



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JANUARY 28, 2021 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 854 4852 4412 PASSCODE: 908220

Join Zoom Meeting <u>https://us02web.zoom.us/j/85448524412?pwd=RngzdjhVUnU3WFo0K2ILYm1qUThpUT09</u> Meeting ID: 854 4852 4412 Passcode: 908220 One tap mobile +13126266799,,85448524412#,,,,*908220# US (Chicago) +13017158592,,85448524412#,,,,*908220# US (Washington D.C)

Dial by your location

+1 312 626 6799 US (Chicago) +1 301 715 8592 US (Washington D.C) +1 929 205 6099 US (New York) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

Meeting ID: 854 4852 4412 Passcode: 908220 Find your local number: https://us02web.zoom.us/u/kdockFS0Zg

Join by SIP

85448524412@zoomcrc.com

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, January 27, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.
- Supervisors: Please identify yourself by name
- Please mute your phone when you are not speaking to minimize background noises
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired -

https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning



Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, January 28, 2021 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 854 4852 4412 PASSCODE: 908220

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held January 14, 2020 at 8:00 am
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 1. 2020 075 (Turtle Township) H&L Farms (2 Lot CSM)
 - 2. 2020 079 (Clinton Township) Brandl (1 Lot CSM)
 - 3. 2020 082 (Lima Township) Fisher (2 Lot CSM)
 - 4. 2020 083 (Harmony Township) Hanauska (1 Lot CSM)
- 6. Community Development
- 7. Economic Development
- 8. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 9. Director's Report
- 10. Committee Reports
- 11. Adjournment

Future Meeting Dates February 11, 2021 8:00 AM

February 25, 2021 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, January 14, 2021 – 8:00 A.M. Meeting was teleconferenced using Zoom

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, January 14, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator), Michelle Schultz (Real Property Lister).

Others in Attendance: Supervisor Shirley Williams, Ron Combs.

- 1. Call to Order:
- 2. Adoption of Agenda.

Moved by Supervisor Davis, Seconded by Supervisor Podzilni. Adopted (5-0)

3. Approval of Minutes of the Planning & Development Meeting held Thursday, December 10, 2020 at 8:00 am.

Moved by Supervisor Gustina, Seconded by Supervisor Potter. Approved (5-0)

- 4. Citizen Participation, Communications and Announcements. **None**
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 1. 2020 069 (Plymouth Township) Thompson (3 Lot CSM)

Moved by Supervisor Gustina, Seconded by Supervisor Davis Approved (5-0) with Conditions

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "No buildings which produce wastewater are allowed on until acceptable means of wastewater disposal is approved by the necessary governmental agencies".

3). Dedicate 33 foot half road right of way along N Butler Rd at the discretion of the Town of Plymouth.

4). The final CSM shall indicate a potential building site for each lot consistent with Town of Plymouth and Rock County Ordinances as referenced below.

5). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

6). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

2. 2020 072 (Milton Township) – Coats (3 Lot CSM)

Moved by Supervisor Davis, Seconded by Supervisor Potter, Approved (5-0) with Conditions.

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".

3). Note on Final CSM: "Lot 2 & 3 contain existing building which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems."

4). Proposed lot line must include the system area with the building which utilizes the system.

5). Dedicate 33 foot half road right of way along N Kennedy Rd at the discretion of the Town of Milton.

6.) Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

7.) Final CSM shall be recorded with the Rock Co Register of Deeds within 6 months of the final approval.

3. 2020 073 (Porter Township) – Reed (2 Lot CSM)

Moved by Supervisor Podzilni, Seconded by Supervisor Potter, Approved (5-0) with Conditions

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "No building which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies.

3). 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 lot may be restrictive to the replacement of the existing systems."

4). Proposed lot lines must include the system area with the building which utilizes the system.

5). Approval is conditioned on approval of a rezone by the Town of Porter and the associated standards of the Porter Zoning Ordinance.

6). Town of Porter conditions:

Lot 1: Ensure setback of north lot line has proper setback to structure on parent lot.

Lot 2: No new tree plantings with a mature height of 25 feet or more within 25 feet of lot line.

Letter of affidavit to enroll the required 50 acres in permanent agriculture easement with two options; Rock County PACE program donation or Town of Porter easement recorded Rock County Register of Deeds.

7). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

8.) Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

4. 2020 074 (Fulton Township) – Frog LLC (1 Lot CSM)

Moved by Supervisor Davis, Seconded by Supervisor Podzilni, Approved (5-0) with Conditions

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "Lot 1 contains existing buildings which utilize an existing private sewage 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 POWTS area with the building which utilizes the system.

4). Comply with the standards in the Town of Fulton Zoning Ordinance related to creating a new lot in the AG Zoning District.

5).Dedicate a 33 foot half road right of way along N Dallman Rd at the discretion of the Town of Fulton.

6). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

7). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

5. 2020 076 (Lima Township) – Grundahl (1 Lot CSM)

Moved by Supervisor Gustina, Seconded by Supervisor Podzilni, Approved (5-0) with Conditions

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "Lot 1 contains existing buildings which utilize an existing private sewage 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 POWTS area with the building which utilizes the system.

4). Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A1 Zoning District.

5).Dedicate a 33 foot half road right of way along N Sturtevant Rd at the discretion of the Town of Lima.

6). Final CSM shall delineate the approximate water line based on the 2020 air photo.

7). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

8). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

6. 2020 077 (Rock Township) – Laser (2 Lot CSM)

Moved by Supervisor Potter, Seconded by Supervisor Gustina, Approved (5-0) with Conditions

Conditions:

1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM: "No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agency."

3). Note on Final CSM: "Impervious surfaces, including buildings and other ground cover, shall be limited to 12.5 percent of the area of Lots 1 and 2. Exceptions may be permitted by the Town of Rock if storm water plan is developed.

4). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

5). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

6. Community Development **None**

7. Economic Development None

- 8. Finance
 - A. Information Item: Committee Review of Payments Reviewed
 - B. Action Item: Transfers No Transfers.
- 9. Directors Report
 - A. Introduction of Senior Planner
 - B. Status of Planner III Recruitment
 - C. Semi Annual Report Attendance of Conferences/Conventions
- 10. Committee Reports. None
- 11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis, **All in Favor**, **Time: 8:45 am.**

Respectfully Submitted – Dana Sanwick, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

January 28, 2021 8:00 AM March 22, 2021 8:00 AM



ROCK COUNTY *Planning & Development Agency*

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: January 19, 2021

REGARDING MEETING DATE: January 28, 2021

Land Division Summary:

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

2020 075 (Turtle Township) – H&L Farms (2 Lot CSM)

2020 079 (Clinton Township) – Brandl (1 Lot CSM)

2020 082 (Lima Township) – Fisher (2 Lot CSM)

2020 083 (Harmony Township) – Hanauska (1 Lot CSM)

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

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

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

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



LD2020 075 H&L Farms

Application Number:

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EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US PRELIMINARY MINOR LAND DIVISION - APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW	al an
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icable) 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 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 I	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes 🖌 No
6. Land division will require a zoning change:	🗹 Yes 🔲 No
7. Preliminary minor land division application is complete:	☑ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 2	7a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	
	(Missing)
	linformation
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	<u> </u>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), 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	P1
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
 (5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems: 	
 (6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities: 	
(8) Easements (Utility, draInageway, pedestrian way, etc.):	<u>├</u> ┣┥
(9) Vegetative land cover type:	 -
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Fi
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(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:	
 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 	n
division area:	L.I
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
J. Treatman, conceptor concerns and another and another and and another a Ca	

ROCK COUNTY

AGENCY REVIEW		
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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		
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:	11 . 4 P	
7d. All required application form information and required party's signature on the a		
7e. A hard copy of the application form and the map, an electronic copy of the map with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
8. Preliminary minor land division application is complete:		🗹 Yes
9. Preliminary minor land division application has been provided to other reviewing	parties for review and co	mment, and If
these parties have comments, said comments have been provided to the Agency:		
If you answered No, the application must be provided to other reviewing parties	before completing any f	urther sections
of this form.	10. 10. 10. 10. 10. 10. 10. 10. 10. 10.	
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as	s requested by utility companies	(where applicable).
2. Note on Final CSM: "No buildings which produce wastewater are allowed	on Lots 1 or 2 until accept	otable means
3of wastewater disposal is approved by the nece	ssary governmental a	gencies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
ame		
AGENCY SIGNATURE:	DATE: 12/22/2020)
TITI Fr. Administration Deale County Diamator		
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency		
TOWN ACTION		
Person Pers	the second se	
13. Town action: Approve Approve With Conditions Demission 14. If you answered Approve With Conditions to 13., list conditions (Use additional signal signals) Conditions		
	neer (za/ in necessary).	
2.		
3.		
		IN 164
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE:	DATE:	,
TITLE:		

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

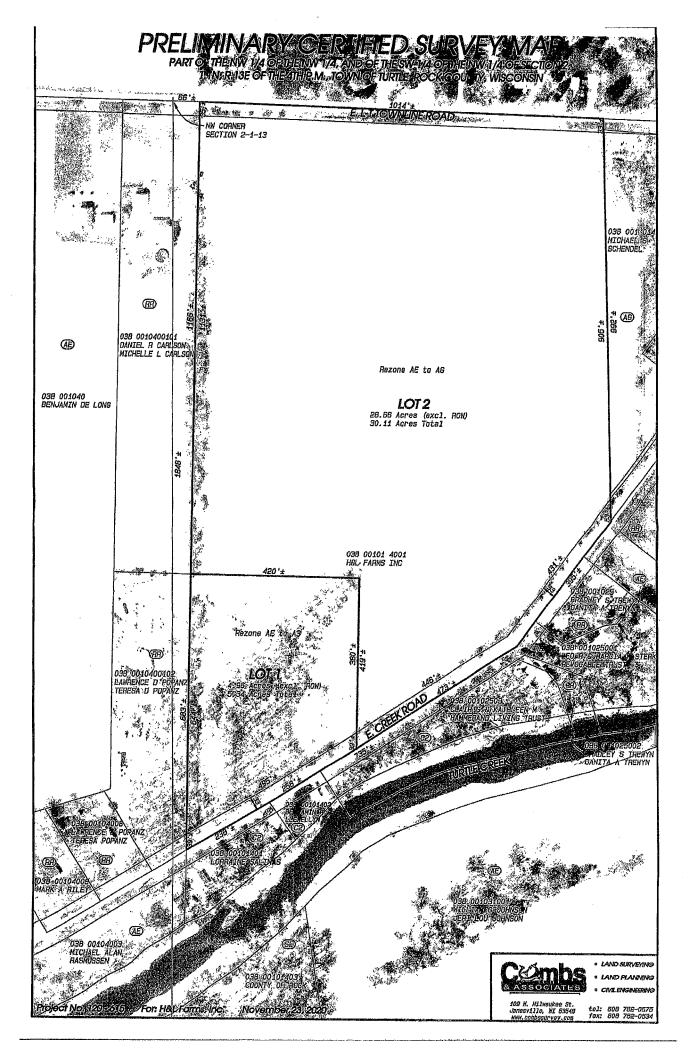
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

	ROC	K COUNTY PLAN	NING AND DEVELOPMENT C	COMMITTEE ACTION
16.	Committee action:	Approve	Approve With Conditions	Deny
17.	If you answered App	orove With Conditio	ns to 16., list conditions (Use addition	nal sheet (2a) If necessary):
	1.			
	2.		·····	
	3.			
18,	Committee action ra	tionale and findings	of fact (Use additional sheet (2a) if r	ecessary):
co	MMITTEE SIGNATURE:			DATE:
TIT	TLE:	Chair - Rock County	/ Planning & Development Committe	<u>e</u>

