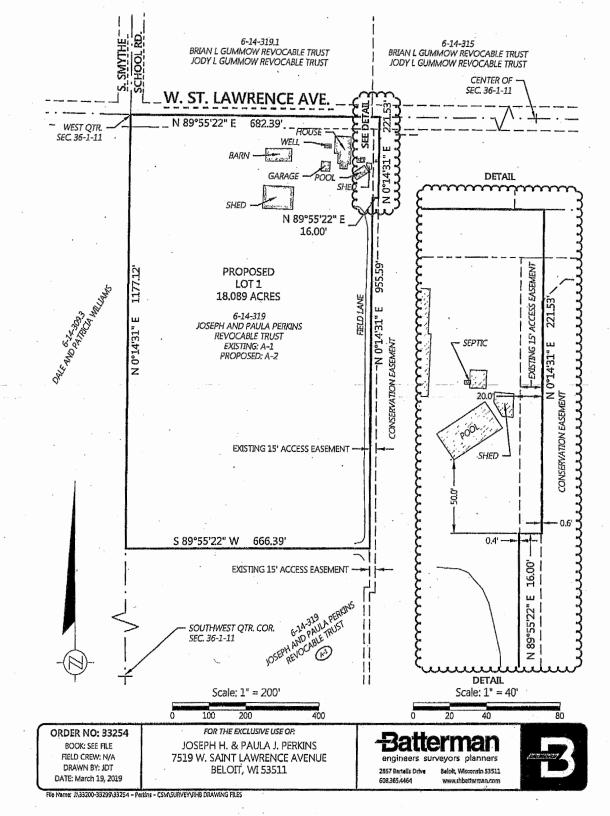
18. Committee action rationale and findings of fact:

REVISED 12/2011

LDZ619015

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, T. 1 N., R. 11 E., OF THE 4TH P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



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 ROCK CO. PLANNING, ECONO BOCK CO. PLANNING, ECONO

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APR 09 2019			Applicatio Received
, PLANNING, ECONOM	AGENCY		i (MM/DD/

AGENCY USE ONLY
Application Number: LD2019 015
Received By - Date 4-9-19 (MM/DD/YYY):

