

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, DECEMBER 14, 2017 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday November 16, 2017
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2017 006 Wunderlich
 - B. **Action Item:** Review and Deny, Approve or Approve with Conditions Conditional Use Permit 2017 006 Wunderlich
 - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2017 056 (Rock Township) Donaldson/Vivid
 - 2017 060 (Fulton Township) Pope
 - 2017 063 (Plymouth Township) Britton Trust
 - 2017 064 (Harmony Township) Reilly
 - 2017 065 (Bradford Township) Rye Farm Inc.
 - 2017 069 (Turtle Township) Farwell (DeLong)
 - 2017 070 (Turtle Township) Delong
- 6. Economic Development
 - A. Information Item: Rock Ready Index 3rd Quarter 2017
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers

- 8. Community Development
 - A. **Action Item:** Project ID:81 = \$12,000
 - B. Action Item: Project ID:82 = \$8,000
 - C. Information Item: General Ledger Reduction in Accounts Receivables
- 9. Committee Reports
- 10. Directors Report
 - A. P&D Committee Approval Process of Housing Projects
 - B. 2017 Wisconsin Act 67
- 11. **Executive Session:** Per Section 19.85(1)(c) Wis. Stats. Annual Review of Planning, Economic & Community Development Director
- 12. Adjournment

Future Meetings/Work Sessions

January 11, 2018 (8:00 am) January 25, 2018 (8:00 am) February 8, 2018 (8:00 am) February 22, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2017 006 – Steven Wunderlich Rip Rap Project

DATE: December 5, 2017

Summary:

The Rock County P&D Staff has received a request from Steven Wunderlich for a Shoreland Conditional Use Permit for filling and grading activities associated with the removal of a sea wall and installation of rock rip rap and vegetation. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is also within the Floodplain Zoning District of the Rock River. This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part SE ¼ of the SW 1/4 of Section 16, Fulton Township, Parcel 6-6-155.5. The applicant's address is W225N250 Lexington Dr, Waukesha, WI and address for this proposed project is 9093 N Arrowhead Shores Rd, Edgerton, WI.

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.214(3)(C) references "Standards Applicable to All Conditional Uses." In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

- 1. The maintenance of safe and healthful conditions. This standard can generally be met if all other permitting requirements are met.
- 2. The prevention and control of water pollution including sedimentation. Erosion control measures must be established and maintained during construction to minimize runoff. In this type of project, timely completion and stabilization is the most important means to prevent sedimentation.
- 3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. Minimizing rock rip rap to only the amount necessary in order to stabilize the bank will be considered in compliance with the Floodplain Zoning Ordinance.
- 4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. Erosion potential will be minimized through the use of management practices and completion of construction and stabilization in a timely fashion.
- 5. The location of the site with respect to existing or future access roads. Not applicable to this project.

- 6. The need of the proposed use in a shoreland location. The proposed project is a replacement alternative for a concrete sea wall already existing on the property. Generally, sloped rip rap with vegetation above it along a bank of a water body is preferred over a vertical wall.
- 7. Its compatibility with uses on adjacent land. The project is compatible with surrounding land uses.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not applicable for this project.
- 9. Location factors under which:
 - a. Domestic uses shall be generally preferred; This standard can generally be met.
 - b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.
 - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2017 006 with the following conditions for the Committee to consider:

- 1. The project shall be completed according to the approved construction plans unless minor revisions are approved in advance by Staff. Significant revisions may require additional review and action by the Committee.
- 2. 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.
- 3. Any topsoil piles that will remain on site shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
- 4. All other necessary permits or approvals for the project shall be obtained prior to starting construction.
- 5. This permit expires one year from the date of Committee approval unless approved otherwise.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY **DEVELOPMENT AGENCY 51 SOUTH MAIN STREET** JANESVILLE, WI 53545 TEL: (608) 757-5587 FAX: (608) 757-5586 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application No.

CUPZ017006

Date Received

Received by

SHORELAND CONDITIONAL USE PERMIT APPLICATION

	APPLICANT INFORMATION
OWNER INFORMATION	1) Al'ant Exince
(1) Name STEVE	N Wlinderlick Telephone 1-920-650-1135
Address 9093 W A	ARKOWHEAD City Edgerton State WI Zip
	SHOVES Rd.
LOCATION	PROPERTY INFORMATION
LOCATION Subdivision Name 0	32.00-11
The state of the s	WHEADSHOres Lot & Block 60,68,69 Lot 72
Lot Size	Present Use
Present Improvements on Land	Rip-Rap in Front of concrete wall
Proposed Use or Activity	Rip-Rosp 2:15lope overed Withstraw Blantets
	PROJECT INFORMATION
Submit site plan (scale not l	less than 1" = 200') indicating: area to be filled, graded or dredged, existing and
	proposed structures, and erosion control measures
Amount of fill in cubic yards	
Amount of disturbed area (square	
Planned Completion Date	12-15-17
Any change without pri	onge in the approved permit requires review by this agency. or approval violates the ordinance and will subject applicant to legal action onditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands.
Any change without pri	or approval violates the ordinance and will subject applicant to legal action anditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands.
Any change without pri	or approval violates the ordinance and will subject applicant to legal action onditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands. SIGNATURE U.H. mate Excavating Make Garlock OR Agent/Surveyor Make Garlock Fort Attention
Any change without pri	or approval violates the ordinance and will subject applicant to legal action onditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands. SIGNATURE U.H. mate Excavating Make Garlock OR Agent/Surveyor Make Garlock Fort Attention
Any change without pri (I/We) hereby request a Co Property Owner Stock	or approval violates the ordinance and will subject applicant to legal action onditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands. SIGNATURE U.H. make Excavating Make Garlock U.A. Surveyor Make Garlock Fort Arkinson WI

Plan Narrative

Restoration of owner's 80 feet shoreline. Ice has severely damaged the frontage. It has cracked the concrete wall which will be taken down and hauled out. The solution is to install "Heavy" fieldstone. (rip rap). Than reseed with wild flower seed behind the rip-rap and put in live stacks. There will be filter fabric behind the rip-rap.

- A. Large boulders trenched deeply into the riverbed as "toe rock"
- B. Smaller fieldstone placed at a 2:1 slope over filter fabric

Job Location:

Steve Wunderlich

9093 North Arrowhead Shore Road

Edgerton, WI 53534

Thanks: Marc Garlock

Ultimate Excavating



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: December 14th, 2017

Land Division Summary:

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

2017 056 (Rock Township) - Donaldson / Vivid Inc

2017 060 (Fulton Township) - Pope

2017 063 (Plymouth Township) – Britton Trust

2017 064 (Harmony Township) - Reilly

2017 065 (Bradford Township) - Rye Farm Inc

2017 069 (Turtle Township) - Farwell (DeLong)

2017 070 (Turtle Township) – DeLong

<u>Land Division Recommendation(s) or Action(s):</u>

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

At the time of preparing the agenda, the Farwell (2017 069) and DeLong (2017 070) Land Divisions have not been officially preliminarily approved by the Town of Turtle, though are in the process and will be acted upon by the Town prior to the P&D Committee meeting. The Town Planning and Zoning Committee has recommended that each respective rezone and land division be approved by the Town Board. This is not the normal procedure, but in these two instances exceptions were made to the normal scheduling of review by the Committee because there is an intention to have one meeting in December. An update of the Town's actions will be provided at the meeting and the agenda item may be tabled if necessary if the Town has also tabled a scheduled action on the application.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 58545

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



N	
H 1 1	LD2017 056 Vivid-Donald
Application Number:	
ij	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant the contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant the contact	
	Y Yes No
2. Land division is consistent with Town's Comprehensive Plan Future Land Use Map:	Yes No
 Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5. 	Yes 📝 No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes Y No
	✓ Yes No
	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	prom
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:	
	- H -
	
	<u> </u>
(5) Private water wells or water supply systems;(6) Private onsite wastewater treatment systems or public sanitary sewer systems;	
(7) Any other public utilities:	
	
	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural solls, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	┼
(16) Bridges/culverts:	├ ── !
(17) Rock outcroppings:	<u> </u>
 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the 	
land division area:	
l. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
 Preliminary concept for collecting and discharging stormwater in the land division area; 	L