ROCK COUNTY

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

The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtle Township. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parce s Rural Residential based on the information available to the P&D Agency. As part of this proposal, the Town will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance contains standards that should be included in a decisions to rezone lands from the Farmland Preservati Zoning District.	ROCK COUNTY PRELIMINARY MINOR LAND DIVISION REVIEW, RECOMMENATION, AND	ACTION FORM
If you answered Approve With Conditions to 10., list conditions: A. Dedicate 33 foot half road right of way along E Creek Rd and LT Townline Rd at the discretion of the Town of Turk S. Approval is conditioned on reazone and approval by the Town of Turtle. S. Advances conditioned on reazone and approval by the Town of Turtle. S. Advances conditioned on reazone and approval by the Agency within one year after preliminary approval. S. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. S. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. S 10. 11. Z. Agency recommendation rationale and findings of fact: The proposed L and Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtle Township. L of 1 will be approximately 5 acres and L of 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parcent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Treservation District in the Town certified by DATCP for the program. The future land use for the parce S Rural Residential based on the information available to the P&D Agency. As part of this proposal, the Town will be considering a rezone for each L ot to AG 35 acre to Issies). The Town Zoning Ordinanc. S Town action rationale and findings of fact: ROCK COUNTY PLANINING AND DEVELOPMENT COMMITTEE ACTION A first should be included in a decisions to rezone lands from the Farmland Preservati Zoning District. ROCK COUNTY PLANINING AND DEVELOPMENT COMMITTEE ACTION A first additional conditions: S S S S S S S S S S S S S S	AGENCY RECOMMENDATION	
4. Dedicate 33 foot half read right of way along E Creek Rd and LT Townline Rd at the discretion of the Town of Turle. 5. Approval is conditioned on rezone and approval by the Town of Turle. 6. A drainage easament shall be delineated on Ld 1 adarding 50 feet on each side of the centertine of the natural drainage v 7. Final CSM shall be usubmitted to and approved by the Agency within one year after preliminary approv 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 11. 2. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turlife forwarbin. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is in road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turlie, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parces all Lot 0 AG (3-35 acre lot sizes). The Town Zoning Ordinance for acharts start all should be included in a decisions to rezone lands from the Farmland Preservation District in the information available to the PSAD Agency. As part of this proposal, the prove Strutter Start Should be included in a decisions to rezone lands from the Farmland Preservation District.		
5. Approval Is conditioned on razone and approval by the Town of Turtle. 6. A drainage easement shall be defineded on Lot 1 extending 50 feet on each side of the centertine of the netural drainage w 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approv 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 11. 2. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15,001) in Turtle forwarbip. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parcel Rural Residential based on the information available to the P&D Agency. As part of this proposal, the rown will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance ontains standards that should be included in a decisions to rezone lands from the Farmland Preservati for District. FOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: 3. 3. 3. 4. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 6. 6. 7. 8. 9. 10.	4. Dedicate 33 foot half road right of way along E Creek Rd and LT Townline Rd at the discretion of the To	wn of Turtle
Prinal CSM shall be submitted to and approved by the Agency within one year after preliminary approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Prinal CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. Principation Principatine Principation Principation Principation Principation Principatio		
E.Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtls formship. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parce Rural Residential based on the information available to the P&D Agency. As part of this proposal, the rown will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance contains standards that should be included in a decisions to rezone lands from the Farmland Preservati Zoning District. TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: a. a. 4. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. a. 4. 5. 5. 6. 7. 8. 9. 10. 	6. A drainage easement shall be delineated on Lot 1 extending 50 feet on each side of the centerline of the natural	irainage way
9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtic Township. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parce s Rural Residential based on the information available to the P&D Agency. As part of this proposal, the forwn will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance Sontains standards that should be included in a decisions to rezone lands from the Farmland Preservati Zoning District. TOWN ACTION 4. If you answered Approve With Conditions to 13., list additional conditions: Stown action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. 4. 5. 6. 7. 8. 9. 9. 10. 10.	7. Final CSM shall be submitted to and approved by the Agency within one year after preliminar	y approva
10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtle The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtle The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtle Township. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parce Rurel Residential based on the information available to the PAD Agency. As part of this proposal, the Form will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance contains standards that should be included in a decisions to rezone lands from the Farmland Preservati Zoning District. 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTIEE ACTION 7. . 8. . 9. . 10. .	8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final a	pproval.
11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from an existing 36 acre parcel (6-19-15.001) in Turtit Township. Lot 1 will be approximately 5 acres and Lot 2 will be approximately 29 acres (assume there is a road dedication associated with each). The parent parcel is currently zoned Agriculture (AE) by the Town of Turtle, which is the Farmland Preservation District in the Town certified by DATCP for the program. The future land use for the parce s Rural Residential based on the information available to the P&D Agency. As part of this proposal, the forw will be considering a rezone for each Lot to AG (3-35 acre lot sizes). The Town Zoning Ordinance contains standards that should be included in a decisions to rezone lands from the Farmland Preservati Zoning District. 4. If you answered Approve With Conditions to 13., list additional conditions: 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	9	·····
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ROCK COUNTY PLANNING DEVELOPMENT AGENCY									****				
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Major Land Div	ision [POSED LAN				ion: to Adjoi				ot Com	hina	tion
Subdivision Plat Requ		⊻ CSM	for lots 35 acr	es or less			f Survey or		ner		CSM Re		
1. Applicant has cont	acted Town, F					nmunity	/ Develo	pment A	gency.	and	Citv(s)/\	/illas	re
(if land division is v	within Extra-T	erritorial I	lat Approv	al Jurisdic	tion (ET.	l) area)	officials	and the	se part	ies h	ave dete	ermi	ned
land division is feat		Taumla C-									✓ Yes		
 Land division is cor Land division area 								, Ctata -	C +3 Fl		V Yes		No
If you answered Ye	es, proceed to	a Farman	answered	No. proce	ed to 5.	certitie	εα by της	e State o	t Wisco	nsin			No
4. Land division meet							Preserv	ation zo	ning di	strict	require	mer	nt:
								Not	Applica	ble	[]Yes		No
5. Land division will r	require a zoni	ing change							- // -		Ves Yes		No
		<u></u>	APPLIC/			TION	-		• •		· · · · · ·		
6. LANDOWNER OR A a. Name:	H & L FARM		IER REPRE	SENTATIVE					L			0.00	
· · · · · · · · · · · · · · · · · · ·	8601 E. LA				City:	LANE	SVILLE		ephone		508-29		
b. Name:					City	JAINE	OVILLE	····			Zip:	103	546
Address:					City:				ephone		7:		
7. AGENT (SURVEYO	R AND DEVEL	OPFR)		<u></u>	City:			Sta	te;		Zip:	L	
	COMBS AN		CIATES.	INC	••••••			Tel	ephone	. [-	752-05	75	
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Page 1 of 2