	ARY IV	linoi	R LAND	DIV	/ISI0	0N	V - APP	LICA	TIO	N FO	RM
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.											
 Applicant has con (if land division is land division is feat 	tacted Town, within Extra-	Rock Cour	nty Planning, I	Economi	c & Cor	mmi	Inity Develop	ment Age	ncv. an	d City(s)/	/illage ermined
2. Land division is co	nsistent with	Town's Co	omprehensive	e Plan – I	uture l	anc	Use Map:			V Yes	
3. Land division area	a is located in	a Farmlar	d Preservatio	n zoning	g distric	t ce	-	State of V	Viscons	in: 🛛 Yes	and the second se
If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:											
5. Land division will	require a zon	ing change	9:			· .				Z Yes Z Yes	Contract of Contra
		*	APPLICAN	the second se		TIC	DN .				· ·
6. LANDOWNER OR											
a. Name:			AULA J. PE			_		Telep	hone:	(608) 7	51-4013
Address:	7519 W. S.	AINT LA	WRENCE A	VE.	City:	BE	LOIT	State:	WI	Zip:	53511
b. Name:	·	-						Telep	hone:		
Address:					City:			State:		Zip:	
7. AGENT (SURVEYC	RAND DEVE	LOPER)									
a. Surveyor name:	JEFF GAR	DE						Telep	hone:	608-36	5-4464
Address:	2857 BAR	ELLS D	२.		City:	BE	LOIT	State:	WI	Zip:	53511
b. Developer name:								Telep	hone:		J
Address:					City:	1		State:	· ·	Zip:	
8. Identify the indivi	dual from 6.	or 7. that	will serve as t	he prima	ry cont	act:	[] 6a.	6b.	√ 7a.	7b.	I
			AND DIVIS	and the second se	and the second s		and the second second state of the second				
9. Reason for land di	vision: Sa	le/owner	ship transfer	🖌 Far	m cons	olid	ation 🗌 Re	inance	🗌 Ot	her:	
10.1.1.1.1.1.1		Town of	NEWARK		-		NW 1/4 c	of SW	1/4		
10. Land division are	a location:	Section	36				Tax parcel n	umber(s)	- 6-14	-319	•
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:											
					pprova	l Jur	isdiction (ETJ)	Area of a	a City(s)	/Village:	
 Land division are Yes No Land division are 	If Yes,	identify:	City(s)/Villa	ge of		l Jur	isdiction (ETJ)	Area of a	a City(s)	/Village:	
Yes V No 12. Land division are	If Yes, a is located a [√] Loca	identify: djacent to I/Town ro	City(s)/Villa (check all tha ad Co	ige of t apply): punty hi	ghway	l Jur	State high	way	<u>□</u> υ.	S. highwa	
Yes No 12. Land division are 13. Landowner's con	If Yes, a is located a [] Loca tiguous prop	identify: djacent to I/Town ro erty area	City(s)/Villa (check all tha ad Co 14. Land div	ige of it apply): ounty his vision are	ghway sa		State high	way urrent zo	U.		
Yes No 12. Land division are 13. Landowner's con (Square feet or a	If Yes, a Is located a I Loca tiguous prop cres): 118 AC	identify: djacent to I /Town ro erty area RES +/	City(s)/Villa (check all tha ad Co 14. Land div (Square	ige of t apply): ounty hi vision are feet or a	ghway aa acres):	18.1 4	State high	nway Current zo rea: A-1	U.	S. highwa f land divi	ion
 ☐ Yes ☑ No 12. Land division are 13. Landowner's con (Square feet or a) 16. Number of new/a) 	If Yes, a Is located a ✓ Loca tiguous prop cres): 118 AC additional lot	identify: djacent to I /Town ro erty area RES +/	City(s)/Villa (check all tha ad Co 14. Land div (Square 17. Future z	ige of it apply): ounty high rision are feet or a coning of	ghway aa acres): new/a	18.1 4 ddit	State high 15. C ACRES a ional lot(s) 1	nway Current zo rea: A-1 8. Futuro	U.	S. highwa	ion
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 ☐ Yes ☑ No 12. Land division are 13. Landowner's con (Square feet or a) 16. Number of new/a by land division: 19. Covenants or ress If Yes, identify co 20. A residential built If Yes, the buildir 21. Public improvem be submitted by 19. as the undersigned, at contact for said landow APPLICATION FORM INIT documents, and that all 	If Yes, a Is located at I Loca tiguous prop cres): 118 AC additional lot 1 trictions will I venants or re ding is curren ng utilizes a: ent construct (mm/dd/yyy) m a landowner <i>corMATION</i> , re information is ts are being mi	identify: djacent to J/Town ro erty area RES +/ s created be placed of strictions: tly located [7] Privation proportion (): APPLIO applying from eviewed an correct, acc ade to indu	City(s)/Villa (check all tha ad Co 14. Land div (Square 17. Future z created on the land di d in the land di d in the land di at onsite wa sal/plan will CANT STAT or a minor land at I have review d completed th curate, and tru	age of it apply): ounty high ision are feet or a coning of by land ivision are ivision a	ghway acres): new/a division rea: rea: r treatr ublic in mm/dd T-AND in uninc COCK CO ation for best of r	18.1	State high State high 15. C 15. C	way current zc rea: A-1 8. Future A-1 Public ruction w unty, or an <i>(MINOR L</i> ull informa pelief, witi	U. oning of e zonin sanita vill beginn servin AND DI tion as in n all info	S. highwa f land divis g of paren ry sewer s n on g as the privile VISION — required po prmation ad	t lot: ystem mary er sald ccessible