REVISED 12/2011

AGENCY REVIEW		
		Missing.
k. Scale, north arrow, and date of creation:		
l. 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:		
7d. All required application form information and required party's signature on the a	ipplication form:	
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	omment, 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 of this form.	before completing any f	urther sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional	Deny	
		.,
1. Utility easement(s) shall be placed on lots as requested by utility cor		
2. Note on Final CSM: "No buildings which produce wastewater are allo		
3. until acceptable means of wastewater disposal is approved by th		ntal agencles."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	If necessary):	
//m/C	110111	
AGENCY SIGNATURE:	DATE:11/01/17	***************************************
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION	21 2	*
13. Town action: Approve Approve With Conditions Den	v	
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	 	
1,		
2,		
3,	**************************************	***************************************
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)		
	THE STATE OF THE S	
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	INING AND DE	VELOPMENT	COMMITTEE AG	CTION
16.	Committee action:	Approve	Approve W	th Conditions	☐ Deny	
17.	If you answered App	prove With Condition	s to 16., list cond	tions (Use addit	ional sheet (2a) if n	ecessary):
	1.					
	2,					
	3,					
18.	Committee action ra	tionale and findings	of fact (Use additi	onal sheet (2a) l	f necessary):	
co	MMITTEE SIGNATURE:	L		***************************************	DATE:	
TIT	'LE;	Chair - Rock County	Planning & Devel	opment Commit	tee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. The Town of Rock shall the rezone of the proposed lot area as determined necessary according to the Zoning Ordinance.
4 County Hwy G is an access controlled highway in this area, therefore the frontage along Hwy G shall be
5. labeled "No Access" other than in the location of the existing driveway.
6. The Regional Floodplain on the south portion of the lot shall be delineated on the final CSM.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 8 months of their last approval.
9,
10,
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one 44 acre lot from an existing approximately 272 acre parcel in Rock Township. Due to the size and proposed use of the proposed new lot a rezone to B-2 is being requested from the Town of Rock. The irregular shape of the proposed lot reflects the existing field boundary on the west side and topographic characteristics on the south side.
The proposed Land Division is within the extraterritorial jurisdiction of the City of Janesville.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3,
4,
5,
6,
7,
8,
9,
10,
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3,
4,
5.
6.
7.
8,
9,
10,
18. Committee action rationale and findings of fact:

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

NOV 1 2017

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WINDCK CO. PLANNING, ECONOMIC AND WEB: WWW.CO.ROCK.WILLS COMMUNITY DEVELOPMENT AGENCY



	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	**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

PLEAS	E DO NOT CO	MPLETE T	HIS APPLICAT	ION FOR	ALINIT	TII VOII	LUAN	rnrar	791107 00.00			was a second	*************************************
OF THIS FORM A	ND PREPARE	A MAP CO	V - APPLICAT ONTAINING A	<i>ION FORN</i> LL INFORT	<i>1 INFC</i> MATIC	D <i>RMATI</i> DN AS II	<i>ION</i> . I	PLEASE FIFD C	COMPL	ETE B	HTC	PAGE	2 44
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 5 to a Touthout I flet had division by within 5 to a T													
(in action division is within extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined													
✓ Yes □ No													
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:									□No				
If you answered Y	es, proceed t	o 4. If vol	iu rieservatio Lanswered Ni	in zoning (o . proceet	iistrici i to ¤	t certifi	ed by	the Sta	ate of W	sconsi	n: [Yes	√ No
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	3;			~4	***************************************	-			***********		☑ No
A STATE OF THE STA	and the second s		APPLICAN	הבותות	N/MC	TION		建物技术	Aria Sarvico	No. terroll	t. Second	Z Yes	No
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVE	N. C.	117-17						(V_i)	
a. Name:	Vivid Inc. /			.,,,,,,,,			***************************************		Teleph	anaı	T	***************************************	
Address:	1704 S. Sp			Γ.	City:	Sprin	n Gre		State:	WI	Т	71	20500
b. Name:						Topini,	9 0,0		Teleph		T^{\perp}	Zip;	53588
Address:			······································	T	City:	<u> </u>				one:	<u> </u>		
7. AGENT (SURVEYO	R AND DEVE	LOPER)				1,		····	State:			Zlp:	
a. Surveyor name:	Combs & A	Ssociate	s Inc.	~~ ***********************************	******			*****************	Teleph	onai	60	0 760	2-0575
Address:	109 W. MII	waukee 9	St.		City:	Janes	alliv	······································	State:	WI	100		-
b. Developer name:		Production and an experience	The state of the s		***************************************	1001100	241110		Teleph		┰┸	Zip:	53548
Address:		· · · · · · · · · · · · · · · · · · ·	and the state of t	1	City:	7	······································	**************************************	State:	one:	\perp	771	
8. Identify the indivi	dual from 6.	or 7. that	will serve as t	he primar	y cont	act:	□6	a. [6b. [7a.		Zip: 7b.	
			AND DIVIS	ION INF	ORIV	Airlo							
9. Reason for land di	vision: 📝 Sa	le/owner	ship transfer	Farm	cons	olidatio	on [ance [Oth	ner:		
10. Land division are		Town of			O PORTION AND A STATE OF	·	******	/4 of	NE 1		1.011		************
		Section		***************************************		Ta	x parc	el nun	nber(s) -	6-17	-220	7Δ	
11. Land division are	a is located w	vithin the I	xtra-Territori	al Plat Ap	prova	l Jurisdi	ction	(ETJ) A	rea of a	Citv(s)	/VIII	age:	·
K 1.02 140	ii rea,	identity:	CITV(S)/VIIIa	ige of Jar	resvill	le				,			
12. Land division are	a is located a	ajacent to I/Town ro		it apply): ounty high	******	<u></u>	1	L1.1					***************************************
13. Landowner's con	tiguous prop	erty area	14. Land div	Islon area	The same of the sa	and the second second	1	highw	rent zor	U.S	S. hl	ghway	<u>I</u>
(Square feet or a			(Square	feet or a	res):	YY A	e = 1	are	a: A-1				
16. Number of new/s by land division:	1		17. Future z created	DV land d	ivisior	ddition: n: B-2	al-lot(18.	Future A-1	zoning	gof	parent	lot:
19. Covenants or res If Yes, Identify co	trictions Will I venants or re	be placed	on the land di	lvision are	a:	Yes	$ \overline{Z} $	Vo	·	***************************************		***************************************	***************************************
20. A residential buil	ding is currer	itly located	In the land o	livision are	 ea:	Yes	Z	No					
If Yes, the buildir 21. Public Improvem	ng utilizes a:	Priva	te onsite wa	stewater	treatn	nent sy	stem		Public s	anitar	y se	wer sy	/stem
be submitted by	ent construct (mm/dd/vvvi	uon propo vi:	sai/pian Will	22. Pul	blic im m/dd	iproven /yyyy):	nent c	onstru	ction wi	li begii	n on		
46.00			CANT STAT	EMENT	AM	(3)63	A-711	oe i	and there	16° 2001	× 9 = 1		
I, as the undersigned, a	m a landowner	r applying fe	or a minor land	division in	uning	ormoret.	~ d D ~ d						
documents, and that all			d anomalated th		F	بالتنم مست							للمما
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to me. mese statemen				iis applicati									
to me. These statemen	ts are being m	ade to Indu		iis applicati				and be	lief, with is, employ				
	ts are being m	ade to Indu		iis applicati	art of i			and be					

Call the commercial property and a second commercial co

APPLICATION CHECKLIST (1)			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	-		Continuent
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:	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	F71	, ,	
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	-		
DIOCKS(s), numbered for reference, in the land division areas			NA
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single family			
residential, in the land division area:			NA .
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 areas		لسا	
(1) Buildings: (2) Streets, alleys, and public ways:			None
(2) Streets, alleys, and public ways: (3) Driveways:			NA
(4) Rail lines:	<u> </u>		
(5) Private water wells or water supply systems:			NA
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	2	П	
(7) Any other public utilities:	[7]	_	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	 	井	NA .
(9) Vegetative land cover type:	H	片	IVA
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V	H	
(11) Productive agricultural solls, cultural resources, and woodlands: (12) Surface water features:	V		
(13) Drainageways:	V		
(14) Detention or retention areas;			NA
(15) Cemeteries:	Щ		NA
(16) Bridges/culverts:	ᆜ	빝	NA
(17) Rock outcroppings:	닏	ᆜ	NA
h. Approximate location, dimension, name (if applicable), and purpose of all	<u> </u>	<u>Ll</u>	NA
dedicated public parks or outdoor recreation lands, or any other public or		П	NA
private reservation, including any conditions, in the land division areas		Ш	
1. Preliminary concept for connection with existing public sanitary course and			
water supply system or an alternative means of providing water supply and	П		NA
treatment and disposal of sewage, in the land division area:	h		
J. Preliminary concept for collecting and discharging stormwater, in the land division area:		F71	
		Ø	
k. Scale, north arrow, and date of creation:	V		
Any other information required by the Agency: Has the man been proposed as the man been proposed.			
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
4. Have you provided all required application form information and has the required	Ø		
party signed this application form?			
5. Have you included a hard copy of this application form and the man an electronic	 		
copy of the map in a format compatible with the Agency's Geographic Information	Ø		
System (GIS), and the application fee?		1	