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Application Number LD 75

APPLICATION CHECKLIST			
	Ves	NO	Comment
 Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information? 			
a. Location of the land division area by section, township, and range:		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 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:	V		
 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 (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	\square		
(2) Streets, alleys, and public ways:			
(3) Driveways:			
(4) Rall Jines: (5) Private water wells or water supply systems:		M	NONE
 (6) Private water water water supply systems: (6) Private onsite waterwater treatment systems or public sanitary sewer 			
systems:			
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		N	NONE PROPOSED
 (9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): 	<u> </u>		SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:		N	NONE
(12) Surface water features:	┝┝╡	N	NONE
(13) Drainageways:	╎─┝╤┽─		NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:	Ē		NONE
(16) Bridges/culverts:	Ħ	Ø	NONE
(17) Rock outcroppings:	Ħ	7	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		Ø	NONE
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	$\mathbf{\nabla}$		
1. Any other information required by the Agency:		$\mathbf{\Sigma}$	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?	\square		
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?	Ø		

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

REVISED 8/2019

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



	LD2020 079 Brandl
Application Number:	A

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 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 requirement: Yes 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, 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: g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING П or PROPOSED, in the land division area: (1) Buildings: (2) Streets, alleys, and public ways: (3) Driveways: (4) Rail lines: Private water wells or water supply systems: (5) 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 solis, 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: J. Preliminary concept for collecting and discharging stormwater in the land division area: Г

REVISED 12/2011

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	Ves
9. Preliminary minor land division application has been provided to other reviewing parties for review and c	omment, and if
these parties have comments, said comments have been provided to the Agency: 🛛 🖓 Yes 📋 Ne	
If you answered No, the application must be provided to other reviewing parties before completing any f	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 easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	s (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this s	survey. However,
3soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 1/4/2021	
AGENCY SIGNATURE: DATE:	
TITLE: <u>Administrator - Rock County Planning</u>	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) If necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COM	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):
	DATE.
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

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

	ROCK COUNTY	PRELIMINARY MINOR LAND DIVISION REVIEW, RECOMMENATION, AND ACTION FOR
If you answered Approve With Conditions to 10, list conditions: 3.Proposed Ici lines must include the POWTS area with the building which utilizes the system. 4. Comply with the standards in the Town of Clintor Zoning Ordinano related to creating a new lot in the A1 Zoning Diat 5. Declicate a 43 foot half read right of way along E Lakeshore Rd at the discretion of the Town of Clinto 6. Declicate a 40 foot half read right of way along E Lakeshore Rd at the discretion of the Town of Clint 6. Declicate a 40 foot half read right of way along County Hwy J. 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approv 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 2. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 5.0 acro lot from an existing 77.2 acre parcel (6-5-164) in Clinton Township (lot size presumes the Town will require a road right of way dedication). The purposes division is to separate the existing building site on the properly from the largor parcel. The remaining area to foot spearate the existing building site on the properly form the largor parcel. The remaining area for proposed, the Town of Clinton will consider rezoning the area of proposed Lot 1 to Ru3 3-10 acres, formerly titled the A3 District) from the A1 Zoning based on the provisions in the Zoning Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 4. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. 8. 9. 10.	an da San San San San San San San San San Sa	AGENCY RECOMMENDATION
4. Comply with the standards in the Town of Clinton Zoning Ordinance related to creating a new kit in the A1 Zoning Dist 5. Dedicate a 33 foot half road right of way along E Lakeshore Rd at the discretion of the Town of Clinto 6. Dedicate a 40 foot half road right of way along County Hwy J. 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approv 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new 5.0 acre lot from an existing 77.2 acre parcel (6-5-164) in Dinton Township (lot size presumes the Town will creative a road right of way dedication). The purposes he division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map. As part of this proposal, the Town of Clinton will consider rezoning the area of proposed Lot 1 to Ru3 3-10 acres, formerly titled the A3 District) from the A1 Zoning based on the provisions in the Zoning Drdinance. The A1 District is certified for the Farmland Preservation Program, therefore the Town shou sonsider the standards in the Ordinance to justify a rezone from the FPP District. ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16. , list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	11. If you answered A	
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	10409 E. I	Lake Shore Road	City	V: C	Slinton		State:	WI	Zip:	53525
b. Name:							Telepho	one:	1	Т
Address: 7. AGENT (SURVE			City	<u>y:</u>			State:		Zip:	
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		als Drive	City	/: E	Beloit		State:	<u>IWI</u>	Zip:	53511
b. Developer name	·				n p_ m		Telepho	ne:		1
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PRELIMINARY LAND DIVISION APPLICATION FORM

Application Number LD 79

APPLICATION CHECKLIST	А. А. С.		
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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:	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:	Ŋ		
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:	Ø		
 f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: 			
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			·,
(1) Bulldings:			
(2) Streets, alleys, and public ways:	<u></u>	빌	
(3) Driveways: (4) Rail lines:		片	
(4) Rail lines: (5) Private water wells or water supply systems:		-=	
 (6) Private water wears 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:	\Box		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		۰Z	`.
(11) Productive agricultural soils, cultural resources, and woodlands:			·····
(12) Surface water features:		N	
(13) Drainageways:	Щ.		
(14) Detention or retention areas: (15) Cemeterles:	┝┝╧	V V	· · · · · · · · · · · · · · · · · · ·
(16) Bridges/culverts:	┝┝┥╴	V	,
(17) Rock outcroppings:		Ī	
 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		Ø	
treatment and disposal of sewage, in the land division area: j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			·····
k. Scale, north arrow, and date of creation:	Z		•
I. Any other information required by the Agency:	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?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	$\overline{\mathbf{V}}$	T	· · · · · · · · · · · · · · · · · · ·
4. Have you provided all required application form information and has the required	<u>N</u>		
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?	Ø		