PRELIMINARY MINOR LAND DIVISION -- APPLICATION FORM

X019015

ANNUED OF THE ALL OF THE	- f		
APPLICATION CHECKLIST	District Adven	in we we would have	
	梁Yes	N	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		-i l	
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:	- 172		
Approximate location and dimension of all Extension of and range:			
b. Approximate location and dimension of all EXISTING streets and property lines,		-	
including name and ownership (if applicable), in and adjacent to the land division area;			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to		·	
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			• .
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	· · ·		
residential, in the land division area:			-
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section		· · · ·	
corner or quarter corner, in the land division area:	\square		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	<u> </u>		i
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:			
(2) Streets, alleys, and public ways:		Ħ	
(3) Driveways:		붜	
(4) Rail lines:		7	
(5) Private water wells or water supply systems:	7	Ħ	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:		$\overline{\mathcal{A}}$	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	$\overline{\mathbf{Z}}$		
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	$\overline{\mathbf{Z}}$, - ·
(11) Productive agricultural soils, cultural resources, and woodlands:	\square		
(12) Surface water features:	\Box		
(13) Drainageways:		$\mathbf{\nabla}$	-
(14) Detention or retention areas:		\square	
(15) Cemeteries:		\Box	
(16) Bridges/culverts:		∇	·
(17) Rock outcroppings:		Z	
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or		\square	
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and		ا المسحم	4
water supply system or an alternative means of providing water supply and		$\overline{\mathcal{A}}$	
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		$\overline{\mathbf{V}}$	
division area:			
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:			
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	\square		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required			· · · ·
party signed this application form?			-
5. Have you included a hard copy of this application form and the map, an electronic		_	
copy of the map in a format compatible with the Agency's Geographic Information	\mathbf{V}		
System (GIS), and the application fee?			
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND I	DIVISIO	N-AP	PLICATION FORM.

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST. JANESVILLE, WI 53545 Page 2 of 2

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

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

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EMAIL: PLANNING@CO.ROCK.WI.US



LD2019 018 Engen Trust Application Number:

WEB: WWW.CO.ROCK.WI.US **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 applicable) 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 Yes No 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: 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 7. Preliminary minor land division application is complete: If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. - 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant. Missing Information . 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information: a. Location of the land division area by section, township, and range: b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING g. or PROPOSED, in the land division area: Buildings: Streets, alleys, and public ways: (2) (3) Driveways: (4) Rail lines: (5) Private water wells or water supply systems: Private onsite wastewater treatment systems or public sanitary sewer systems: (6) (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 solls, cultural resources, and woodlands: -(12) Surface water features: -(13) Drainageways: (14) Detention or retention areas: (15) Cemeteries: (16) Bridges/culverts: Π (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: П

REVISED 12/2011

AGENCY REVIEW					
	Missing				
k. Scale, north arrow, and date of creation:	information)				
I. Any other information required by the Agency:					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	Resul				
numbered in sequence if more than one (1) page is required, and total map pages identified on each					
page:					
7c. Map prepared by a land surveyor licensed in Wisconsin:					
7d. All required application form Information and required party's signature on the application form:					
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:					
8. Preliminary minor land division application is complete:	🗹 Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	omment, 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 for	urther sections				
of this form.					
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve With Conditions Deny					
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1. Existing and proposed easement(s) shall be placed on lots as requested by utility companies (where applicable).					
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means	of wastewater				
3disposal is approved by the necessary governmental agencies."					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
Im Q					
AGENCY SIGNATURE: 5/2/19					
Administrative Deale County Discussion					
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency					
TOWN ACTION					
13. Town action: Approve Approve With Conditions Deny					
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):					
1.					
2. Approved by Town 5/1/19. No conditions.					
3					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):					
TOWN SIGNATURE: DATE:					
TITLE:					

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

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

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

REVISED 12/2011

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	LDZ010
	PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM
	AGENCY RECOMMENDATION
 If you answ 	vered Approve With Conditions to 10., list conditions:
3.Ba	ased on topography, the safest location for a new residential driveway is in the southeast corner of Lot 1.
4. Fi	nal CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. C	SMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
6.	
7.	
8.	
9.	
10	·
	ommendation rationale and findings of fact: d Land Division creates a new lot consisting of approximately 3 acres. The remaining parent
urvey is req arcels. Cor 0 feet the T	ets of approximately 41 acres, therefore as per the County Land Division Regulations no uired for that area. However, the Town requires a minimum of 250 of road frontage for all nsidering the proposed division results in the frontage of the parent parcel being reduced to own required that the landowner apply for a variance for the road frontage standard. The s approved on April 1, 2019.
	A-Prime Ag Zoning District allows for a minimum lot size of one acre. Therefore, no rezone as part of this proposal.
be future la	nd use plan for this area is agriculture, woodlands and scattered residential.
	TOWN ACTION
4. If you answ	vered Approve With Conditions to 13., list additional conditions:
	· · · · ·
5 Town actio	n rationale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
. If you answ	ered Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6,	
7.	
0, 	
2,	