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

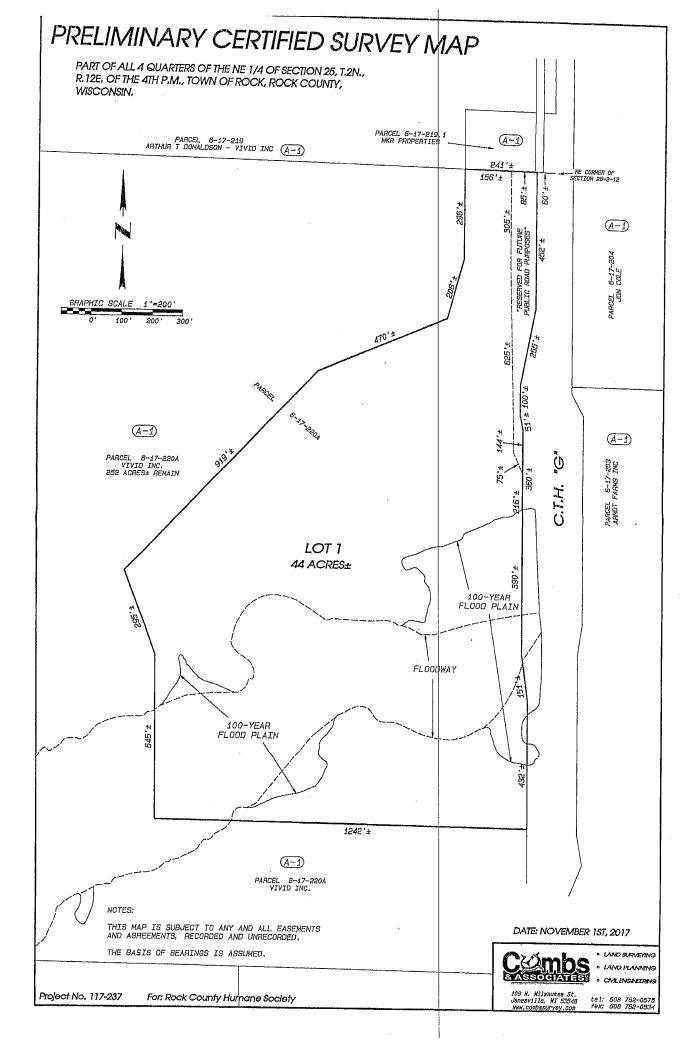
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST. JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



TELEPHONE: (508) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



<u>"</u>	
;; ;;	LD2017 060 Pope Living
" Application Number:	
H.	i
ii.	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes □ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 🗸 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes 📝 No
6. Land division will require a zoning change:	✓ Yes □ 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 unt	
information has been supplied by the applicant.	ii ali 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	SWONE HOUSE
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	П
corner, in the land division area:	4
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	LJ prod
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	H - H
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	Ħ
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:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	Г

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 man nages	<u> </u>
numbered in sequence if more than one (1) page is required, and total map pag	es identified on each	_
page:	ar radionical off dagif	"
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	F-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 reviewing	parties for review and co	mment, and if
these parties have comments, said comments have been provided to the Agency	Yes 🗌 No	1
If you answered No , the application must be provided to other reviewing parties of this form.	before completing any fo	urther sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
 Utility easement(s) shall be placed on lots as requested by utility cor 		
Note on Final CSM: "No buildings which produce wastewater are al		
 acceptable means of wastewater disposal is approved by the 	necessary governmen	tal agencies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
// male		
AGENCY SIGNATURE:	DATE: 11/28/17	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den		
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	heet (2a) if necessary):	
1,		
2. Preliminary approval granted by Town on 10/10/2017		
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 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):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. The parent parcel is currently Zoned AG by the Town of Fulton. Based on the proposed size of Lot 1, a rezone is required and has been approved.
4. Dedicate 33 foot half road right of way along N. River Rd at the discretion of the Town of Fulton.
5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
7.
8.
9,
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two lots from an existing 45 acre property made up of two existing parcels in Fulton Township (parcels 6-6-416.1 and 6-6-415.1). Lot 1 will include approximately 5 acres of vacant land, which the owner intends to build on. Lot 2 will include approximately 40 acres of agricultural land. The parent parcel is currently zoned General Agricultural (AG) by the Town of Fulton and the future land use for the parcel is Agriculture. Based on the proposed lot size of Lot 1 a rezone to Rural Residential Large (RRL) is required and has been approved by the Town.
The property as a whole is made up of two tax parcels because they were acquired at different times by the owner. As part of this process, the balance of parcel 6-6-416.1 (after dividing Lot 1) will be combined with an existing landlocked parcel (6-6-415.1) to create Lot 2 of the CSM.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6.
7.
8.
9.
10. 15. Town action rationale and findings of fact:
201 Town action rationale and midnigs of fact.
·
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3,
4.
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

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

OCT 1 6 2017

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WIPSCK CO, PLANNING, ECONOMIC ATTOM
WEB: WWW.CO.ROCK.WI.US COMMUNITY DEVELOPMENT AGENCY AGENCY USE ONLY

Application Number: LDZ017060 Received By – Date
(MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION

		:										
**PLEAS	**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 cont	acted Town,	Rock Coun	ty Planning,	Economi	ic & Cor	nmu	nity Dev	elopme	ent Ageno	y, and	i City(s)/\	lllage
(if land division is		Territorial f	lat Approva	al Jurisdic	tion (ET	J) ar	ea) offic	ials and	these pa	arties i		
land division is fea		T/- C		o Dlan I	Eutura I		Llaa Ma				✓ Yes ✓ Yes	∐ No
2. Land division is co									ata of Wis	consi		P
If you answered Y							tineu by	tile st	ate of was	scons.	11. [] res	
4. Land division mee							and Pres	ervatio	n zoning	distric	t require	
5. Land division will	require a zon	ing change);			*********					✓ Yes	☐ No
TERES AND		1.00	APPLICA	NT INFO	ORMA	TIO	N					
6. LANDOWNER OR												
a. Name:	ALLEN W	POPE LI\	/ING TRU	ST					Telepho	ne:		
Address:	1044 W C	OUNTY R	D A		City:	EC	GERT	NC	State:	WI	Zip:	53534
b. Name:									Telepho	one:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	OR AND DEVE	LOPER)							·			
a. Surveyor name:	COMBS A	ND ASSC	CIATES, I	NC					Telepho	one:	752-05	75
Address:	109 W. MII	WAUKE	E ST		City:	JA	NESVI	LE	State:	WI	Zip:	53548
b. Developer name:									Telepho	one:	<u> </u>	
Address:					City:				State:		Zip:	
8. Identify the indivi								3a. 🛚]6b. 🔽	7a.	☐ 7b.	
		L	AND DIVI	SION IN	IFORN	ΛAT	ION					
9. Reason for land di	vision: 📝 Sa	T		r 🔲 Fai	rm cons	olid			nance [Oth	ier:	
10. Land division are	a location:	Town of	FULTON					1/4 of				
		Section										-6-415.
11. Land division are ☐ Yes ☑ No	If Yes,	identify:	City(s)/Vil	lage of	·	ıl Jur	isdiction	(ETJ) A	Area of a (City(s)	/Village:	
12. Land division are		djacent to I /Town ro					[Chak	e highv		F=1 1 1 6	- highwa	.,
13. Landowner's cor				County hi lyision ar							5. highwa land divi:	
(Square feet or a		city area		e feet or		5.3			ea; AG			
16. Number of new/								(s) 18		zoning	g of parer	it lot:
by land division: 1 (2 Total) created by land division: RRL AG												
19. Covenants or restrictions will be placed on the land division area: Yes V No If Yes, identify covenants or restrictions:												
			In the land	division	area:		Yes 🗸	No		·····		
20. A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system												
21. Public improven			sal/plan will					constr	uction wi	ll begi	n on	
be submitted by	(mm/dd/yyy				(mm/dc			16 E W	DAW NASA	e de la companya de	descriptor	Par Maria
			CANT STA							240		
I, as the undersigned, a contact for said landov	vner. I do here	by verify th	at I have revi	ewed the	ROCK GO	DUNT	Y PRELIN	IINARY I	MINOR LA	ND DIV	/ISION –	
APPLICATION FORM IN documents, and that a to me. These statemen	ll information i	s correct, ac	curate, and t	rue to the	best of	my k	nowledge	e and be	ellef, with	all info	rmation a	ccessible
			R1	//	1	<u> </u>	1					
LANDOWNER/PRIMAR	RY CONTACT SI	GNATURE:	1146	<u>' </u>	<u> </u>				DATE:	/ ~	22 -	7