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

· • **1**

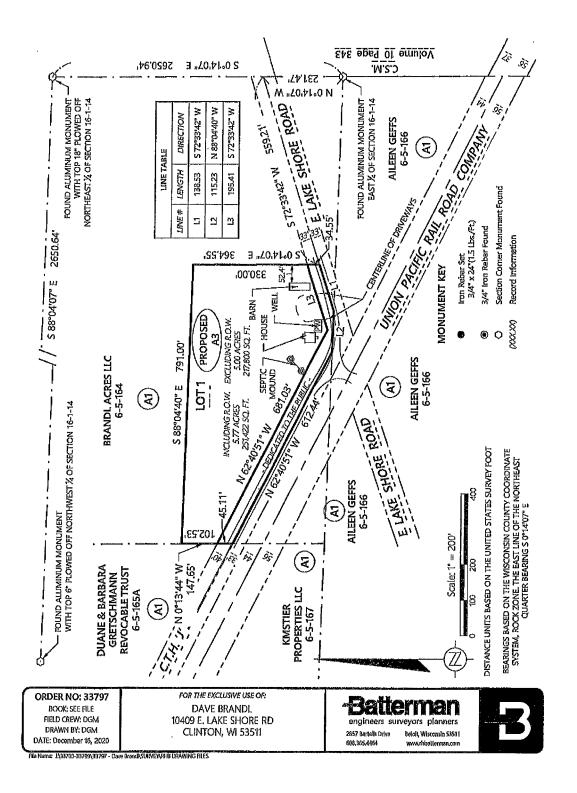
REVISED 8/2019

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LD 79

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 16, T. 1 N., R. 14 E., OF THE 4TH P.M., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



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



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н																	L	L	2	20	2	υ	U	ю	2	. 1	-1	Ş	n	Э				ü

Application Number:

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US		Application Number:	
WEB: WWW.CO.ROCK.WI.US			
		VISION – APPLICAT	
REVIEW, RECO	MMENDATION	I, AND ACTION FOR	RM
	AGENCY REVIE	W	
1. Applicant has contacted Town, Rock Co			icable) officials
and these parties have determined land	l division is feasible:	· · · · · · · · · · · · · · · · · · ·	Ves No
2. Land division is consistent with Town's (Ves No
 Land division is located in a Farmland Pr If you answered Yes, proceed to 4. If you 			[√] Yes []] No
4. Land division meets Town Base Farm Tra			requirement
· · · · · · · · · · · · · · · · · · ·			
5. Land division is in an Agricultural Resou	rces Priority Area, per the Ro	ck County Farmland Preservation Plan	🗌 Yes 🗹 No
5. Land division will require a zoning chan	ge:		✓ Yes 🔲 No
 Preliminary minor land division applicat 	tion is complete:		Yes No
If you answered Yes to 7., proceed to 9.			
all missing information is supplied, proce- information has been supplied by the app		endation (10.) will not be provided un	til all missing
			Missing
79 A man clearly marked "DREUMINA DV	AT OF CURVEY OD CERTIC	ED CUDUEV MADY Identification that	cintormation
7a. A map clearly marked "PRELIMINARY land division area and containing all c			
a. Location of the land division area			
b. Approximate location and dimens			П
ownership (if applicable), in and ac			
c. EXISTING/PROPOSED County, Tow			
EXISTING/PROPOSED lot(s) and ou d. Approximate location and dimensi			
numbered for reference, in the lan			
e. Indication of all PROPOSED lot(s) a		single-family residential, in the land	<u> </u>
division area:	······································		
f. Distance from all PROPOSED lot(s)	and outlot(s) point of begin	ning to section corner or quarter	
corner, in the land division area: g. Approximate location, dimension	and name (if applicable) of a	I of the following whother EVISTING	
or PROPOSED, in the land division		i of the following, whether Existing	
(1) Bulldings:			
(2) Streets, alleys, and public way	S:		
(3) Driveways:			
(4) Rail lines: (5) Private water wells or water st	Innly systems:	.:	<u>├──</u>
(6) Private onsite wastewater trea		itary sewer systems:	-
(7) Any other public utilities:			
(8) Easements (Utility, drainagewa	ay, pedestrian way, etc.):		
(9) Vegetative land cover type:			
(10) Environmentally sensitive area (11) Productive agricultural soils, co			├ ─── └ ╡────
(12) Surface water features:	altural resources, and wooding		├ ├┤
(13) Drainageways:			
(14) Detention or retention areas:			
(15) Cemeteries:		2. August 1	
(16) Bridges/culverts:			
(17) Rock outcroppings: • h. Approximate location, dimension, na	me (if applicable) and sum	as of all dedicated public parks or	<u> </u>
outdoor recreation lands, or any oth			
land division area:			
i. Preliminary concept for connection			
alternative means of providing wate	r supply and treatment and o	disposal of sewage, in the land	
division area:	d diashanataa chaarata t	the level distances	
 Preliminary concept for collecting an 	a aischarging stormwater in	the land division area:	

REVISED 12/2011

Page 1 of 2

LD 82

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Sinformations
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	П
with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	Ves 🗹
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: Ves No If you answered No, the application must be provided to other reviewing parties before completing any fu	
of this form.	urther 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):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until accept	
3 of wastewater disposal is approved by the necessary governmental a	gencies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Denv	· · · · · · · · · · · · · · · · · · ·
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	·
TOWN CONTURE	
TOWN SIGNATURE: DATE:	
TITLE:	