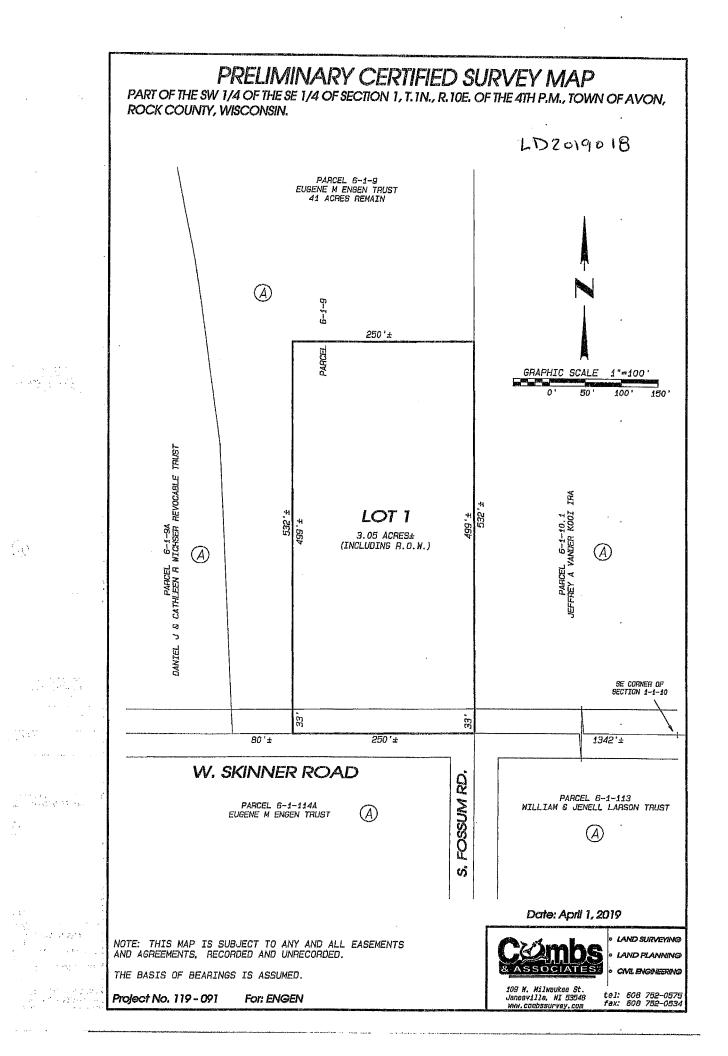
18. Committee action rationale and findings of fact:

REVISED 12/2011

10.

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Page 2a of 2



ROCK COUNTY PLANNING, ECONOMIC & CONQUERVED DEVELOPMENT AGENCY 51 SOUTH MAIN STREET APR 1 0 2019 JANESVILLE, WI 53545

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

AGEN	ICY USE ONLY
Application Number:	LDZ019_018
Received By Date (MM/DD/YYYY):	4/10/19
	erreterrtenémerrer:ď

MAUNITY DEVELOPMENT 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: Ves 🗌 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.