REVISED 12/2011

APPLICATION CHECKLIST			6 Au
	Yes	No.	1000 Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		·
following information? a. Location of the land division area by section, township, and range:	Ø		
b. Approximate location and dimension of all EXISTING streets and property lines,	البشيا		
including name and ownership (if applicable), in and adjacent to the land division area:	Z		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	<u> </u>		NONE
(2) Streets, alleys, and public ways:		띭	
(3) Driveways:	 		NONE
(4) Rail lines:	<u> </u>	Z Z	NONE
(5) Private water wells or water supply systems:	┦┸	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		V	NONE
(7) Any other public utilities:	П	Ø	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE PROPOSED
(9) Vegetative land cover type:	7		SE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	IП	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:		V	NONE
(13) Drainageways:			NONE
(14) Detention or retention areas:			NONE
(15) Cemeterles:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:			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
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:	П	Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:			
l. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			
A THE MAN AND THE CONTRACT OF		. L	.4

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

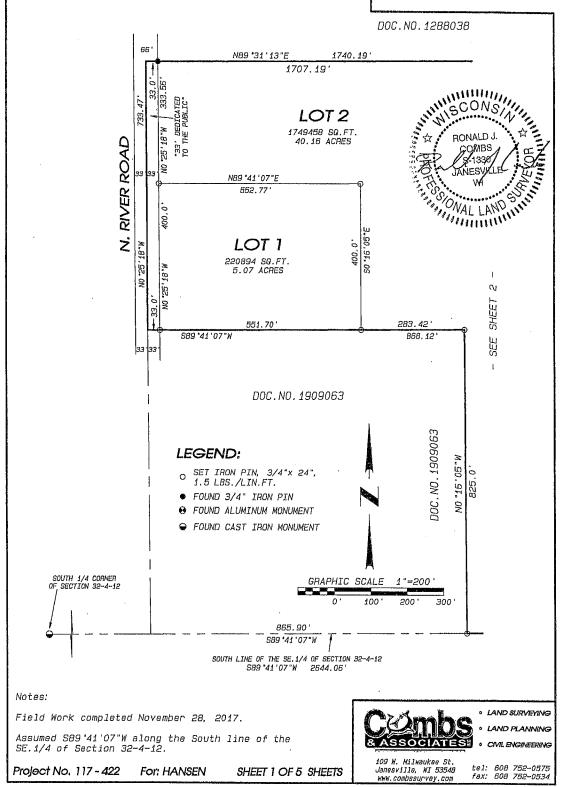
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Page 2 of 2

CERTIFIED SURVEY MAP

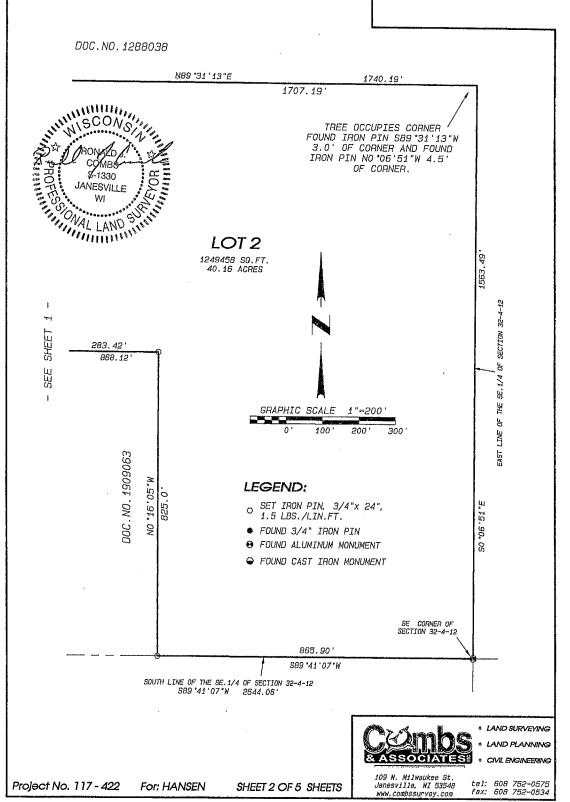
PART OF THE SE 1/4 OF THE SE 1/4, NE 1/4 OF THE SE 1/4, NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T.4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.





CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4, NE 1/4 OF THE SE 1/4, NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T.4N., R.12E, OF THE 4TH P.M., TOWN OF FULTON, 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



 Application Number:	LD2017	063	Britton	Trust
n n				

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

AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli 	cable) officials
and these parties have determined land division is feasible:	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
	✓ Yes 🗌 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	eguirement:
	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, 7	70 46
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	a. – /e. Arter
information has been supplied by the applicant.	ii ali missing
morniation 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:	П
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land 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	[7]
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	-
or PROPOSED, in the land division area:	📙
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(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:	<u> </u>
(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:	
, o graduation and target are con-	

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AGENCY REVIEW	Station the Sector	de Norto Carro
		Missing
k Scale north array and data of greations		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 m		
numbered in sequence if more than one (1) page is required, and total map pages ide:	nap pages	r-1
page:	numed on each	니
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the applic	ation form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a fo	ormat compatible	F-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 reviewing partie		
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 befor of this form.	e completing any fo	arther sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions		and a grade
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet	Deny	
 Utility easement(s) shall be placed on lots as requested by utility companies. 		
Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing pr	lvate sewage syster	n at the time of
 this survey. However, soils on the lot may be restrictive to the repla 	cement of the exi	sting system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if nec	essary);	
1/6100		
AGENCY SIGNATURE:	:11/17/17	
- /	,,	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Deny		
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet	(2a) if necessary):	
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE: DATE	:	
TITLE:		

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
4. The parent parcel is currently Zoned A1 by the Town of Plymouth. Based on the proposed size of Lot 1, a rezone is required.
5The recommendation to conditionally approve this division is contingent on the Town approving the rezoning from A1 as described further below.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates 1 new Lot from an existing 134 acre parcel in Plymouth Township. The new lot will include approximately 3.1 acres with an existing residence and outbuildings buildings. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of Plymouth and the future land use for the parcel is Agriculture, Woodland and Scattered Residential. The proposed lot size for the new lots requires a rezone, therefore a proposed change to the Town's Agricultural Three (A3) District is being considered by the Town. Each Ag District in the Town of Plymouth is certified by DATCP for the Farmland Preservation Program.
This division is with the extra territorial review area for the Village of Footville. The Village has responded and has no objections.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4,
5.
6.
7.
8,
9,
10.
15. Town action rationale and findings of fact:
DOCK COLINITY DLANNING AND DELICION SENT CO. A. C.
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10,
18. Committee action rationale and findings of fact:

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

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

JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586



AGENCY USE ONLY

Application Number: LDZ017 06

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

10-23-17

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

				Section 5									
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM,													
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:													
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:													
3. Land division area	a is located In	a Farmlaı	nd Preservation	n zonin	g distric	ct ce			te of Wi	scons			
If you answered Y	es, proceed t	o 4. If yo	u answered No	, proce	ed to 5								
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	er appl	icable F	arm	land Prese	ervatio	n zoning	distri	ct req		PP0000
5. Land division will	require a zon	ing chang	e:			*************	and the same and t		"	 		Yes	∐ No □ No
			APPLICAN	TINE	ORMA	TIC	N		AT SVOY	$b = x_{ij}/\Omega$			
6. LANDOWNER OR.	AUTHORIZED	LANDOW				بشارا		<u> </u>	gagart av			CO	ul)
a. Name:	Janice M. I	**********************		······································			· · · · · · · · · · · · · · · · · · ·		Telepho	ne:	608		1-0193
Address:	7307 S. Le	e Road	**************************************	*****	City:	Br	odhead		State:	WI	·	ip:	53520
b. Name:	MACRON Part Holy Mark Shrain Jackin and Control of Control				<u></u>				Telepho	<u> </u>	T		00020
Address:	**************************************				City:	T			State:	1	J	ip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)			<u> </u>	<u> </u>				<u> </u>			1- Transcription
a. Surveyor name:	R.H. Batter	man & C	o. Inc.		***************************************		***************************************		Telepho	ne:	608	-365	5-4464
Address:	2857 Barte	lls Drive			City:	Ве	eloit		State:	WI		ip:	53511
b. Developer name:	**************************************	· · · · · · · · · · · · · · · · · · ·		***************************************					Telepho		T		
Address:					City:				State:		Z	ip:	à
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	e prim	ary cont	act:	: 6a	ı. [6b. [√	7a.		7b.	
W 1977			AND DIVISI	ON IN	IFORIV	IAT	ION						
). Reason for land div	vision: 📝 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation 🗌	Refin	ance 🗌	Oth	er:		
LO. Land division are:	a location:	Town of	Plymouth				SW 1/	/4 of	SW 1,	/4			
		Section		*******			Tax parce						
i.1. Land division area Yes No	If Yes,	identify:	City(s)/Villag	ge of V	'illage c	l Jur of Fo	isdiction (I ootville	ETJ) Ar	ea of a C	lity(s),	/Villag	ge:	
L2. Land division area		djacent to I/Town ro		apply): unty hi			State	highw	av [Пис	i, high	າເທລາ	,
L3. Landowner's con			14. Land divis		**********	······	·		rent zoni	*****	-		Contract of the Contract of the Contract of
(Square feet or ac			(Square f						ı: A-1				
L6. Number of new/a by land division:		created) 18.	Future z	oning	of pa	rent	lot:
L9. Covenants or rest		ne placed	created I on the land div				o Yes ☑N	0	N-1 (14)	J () [6	inge)	to the same annual section of the se	
If Yes, identify cov					,		· · · · · · · · · · · · · · · · · · ·	_					
20. A residential build	_					·	Yes 🗌 N						***************************************
If Yes, the buildin			ate onsite was		V				Public sa			er sy	stem
 Public improvements be submitted by the submitt			sai/pian wiii	ł	rubiic in mm/dd,	•	vement co vv):	onstruc	ction will	begii	1 on		
			CANT STATE	THE RESERVE OF THE PERSON NAMED IN				F					
APPLICANT STATEMENT AND SIGNATURE . as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — NPPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible or me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.													
ANDOWNER/PRIMARY	/ CONTACT SIG	NATURF:	Janice	. 73	ritt	ゲヒー		D	ATE: <u>/</u>	D-1	'S-,	17	

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø	П	
following information?	heired	h-mad	
a. Location of the land division area by section, township, and range:	Ø	П	
b. Approximate location and dimension of all EXISTING streets and property lines.	-	bad	
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:	V		
 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: 	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		And the state of t
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:	V	ᆜ	
(2) Streets, alleys, and public ways:		닠	
(3) Driveways: (4) Rail lines:	Z .	井	And the second s
(5) Private water wells or water supply systems:			The state of the s
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	V		
(7) Any other public utilities:		V	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	·
(9) Vegetative land cover type:	Z		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	
(11) Productive agricultural soils, cultural resources, and woodlands:		V	
(12) Surface water features:	ᆜᆜ	V	
(13) Drainageways:		Z.	
(14) Detention or retention areas:		<u>V</u>	
(15) Cemeterles: (16) Bridges/culverts:		<u>V</u>	
(17) Rock outcroppings:	井	<u> </u>	with the same of t
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	
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:	П	Ø	
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 	П	Ø	
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:	Ø		
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?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

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

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

JANESVILLE, WI 53545

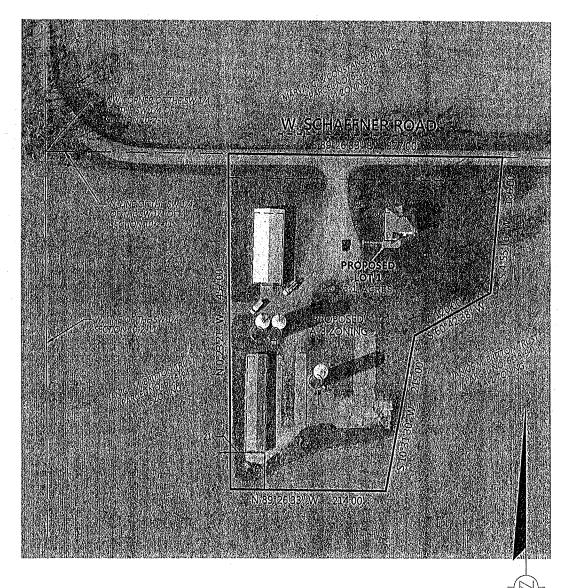
REVISED 12/2011

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T. 2 N., R. 11 E., OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.

"ZONING/LAND USE CHANGE"



Scale: 1" = 100'

ORDER NO: 32834
BOOK: SEE FILE
FIELD CREW: N/A
DRAWN BY: K/B
DATE: October 17, 2017

FOR THE EXCLUSIVE USE OF: JANICE BRITTON 7307 S. LEE ROAD BRODHEAD, WI 53520

Batterman
engineers surveyors planners
2857 Banells Drive
608.355.4464
8ekilt, Wisconsin 53511
608.355.4464



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WJ 58545

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



ii Application Number:	LD2017 064 Reilly
" Whytegrioti Iantingt, "	
ıi	
II	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli-	cable) officials
and these parties have determined land division is feasible:	✓ Yes ☐ No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes □ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☐ No☐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, 7	a 7e. After
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.	000000000000000000000000000000000000000
	intormation:
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:	TT T
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	F-4
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area; 	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area;	
(1) Bulldings;	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall 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:	
(7) Any other public utilities; (8) Easements (Utility, drainageway, pedestrian way, etc.):	 -
(9) Vegetative land cover type:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural solls, cultural resources, and woodlands:	H
(12) Surface water features:	i i
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeterles:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	U
 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the 	
land division area:	
Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area;	
j. Preliminary concept for collecting and discharging stormwater in the land division area;	

REVISED 12/2011

AGENCY REVIEW	
	Missing
L Cools wouth amount of the first three	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	r
page:	니
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:	- H
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:	Ш
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and If
these parties have comments, said comments have been provided to the Agency: Yes No	
If you answered No, the application must be provided to other reviewing parties before completing any full of this form.	irther sections
AGENCY RECOMMENDATION	
10	-w\
10. Agency recommendation: [] Approve [] Approve With Conditions [] Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	
3. this survey. However, soils on the lot may be restrictive to the replacement of the exist	sting system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
//mB	
AGENCY SIGNATURE: DATE: 11/10/17	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	}
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
4. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1,	
2. Approved by town 11/13/17	
3,	
1.5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
O THE THE PARTY OF	
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

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

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

PALEUMINANT MUNOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
4. Note on Final CSM: No buildings which produce wastewater are allowed on Lot 2 until acceptable means
5,of wastewater disposal is approved by the necessary governmental agencies
6. A 30 foot wide drainage easement shall be delineated on Lot 1 in the area of the existing grassed waterway.
7. The parent parcel is currently Zoned A2 by the Town of Harmony. Based on the proposed size of Lot 1, a rezone or CUP is required,
8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
9, CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two lots and dedicated right of way from an existing 19 acre parcel in Harmony Township. Lot 1 will include approximately 5 acres with an existing residence, buildings and ag land. Lot 2 will include approximately 12 acres of agricultural land. The parent parcel is currently zoned A2 by the Town of Harmony and the future land use for the parcel is General Agriculture Area. The proposed lot size for Lot 1 requires either a rezone to A3 or approval of Conditional Use Permit in the A2 District by the Town according to the Zoning Ordinance. The minimum lot size in the A2 District is 10 acres.
This Land Division is with the extraterritorial review jurisdiction of the City of Janesville. Based on initial review, the City is

requiring the 40 foot half r	road right of way dedica	ation shown on the Preliminary along Henke and Rotamer Road.
	·	TOWN ACTION
14. If you answered App	rove With Conditions	
3,		
4,	······································	
5,		
6.		
7.		
8,		
9,		
10.		
15. Town action rational	e and findings of fact:	
ROC	K COUNTY PLANN	IING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered App	rove With Conditions	to 16., list conditions:
3,		
4,		
5,		
6.		
7.		
8.		
9.		
10,		
18. Committee action rai	tlonale and findings of	fact;