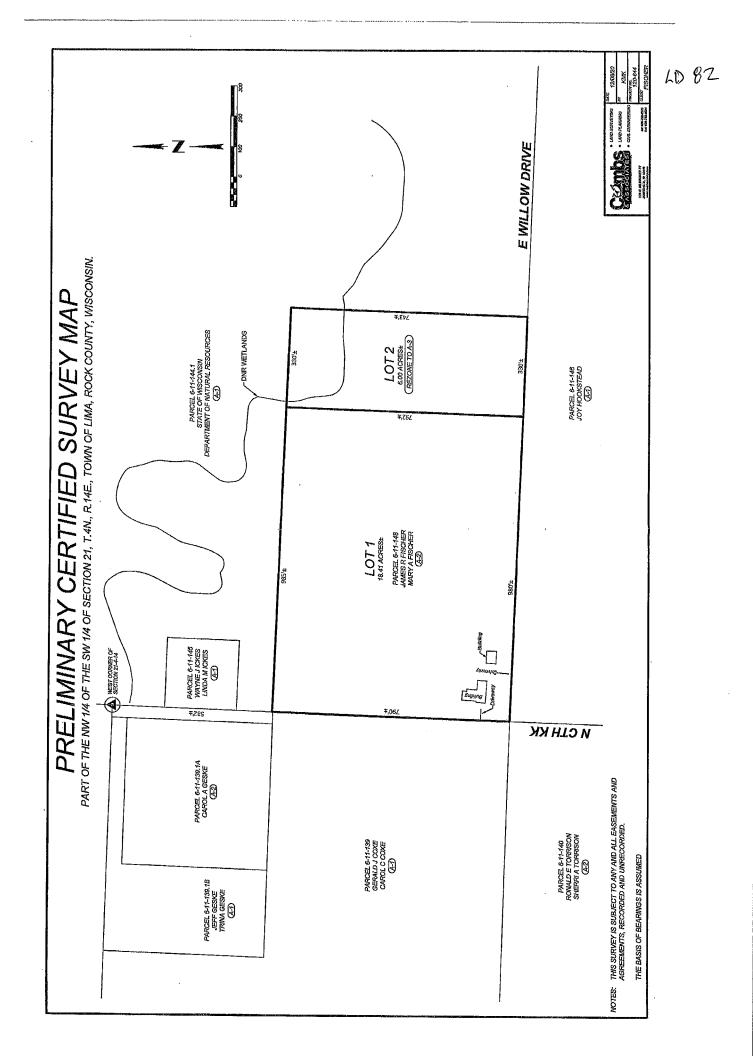
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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 COM	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):
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

.

OCK COUNTY	LD { PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM
and the second	AGENCY RECOMMENDATION
11. If you answered	d Approve With Conditions to 10., list conditions:
	Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However
	bils on the lot may be restrictive to the replacement of the existing systems."
	sed lot lines must include the system area with the building which utilizes the system.
	I is conditioned on approval of a rezone of Lot 2 by the Town of Lima and the associated standards of the Lima Zoning Ordinance.
8. Dedica	ate a 40 foot half road right of way along N County KK.
	ate a 33 foot half road right of way along E Willow Dr at the discretion of the Town of Lima.
	CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
	CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
	nendation rationale and findings of fact:
Lima Township.	and Division creates two new 1 acre lots from an existing 24 acre parcel (6-11-148) in There is an existing residence and buildings on Lot 1 (18.4 acres). Lot 2 is vacant and is sed for a new building site (6 acres).
acres) from the A the A1 District) is	oposal, the Town of Lima will consider rezoning the area of proposed Lot 1 to A3 (3-10 A2 Zoning based on the provisions in the Zoning Ordinance. The A2 District (along with a certified for the Farmland Preservation Program, therefore the Town should consider the Ordinance to justify a rezone from the FPP District and the division to create Lot 2.
	TOWN ACTION
14. If you answered	Approve With Conditions to 13., list additional conditions:
15. Town action rati	onale and findings of fact:
7. If you answered	OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	·
7.	
8.	· · · · · · · · · · · · · · · · · · ·
9.	
10.	
8. Committee actio	n rationale and findings of fact:



ROCK COUNTY PLANNI DEVELOPMENT AGENC 51 SOUTH MAIN STREE JANESVILLE, WI 53545			ed				11 11 15 15 15 15		4	YUSE C			87
TELEPHONE: (608) 757- EMAIL: PLANNING@CO WEB: WWW.CO.ROCK.	ROCK.WI.US	EC 172		The second seco			Recei	cation i ived By /DD/YY		<u>7</u> 2	7.	-Z0	\overline{z}
		LANKIMA, F	CONOMIC A	AND AND									
PREL	IMINA	RY LA	ND	DIVIS				11 (11) (11) (11) (11) (11) (11) (11) (1	τιολ	I FO	RI	M	
Major Land Div Subdivision Plat Rec			nor Land I for lots 35 a	AND DIVIS Division acres or less reater than 35	نــــا	Tran		djoin	ing Owne	er 🗌	Lot	CSM Re	olnation _{quired}
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:													
2. Land division is co	onsistent with	Town's Co	mpreher	nsive Plan	- Future	Land	Use M	ap:			٦	7 Yes	
3. Land division are	a is located in	a Farmlan	d Preserv	vation zon	ing distric	t ce			State of V	Viscons	;in: [Yes	
If you answered Y 4. Land division mee							land Pre	serva		-			
5. Land division will	require a zoni	ing change						[Not Ap	plicabl		_ Yes √ Yes	
				CANTIN	FORMA	TIC)N						·····
6. LANDOWNER OR	AUTHORIZED	LANDOWI	Attantion and a second second							· · · · ·			1.11 - ⁸ 2
a. Name:	JAMES R F	ISCHER							Telep	hone:	60)8-29	5-5234
Address:	8308 N CO	UNTY R	OAD KK	<	City:	M	ILTON		State	: WI		Zip:	53563
o, Name:	MARY A FI	SCHER							Telep	hone:	60	8-29	5-5234
Address:	8308 N CO	UNTY RO	DAD KK		City:	M	LTON		State	WI		Zip:	53563
. AGENT (SURVEYO	OR AND DEVEL	OPER)							l		l		L
a. Surveyor name:	COMBS &	ASSOCIA	ATES, IN	NC					Telep	hone:	60	8-752	2-0575
Address:	109 W. MIL	WAUKE	E ST		City:	JA	NESV	LLE	State	WI		Zip:	53548
. Developer name:		.,			I				Telep	hone:			•
Address:				5 56 10 <u>10 10 10</u> .	City:	Τ			State	:		Zip;	1
3. Identify the indivi	dual from 6. c	or 7. that v	vill serve	as the pri	mary con	tact		6a.	6b.	🗸 7a.	Г Г]7b.	
Reason for applicat			transfer	f 🗌 Farn		latio	n ∏C				_	•	t Lot Lin form.
.0. Land division are	a location:	Town of	LIMA				NW	1/4	of SW	1/4			
	a location.	Section 2	21-4-14				Тах ра	rcel n	umber(s)	- 6-11	-14	8	
 Land division are Yes Y No Land division are 	If Yes, i a is located ac	dentify:	City(s)/ (check all	Village of	ly):	l Jur		n (ETJ) te hig				lage:	
3. Landowner's con (Square feet or a	tiguous prope	*******	14. Lanc	d division		6 A		15. (Current zo Irea: A-2				
6. Number of new/	additional lots	created	17. Futu	ure zoning		ddit	ional lo			ezonin	g of	paren	t lot:
.9. Covenants or res	trictions will b							No		-			
0. A residential buil	ding is curren	tly located] No					
If Yes, the building of the second se	ent constructi	on propos			ater treatu Public in	npro	vement			sanita /ill begi			ystem
be submitted by	(mm/dd/yyyy				(mm/dd	No. of Concession, Name		ÚD IT-				····	
I, as the undersigned, a for said landowner. I c required per said docu	lo hereby verify	r applying f that I have	or a land o reviewed	division in d and com	pleted this	ated appl	l Rock Co ication fo	ounty, orm, ai	nd submitt	ed all in	lform	nation	
andowner/primar	Y CONTACT SIG	NATURE:	Ra	el	16	-	6		DATE:	12		10 -	202
REVISED 8/2019					1 of 2								