If you answered Yes, proceed to 4. If you answered No, proceed to 2. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:

5. Land division will	require a zon	ing change	2:								Γ]] Yes	No 🛛
	2 		APPLICAN	TINFO	ORMA	TIO	N.						
6. LANDOWNER OR			A second s		·····	er mine							
a. Name:	EUGENE N	UGENE M ENGEN TRUST Telephone:											
Address:	12769 W S	KINNER	RD		City:	BR	ODHE	AD	State:	WI		Zip:	53520
b. Name:									Telepho	ne:			
Address:		City:						State:			Zip:		
7. AGENT (SURVEYC	R AND DEVEL	.OPER)									I-		
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, INC	С					Telepho	ne:	75	2-05	75
Address:	109 W. MIL	WAUKE	E STREET		City:	JA	NESVI	LLE	State:	WI		Zip:	53548
b. Developer name:					A)-64-6-6-6-6-6-6-6-6-6-6-6-6-6-6-6-6-6-6				Telepho	ne:			
Address:					City:	1			State:	Γ		Zip:	
8. Identify the Indivi	dual from 6. d	or 7. that	will serve as th	e prima	ary cont	tact:		6a. 🗌]6b. [] 7a.	Ľ] 7b.	
		L	AND DIVISIO	ON IN	FORM	AT	ION					-	
9. Reason for land di	vision: 🔲 Sa	le/owner	ship transfer	🗌 Far	m cons	olida	ation	Refir	ance 🗌	Oth	ier:		
10. Land division are	alocation	Town of	AVON	•			sw	1/4 of	SE 1	/4			
TO. Land utvision are		Section	1				Tax pa	rcel nur	nber(s) -	6-1-	9		
11. Land division are Yes Z No		ithin the E identify:	Extra-Territoria City(s)/Villag		pprova	i Jur	isdictio	n (ETJ) A	rea of a C	City(s)	∕Vill	age:	
12. Land division are													
		/Town ro			ghway		Sta	te highv				ghwa	
13. Landowner's con (Square feet or a			14. Land divis (Square f			3			rrent zoni a: A	ing of	lan	d divis	ion
16. Number of new/			17. Future zo		· · · · ·		ional lo			zoning	र of	paren	t lot:
by land division:			created	-	•				А				
19. Covenants or res				ision a	rea:	<u> </u>	Yes 📈	No					
If Yes, identify co			the second s	vision		<u> </u>	Voc 7	1 No					
20. A residential building is currently located in the land division area: Yes 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):													
		APPLIC	CANT STATE	MEN	T AND) SI	GNAT	JRE					and the second second
l, as the undersigned, a	m a landowner	applying fo	or a minor land o	division	in uninc	orpo	orated Ro	ock Coun	ty, or am s	serving	g as t	the pri	mary
contact for said landow	ner. I do heret	y verify the	at I have review d completed this	ed the A	ROCK CO	UNT	Y PRELIN	AINARY N	MINOR LAI	VD DIV	/ISIC equi)N ired pa	er said
documents, and that al	information is	correct, ac	curate, and true	e to the	best of	my k	nowledg	e and be	lief, with a	all Info	rma	tion ad	cessible
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:

REVISED 12/2011

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4-10-19

DATE:

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

ADDECATION CHECKLOT	a da a sa sa sa		
APPLIÇATION CHECKLIST	Contraction action		
	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?		Ш	
following information?	177	- Pinag	
a. Location of the land division area by section, township, and range:			
b. Approximate location and dimension of all EXISTING streets and property lines,	· •	•••• 3	
including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to			
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:	\square		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:	\square		
 f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section 			
corner or quarter corner, in the land division area:	$\overline{\mathbf{\nabla}}$		
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:	П	\square	NONE
(2) Streets, alleys, and public ways:		- FT	NONE
(3) Driveways:	-Ħ-		NONE
(4) Rail lines:	H-		NONE
(5) Private water wells or water supply systems:	- -	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			NONE
(7) Any other public utilities:		$\overline{\mathbf{V}}$	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		$\overline{\mathbf{V}}$	NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		\checkmark	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	\square		
(12) Surface water features:		$\overline{\mathbf{V}}$	NONE
(13) Drainageways:		$\overline{\mathbf{V}}$	NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:			NONE
(16) Bridges/culverts:			NONE
(17) Rock outcroppings:			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		\square	
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and	-		NONE
water supply system or an alternative means of providing water supply and			
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		\square	NONE
division area:	177		
k. Scale, north arrow, and date of creation:			
1. Any other information required by the Agency:			NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		hand	
4. Have you provided all required application form information and has the required			
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information			
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

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