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

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



AGENCY USE ONLY

Application Number: LDZ017 064

Received By – Date (MM/DD/YYYY): 10/24/17

EMAIL: PLANNING@CO WEB: WWW.CO.ROCK.\	.ROCK.WI.US WI.US R(OCK CO. PLA	DEVELOPMENT AG	Character Co.		;; (f	MM/DD/YYY	Y): <u>'</u>	0/0	-1/1	====	
PRELIMIN							ADD	LICA				D.A.
			עואי		PIL		ALL				1	KIVI
**PLEAS	E DO NOT CO	MPLETE T	HIS APPLICATI	ON FO	RM UN	ril You	HAVE REA	D THE R	оск сс	UNT	Y	_
PRELIMINARY OF THIS FORM A	ND PREPARE	A MAP CO	ONTAINING AL	L INFO	RMATIC	ON AS ID	ON. PLEA: ENTIFIED	ON PAG	LETE B	OTH F THIS F	?AGE FORN	S 1,**
1. Applicant has conf	tacted Town,	Rock Cour	ity Planning, Ed	conomi	c & Con	nmunity	Developn	nent Age	ncy, an	d City	/(s)/V	Illage
(if land division is land division is		erritorial	Plat Approval .	urisdic	tion (ET	J) area)	officials a	nd these	parties	-	dete Yes	rmined No
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan – I	uture L	and Use	Мар:	***************************************	***************************************		Yes	□ No
3. Land division area							d by the S	tate of V	Viscons	in: 🗌	Yes	✓ No
If you answered Y 4. Land division mee							Preservat	ion zonir	ng distri	ct rec	ruirer	ment.
				-1-1-1			. ,		- B GIOTI	-	Yes	☐ No
5. Land division will					-						Yes	✓ No
						TION					1	
6. LANDOWNER OR	I						***************************************	T		Toos		
Address:	4026 N. He	·	K Reilly Rev	ocapi	e Trus City:	Milton		Telep			3-259	
b. Name:	4020 14, 116	TING IXU			City:	IVIIIQU		State: Telep		T 1	Zip:	53563
Address:			-	***************************************	City:	T		State:			Zip:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)			City.	L	~~~	Juace.			-1p.	
a. Surveyor name:	Combs & A	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	s, Inc.	CONTRACTOR OF THE SECTION OF THE SEC				Telep	hone:	752	2-057	75
Address:	109 W. Mil		***************************************		City:	Janes	ville	State:				53548
b. Developer name:]		Telep		T	<u></u>	V0010
Address:					City:			State:		<u> </u>	Zip:	
8. Identify the indivi-	dual from 6. c	or 7. that v	vill serve as th	e prima		act:	☐ 6a.		√ 7a.		7b.	
		L	AND DIVISION	NI NC	FORN	1ATION						
9. Reason for land di	vision: 🔽 Sa	le/owner:	ship transfer	Far	m cons	olidatio	n 🔲 Ref	inance	Otl	her:		
10. Land division are	a location:	Town of	Harmony	· · · · · · · · · · · · · · · · · · ·	•		1/4 0	f SW	1/4			
		Section		************			parcel nu					
11. Land division are Yes \ \ No		ithin the E Identify:		I Plat A	pproval	Jurisdic Janesy	tion (ETJ)	Area of a	a City(s)	/Villa	ge:	
12. Land division are							1110	Andrews trap primers by trapped to coming arran or	P-101PM104441	**************************************		6-70-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
							State high		∪.:			
13. Landowner's con (Square feet or a	- , ,	, ,	14. Land divis			19 38 Ac		urrent zo rea; A-2	ning of	land	divisi	on
16. Number of new/a			17. Future zo					8. Future	e zonini	g of n	arent	loti
by land division:	1		created l	y land	division			A-2				
19. Covenants or res			on the land div	ision ar	ea:	Yes	∠ No					
20. A residential buil	ding is curren	tly located				✓ Yes	□No		***************************************	Minuso deveniment	***************************************	and the second second second second second
If Yes, the building 21. Public improvem			ite onsite was sal/plan will				tem L ent consti		sanitar vill begi		ier sy	stem
be submitted by	(mm/dd/yyyy			(1	mm/dd,	/уууу):						
		APPLIC	ANT STATE	MEN.	FAND	SIGNA	TURE				11/1/2	
I, as the undersigned, at contact for said landow. APPLICATION FORM INF documents, and that all to me. These statemen	ner. I do hereb <i>ORMATION,</i> re Information is	y verify tha viewed and correct, ac	it I have reviewe I completed this curate, and true	ed the <i>R</i> applica to the l	OCK CO otlon for best of n	<i>UNTY PRE</i> m, and su ny knowl	ELIMINARY ubmitted al edge and b	MINOR L I informa elief, with	AND DIV tion as r h all info	/ISION equire irmatio	/ – ad per on acc	said
LANDOWNER/PRIMARY	den monetamina e e e e e e e e e e e e e e e e e e e		Rall	10	Sul			DATE:		eb. 17		7

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		
following information?			
a. Location of the land division area by section, township, and range:	Image: second control of the control		
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:	힏		
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:	v		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Image: section of the content of the		weathly to the following the second s
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	回		art Wildels Phinocenes and a series annualment make 4,7 agril him half figh, no san hadan hang a pak dan gabaran
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ū		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	О		
(1) Buildings:	<u> </u>	井	
(2) Streets, alleys, and public ways: (3) Driveways:		닠	N/A
(4) Rall lines:	H		N/A
(5) Private water wells or water supply systems:	FI I		INA
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>		
(7) Any other public utilities:		V	N/A
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V	Ħ	
(9) Vegetative land cover type:		V	N/A
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			N/A
(11) Productive agricultural soils, cultural resources, and woodlands:		U	N/A
(12) Surface water features:		V	N/A
(13) Drainageways:		V	N/A
(14) Detention or retention areas:		V	N/A
(15) Cemeteries:			N/A
(16) Bridges/culverts:		V	N/A
(17) Rock outcroppings:	<u> </u>	V	N/A
 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: 		v	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: 		v	N/A
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		回	N/A
k. Scale, north arrow, and date of creation:	V		The second secon
l. Any other information required by the Agency:		V	
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?	回		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		And the Prince of the Annual Control of the
4. Have you provided all required application form information and has the required party signed this application form?	回		
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		

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

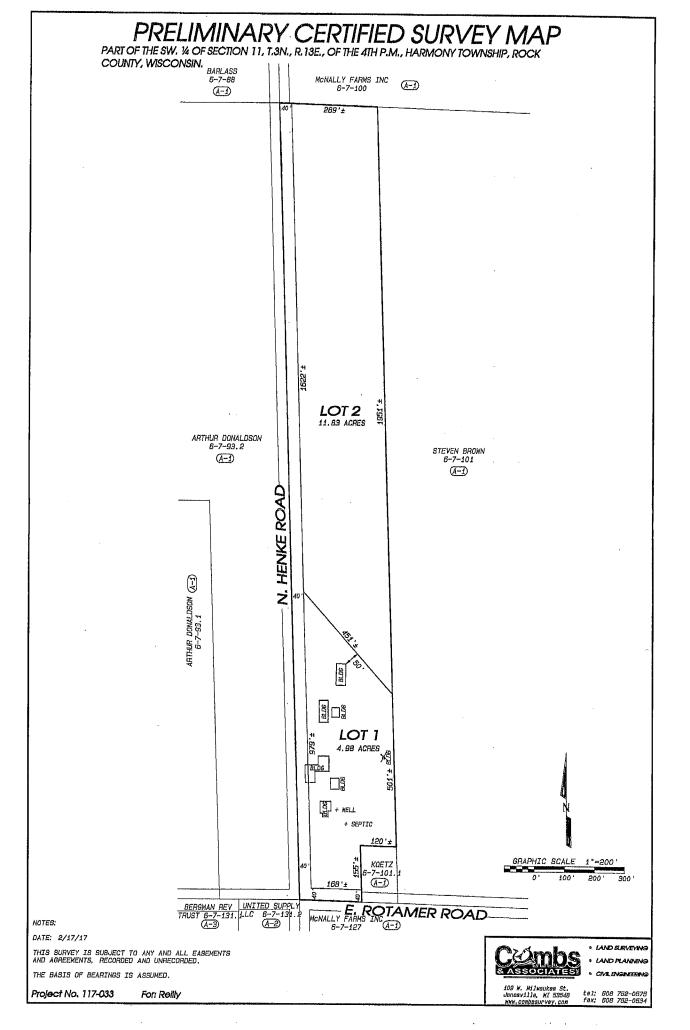
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

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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



Application Number:	LD2017 065 Rye Farms
11	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
and there may the house determined benefit that is to force the	✓ 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 r	equirement:
	☐ Yes ☐ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes ✓ No
6. Land division will require a zoning change:	✓ Yes No
7. Preliminary minor land division application is complete:	
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	a /e. After
information has been supplied by the applicant.	ii ali missing
The management of the application	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	r-
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(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:	<u> </u>
(14) Detention or retention areas:	L.
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	
(17) Rock outcroppings:	├── ┟┤──
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<u> </u>
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
 i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an 	ļ
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:	
, , , , , , , , , , , , , , , , , , ,	i L.