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APPLICATION CHECKLIST		176-1991	
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	Yes	ENO	Comment (1996)
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	\Box		
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	$\overline{\mathbf{V}}$		
 b. Approximate location and dimension of all EXISTING streets and property lines, 			
Including name and ownership (if applicable), in and adjacent to the land			
division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			·····
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to			
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:		ш	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:	<u> </u>	<u> </u>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	\square		
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all	\Box		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:			
(2) Streets, alleys, and public ways:		ᆜ	
(3) Driveways:		ᆜ	
(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.):	V	H	
(9) Vegetative land cover type:		H	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:			
(12) Surface water features:			
(13) Drainageways:	$\mathbf{\nabla}$		
(14) Detention or retention areas:	\mathbf{V}		
(15) Cemeteries:			
(16) Bridges/culverts:	V		
(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	$\overline{\mathbf{v}}$		
water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	5		
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:		Ħ	
 Any other minimum required by the Agency. Has the map been prepared at a scale not to exceed two hundred (200) feet to the 		استا	
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?			
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	\square		
System (GIS), and the application fee?		l	

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

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Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 59545

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

EMAILI PLANNING@CO.ROCK,WI.US

LD2020 083 Hanauska Application Number:

WEB: WWW.CO.ROCK.WILUS 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; Ves No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ✓Yes □No 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: 🗌 Yes 📝 No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes 🔽 No 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Ves 🔽 No 6. Land division will require a zoning change: Yes 🔽 No 7. Preliminary minor land division application is complete: Ves 🗌 No 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 linformation 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 Π ownership (if applicable), in and adjacent to the land division area: c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land П division area; f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings: (2) Streets, alleys, and public ways: Driveways: (3) (4) Rail lines: Private water wells or water supply systems: (5) Private onsite wastewater treatment systems or public sanitary sewer systems: (6) Any other public utilities: (7) (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: (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

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AGENCY REVIEW		
		Missing
k. Scale, north arrow, and date of creation:		sunformations
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	h the map pages	
numbered in sequence if more than one (1) page is required, and total map pa		
page:	0	
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 ma	p in a format compatible	1-1
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 reviewin		•
these partles have comments, said comments have been provided to the Agence		
If you answered No, the application must be provided to other reviewing partie of this form.	is before completing any f	urther sections
	and the second sec	
10. Agency recommendation: Approve Approve With Condition		·
11. If you answered Approve With Conditions to 10., list conditions (Use additiona	I sheet (2a) If necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots	as requested by utility companies	(where applicable).
2. Note on Final CSM:"No buildings which produce wastewater are allo	wed on Lot 1 until accep	table means
3of wastewater disposal is approved by the necessary g	overnmental agencies.	
12. Agency recommendation rationale and Findings of fact. (Use additional sheet (2a) if necessary):	
60165		
AGENCY SIGNATURE:	DATE; 1/17/2021	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
13. Town action: 🗹 Approve 🗌 Approve With Conditions 🗌 De		
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) If necessary):	
1. Approved by P&Z Committee. No rezone necessary.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	DATE:12/10/2020)
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 DEVELOPMEN	T COMMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use add	litional 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 Comm	lttee