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AGENCY REVIEW		
	्या विकासित् । या वा विकासित विकासित ।	Missing
k. Scale, north arrow, and date of creation:		Information
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 man nages	
numbered in sequence if more than one (1) page is required, and total map page	es identified on each	
page:	o tabilities of Each	
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the a	pplication form:	
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	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 f	urther sections
of this form. AGENCY RECOMMENDATION		
AGENCI RECOMMENDATION		
10. Agency recommendation: Approve Mith Conditions	Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Utility easement(s) shall be placed on lots as requested by utility con		
The parent parcel is currently Zoned A1 by the Town of Bradford. Base	d on the proposed size a	and use of Lot 1
 , a rezone to Natural Resources and Open Space has been re 	equested and approve	d by the Town.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE:	DATE:12/3/17	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		the second second
13. Town action: Approve Approve With Conditions Den		
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	heet (2a) if necessary):	
1.		
2. Approved by the Town of Bradford on November 21, 2017.		
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 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	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

	AGENCY RECOMMENDATION
1. If yo	ou answered Approve With Conditions to 10., list conditions:
	3. The extent of the Regional Floodplain Boundaries shall be shown on the Final CSM.
	4. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
	5. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approv
	6.
	7.
	8.
	9.
	10. ncy recommendation rationale and findings of fact:
The profile The new Parks Bradfo rezone	oposed Land Division creates 1 new Lot from an existing 199 acre parcel in Bradford Township, aw lot will include approximately 1.37 acres and is intended to be transferred to the Rock County Department. The parent parcel is currently zoned Exclusive Agricultural (A1) by the Town of rd. The proposed lot size and use of Lot 1 requires a rezone by the Town of Bradford. A request to the Lot 1 area to the Natural Resources Open Space District has been requested by the current and approved by the Town.
	TOWN ACTION
4. If yo	ou answered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	6.
	7.
	8.
	9.
	10.
17.16	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
LZ. If yo	ou answered Approve With Conditions to 16., list conditions:
<u></u>	3.
	4.
	5.
	6
	7.
	8.
	9.
10 ~	10.
is. Cor	nmittee action rationale and findings of fact:

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



AGENCY USE ONLY

Application Number: LDZOI*

Received By – Date (MM/DD/YYYY): 10/24

PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM

TELEPHONE: (608) 757-5587			8 - 12	Application Number: 432017003 8					38	
FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI,US WEB: WWW.CO.ROCK.WI,US				y	Received By		/2	니~ 1 *****		ROCK CO. F
PRELIMIN	ARYIV	INOR L	AND DIV	(ISIO	N – APP	LICAT	ION	FO		PLANNING, ECONOMIC AND
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:										DENCY AIC AND
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes N										
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5.										
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:										
Yes ✓ No 5. Land division will require a zoning change: ✓ Yes ☐ No										
X/NO.		AP	PLICANT INFO	ORMATI	ON	\$ 72 K S.			SK 1844	
6. LANDOWNER OR A						A CONTRACTOR OF STATE	arian and a second	<u> स्थापना स्थित</u>	arestatured.	
a. Name:	RYE FARI	N INC					ne:			
Address:	9007 E CF	REEK RD		City: C	LINTON	State:	WI	Zip:	53525	
b. Name:			The state of the s			Telepho	ne:			
Address:	City:					State:		Zip:		
7. AGENT (SURVEYO	/EYOR AND DEVELOPER)									
a. Surveyor name:	BRAD HEUER						Telephone: 608.757.5658			
Address:	51 S MAIN	ANESVILLE	State:	WI	Zip:	53545				
b. Developer name:						Telepho	ne: 6	08.75	7.5450	
Address:	3715 N NE	WVILLE RD) .	City: J	ANESVILLE	State;	WI	Zip:	53545	
8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.										
		LANI	D DIVISION IN	IFORMA	TION					
9. Reason for land di	le/ownership	transfer 🔲 Fai	inance 🗌	Other	r;					
10 Land division are	a location.	Town of BRADFORD SW 1/4 of SE 1/4								
10. Land division area location:		Section 29 Tax parcel num					nber(s) - 6-3-221			
11. Land division are ☐ Yes ☑ No		ra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: City(s)/Village of						madembers of the control of the cont		
12. Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway										
13. Landowner's con	Land division ar	and division area 15. Curr				rent zoning of land division				
(Square feet or a						a; AR-AG RESIDENTIAL				
16. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: NROS A-1										
19. Covenants or res			ne land division a	rea;	Yes 🗹 No					
20. A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system										
21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on										
be submitted by (mm/dd/yyyy): (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE:										
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible										
to me. These statemen	its are being m	ade to induce of	fficial action on the	payt of Ro	ck County, its age	nts, employ	ees, and	officials	, cessiole	
LANDOWNER/PRIMAR		MAB				107	19			

REVISED 12/2011

APPLICATION CHECKLIST			is you have the
	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	回		descriptions (1-4) to exclusive training and activities (1-4) and a strong graph of the activities (1-4) and a
following Information?			
a. Location of the land division area by section, township, and range:	V		
 b. Approximate location and dimension of all EXISTING streets and property lines, 			
including name and ownership (if applicable), in and adjacent to the land division area:	V		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
 d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: 	Ø		
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f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	回		
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) Bulldings:		V	NA
(2) Streets, alleys, and public ways:		Ø	NA
(3) Driveways:	V		
(4) Rail lines:		<u> </u>	NA
(5) Private water wells or water supply systems:		V	NA
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		U	NA
(7) Any other public utilities:	Ø		VACATED ROW
(8) Easements (Utility, drainageway, pedestrian way, etc.):		N	VACATED ROW
(9) Vegetative land cover type:	V	H	WOODS
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V	一一	FLOODPLAIN, WETLANDS STEEP BLORES
(11) Productive agricultural soils, cultural resources, and woodlands:	V	Ħ	
(12) Surface water features:	v	Ħ	
(13) Drainageways:	V	Ħ	
(14) Detention or retention areas:		Ø	NA
(15) Cemeteries:		Ø	NA
(16) Bridges/culverts:	Image: second content of the content		
(17) Rock outcroppings;		V	NA
 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: 	힏		PROPOSED ROCK CO CANOE & KAYAK LAUNCH SITE
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 			
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		v	
k. Scale, north arrow, and date of creation:	Ø		
l. Any other information required by the Agency:	V		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	V		
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3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Image: second control of the control		
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	G		Adapt Control of the
copy of the map in a format compatible with the Agency's Geographic Information			

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

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

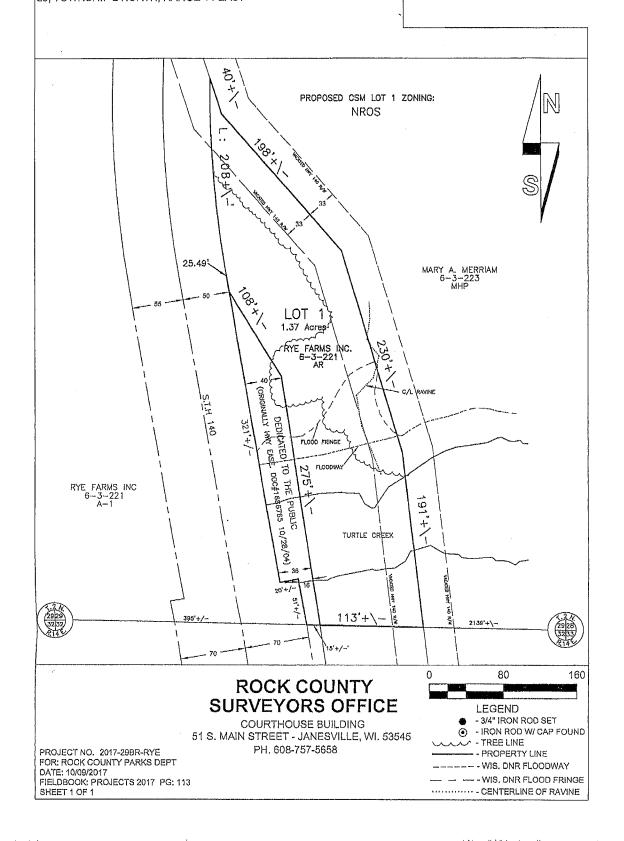
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