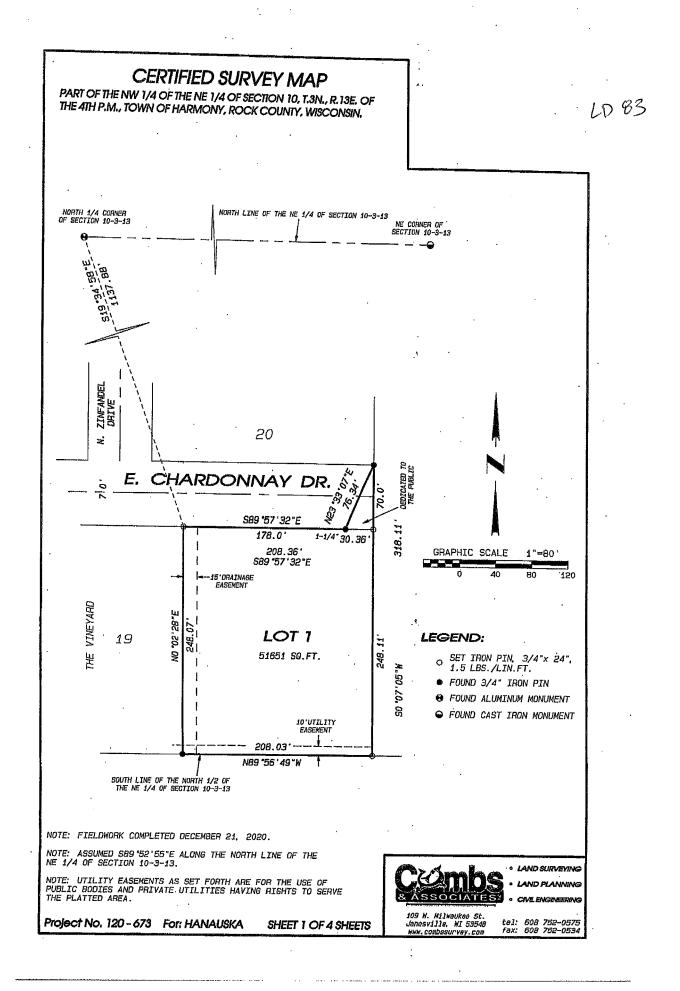
ROCK COUNTY

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

6083

ROCK COUNTY	PRELIMINARY MINUR LAND DIVISION - REVIEW, RECOMMENDATION, AND ACTION FOR
	AGENCY RECOMMENDATION
	oprove With Conditions to 10., list conditions:
	e easement shall be delineated along west line of proposed Lot 1 as shown on the preliminary.
	M shall be submitted to and approved by the Agency within one year after preliminary approva
	A shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.	
8,	
9.	
10.	·
11.	dation rationale and findings of fact:
The proposed Land Harmony Township by the Town. The p	Division creates one new vacant lot from an existing 56 acre parcel (6-7-86) in . Proposed Lot 1 will be 1.01 acres. The property is currently zoned Rural Residentia planned future land use is Residential. The remaining parent parcel is greater than 36 required to be part of the survey.
	nage easement planned on the west lot line matches a fifteen foot drainage easemen st. This area will include a swale that allows water to flow from the north under E.
This land division is	within the extraterritorial review jurisdiction of the City of Janesville.
· · · ·	
	TOWN ACTION
14. If you answered Ap	pprove With Conditions to 13., list additional conditions:
15. Town action rationa	ale and findings of fact:
RO	CK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
· · · · · · · · · · · ·	prove With Conditions to 16., list conditions:
3. ·	
4,	
5.	
6.	·
7.	
8.	
9.	
10.	
8. Committee action ra	ationale and findings of fact:

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JANESVILLE, WI 53545 TELEPHONE: (608) 757-		DEC 2.82	.020		ALSON A		n Applie	cation N	lumber:	D	202	20	083
EMAIL: PLANNING@CC WEB: WWW.CO.ROCK.	D.ROCK.WI.US	PLANNING, E	CONOMIC ANI MENT AGENC	Y				ved By /DD/YY =====		2-	29	3-2	2020
PREL	IMINA	NRY LA	IND D	IVISI	ON /	4P	PLI	CA	TION	FO	RI	Л	
		PRO	POSED LAN	D DIVISIO	N CLASS	SIFIC/	ATION	:	<u> - 1997 - 19</u>		<u>, .</u>	<u></u>	
Major Land Div Subdivision Plat Rec	quired	Plat of Surv	nor Land Di 1 for lots 35 acre ey for lots great	es or less er than 35 acr	es	Pla	it of Surv	ey or CS		L] (CSM Rea	•
 Applicant has con (if land division is land division is feat 	within Extra-	, Rock Coun -Territorial I	ity Planning Plat Approv	, Economi al Jurisdici	c & Com tion (ETJ	ımun I) are	ity De a) offi	velopı cials a	nent Agen nd these p	icy, an parties	have	e dete	illage rmined No
2. Land division is co	onsistent with	n Town's Co	mprehensiv	ve Plan – F	uture La	and U	Jse Ma	 				-	
3. Land division area If you answered Y	a is located in	n a Farmlan	d Preservat	ion zoning	district	certi	ified b	y the S	State of W	iscons	in: [] Yes	
4. Land division mee	ets Town Base	e Farm Trac	t and any o	ther applie	able Fa	rmlar	nd Pre	servat	ion zoning	, distri	ct re	quirer	nent:
5. Land division will	require a roy	ing chance	· ·					[Not App	licable	e [
Land division with							1 .1					Yes	Nc
6. LANDOWNER OR			APPLICA			NON	1						
a. Name:	HANAUSK			ENTATIVE					Teleph		T		
Address:	4816 E BII				City:	MII -	TON,		State:	WI	1	Zip:	53563
b. Name:			-		,.	••••	,		Teleph			-ihi	
Address:				i	City:				State:		<u> </u>	Zip:	
7. AGENT (SURVEYC	DR AND DEVE	LOPER)							June.		l	<u> Ζι</u> μ.	
a. Surveyor name:	COMBS A	ND ASSO	CIATES, I	NC					Teleph	one:	752	2-057	5
Address:	109 W. MI	LWAUKE	E STREET	-	City:	JAN	ESVI	LLE	State:	WI	·	Zip:	53548
b. Developer name:							·		Teleph	one:			
Address:					City:		¥ . 1		State:	T		7:	
									1			2ip: j	
8. Identify the indivi			PROPER	TY INFO	ry conta RMAT	ION			6b. [/] 7a.		Zip: 7b.	·
8. Identify the indivi 9.Reason for applicat		/ownership	PROPER transfer [TY INFO	ry conta RMAT insolida	ION tion	⊡ ⊡ Cr	eate (6b. [g Lot		7b. djust	
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ROCK COUNTY

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Application Number LD 83

APPLICATION CHECKLIST	i projeko	a la	
	WYes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			Contraction of the second second
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area			
and containing all of the following information?		1	
a. Location of the land division area by section, township, and range:	\square		
b. Approximate location and dimension of all EXISTING streets and property lines,			
Including name and ownership (if applicable), in and adjacent to the land division area;	\square		
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	<u> </u>		
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 (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		\square	NONE
(2) Streets, alleys, and public ways:	\square		
(3) Driveways:		N	NONE
(4) Rail lines:		$\mathbf{\nabla}$	NONE
(5) Private water wells or water supply systems:			NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems;		\square	NONE
(7) Any other public utilities:			
(8) Easements (Utility, drainageway, pedestrian way, etc.):	┝┝┛		NONE
(9) Vegetative land cover type:		<u> [</u>	NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	┝─╞╡╴│		NONE
(12) Surface water features:		Ī	NONE
(13) Drainageways:		N	NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:		$\overline{\mathbf{V}}$	NONE
(16) Bridges/culverts:		\checkmark	NONE
(17) Rock outcroppings:		$\overline{\mathbf{V}}$	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or		\checkmark	NONE
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:			·
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		\square	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:			
 Has the map been prepared at a scale not to exceed two hundred (200) feet to the 			NOTHING REQUESTED
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?	Ľ	ч	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	\Box		
4. Have you provided all required application form information and has the required			••••••••••••••••••••••••••••••••••••••
party signed this application form?	\square		
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?			,

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 8/2019

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