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Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP OF

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 14 EAST



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

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



II	LD2017069 Farwell Delon
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
	✓ 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 re	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes ☑ No
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes No
If you answered Yes to 7 ., proceed to 9 . If you answered No to 7 ., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	i ali illissilig
morniador nas ocen aupplica sy the application	* Missing *
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
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c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	Press,
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
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division area:	
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or PROPOSED , in the land division area:	<u> </u>
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	니
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	├
(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:	H
(13) Drainageways:	H
(14) Detention or retention areas:	H
(15) Cemeteries:	
(16) Bridges/culverts:	H
(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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Page 1 of 2

k. Scale, north arrow, and date of creation: I. Any other information required by the Agency: 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page: 7c. Map prepared by a land surveyor licensed in Wisconsin: 7d. All required application form Information and required party's signature on the application form: 7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 9. Preliminary minor land division must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve Approve With Conditions 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 buildings which utilize an existing private sewage system at the time of 3. this survey. However, soils on the lot may be restrictive to the replacement of the existing system 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): DATE: 12/4/17 DATE: 12/4/17	AGENCY REVIEW		
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PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

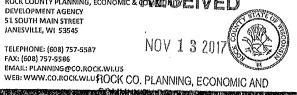
	ROC	K COUNTY PLAN	INING AND DE	VELOPMENT (COMMITTEE ACTION	The second
16.	Committee action:	Approve	Approve W	ith Conditions	☐ Deny	
17.	If you answered App	rove With Conditio	ns to 16., list cond	litions (Use additio	onal sheet (2a) if necessary):	
	1.					
	2.					
	3.					
18.	Committee action ra	tionale and findings	of fact (Use addit	onal sheet (2a) if	necessary):	
со	MMITTEE SIGNATURE:				DATE:	
TIT	TLE:	<u> Chair – Rock Count</u>	y Planning & Deve	opment Committe	<u>ee</u>	

REVISED 12/2011

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Note on Final CSM: "No buildings which produce waste water allowed on Lot 2 until acceptable means of wastewater disposal
5. is approved by the necessary governmental agencies."
6. The boundary of the current Regional Floodplain shall be shown on the Final CSM
7. The Town of Turtle shall approval any zoning changes deemed necessary by the Town.
8. Dedicate a 40 foot half road right of way along Hwy J as indicated on the Preliminary CSM.
9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
10. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates an existing residence and land from the parent parcel in Turtle Township. The existing residence and other buildings will be on new Lot 1 (consisting of approximately 2.6 acres) and the remaining parent parcel (consisting of approximately 15.1 acres) will have no structures. The parent lot is currently zoned Agricultural Exclusive (AE) by the Town of Turtle. Due to the lot size of new Lot 1, a rezone to Rural Residential(RR) was requested.
Considering proposed Lot 1 includes the only existing road frontage for the larger parent parcel, whereby leaving proposed Lot 2 "land locked" and not approvable as a new lot, this application includes a transfer of land from an adjoining parcel also owned by the applicant. The 100 foot wide area of land is necessary to make Lot 2 a conforming lot as per the Land Division Regulations, though it is not intended to be used as a building site at this time. County Hwy J is not an Access Controlled Highway in this location.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
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10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
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18. Committee action rationale and findings of fact:
16. Committee action rationale and indings of fact:

REVISED 12/2011

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



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PRELIMINARY MINOR LAND DIVISION - APPLICAT

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OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.** 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (If land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is 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 V No If you answered Yes, proceed to 4. If you answered No, proceed to 5.												
4. Land division mee	ts Town Base	Farm Trac	ct and any othe	er applicable	Farm	nland Prese	ervatio	n zoning	distri	Comme	remer	nt: No
5. Land division will	require a zoni	ing change	9:			***************************************				V		No
			APPLICAN	T INFORM	ΑTI	ON					NY/E	
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	ITATIVE		ALEST CORPORATION	120221200	erania esta		19 x M 保护 (4 Aug 2	in at the	2000
a. Name:	Kristin Farv	vell (DeL	ong)					Telepho	one:	309-3	73-1	985
Address:	1721 - 310	th Street		City:	s	herrard		State:	IL.	Zip		281
b. Name:				The state of the s	·	aria-aria (1900)	Construction and desired	Telepho	one:			
Address:	and the second s	***************************************		City:			***************************************	State:		Zip	:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)			l	***************************************					<u>`</u> _L	··-
a. Surveyor name:	R.H. Batter	man & C	o., Inc.					Telepho	one:	608-3	65-4	464
Address:	2857 Barte	lls Dríve	PP-PH-F-E-Winner	City:	В	elolt	0 = 1 - 11 12 - 12 - 12 - 12 12 12 12 12 12 12 12 12 12 12 12 12	State:	Wi	Zip		511
b. Developer name:	***************************************					**************************************		Telepho	one:			
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Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	Ø	m	
b. Approximate location and dimension of all EXISTING streets and property lines,	ا لحضا		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
 d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: 	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area; 	Ø		
 f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: 	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	V		
(1) Buildings:	V		
(2) Streets, alleys, and public ways:		Ø	
(3) Driveways: (4) Rall lines:	<u> </u>		
(4) Rall lines: (5) Private water wells or water supply systems:			
(6) Private water wens of water supply systems. (6) Private onsite wastewater treatment systems or public sanitary sewer		<u> </u>	
systems;			
(7) Any other public utilities:	Ø	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ħ	
(9) Vegetative land cover type:		H	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ø		
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:	V		
(13) Drainageways:			
(14) Detention or retention areas:		V	
(15) Cemeteries:		V	
(16) Bridges/culverts:			
(17) Rock outcroppings:		M	
 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	
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 			
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	
k. Scale, north arrow, and date of creation:	Ø		
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			
lnch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
4. Have you provided all required application form information and has the required party signed this application form?	Ø		·
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		

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.

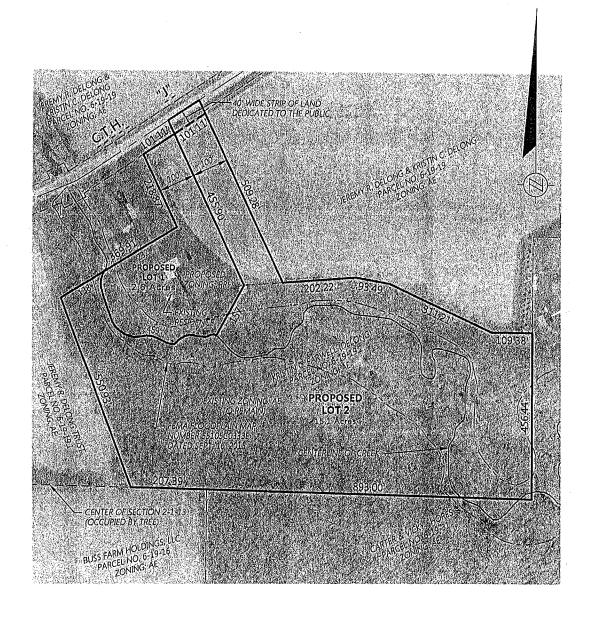
JANESVILLE, WI 53545

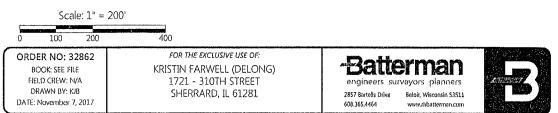
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Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 2 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1861603, RECORDED IN VOLUME 33 ON PAGES 30-34, AND UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.





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



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H H	

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

A CENCY DEVIEW	
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	
	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes ✓ No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
F. Land division is in an Agricultural Resources Drievity Avec months Deal Courty Family 10.	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, 7	a. – 7e. After
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.	, J
	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:	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	П
ownership (If applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	_
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	. <u> </u>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	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	l n
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:	<u> </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:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	U
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	
A. C.	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW	Waste Stores
	Missing
k Cools morth arrow and data of avanting	Information
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 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 c	
these parties have comments, said comments have been provided to the Agency: Yes N.	o '
If you answered No, the application must be provided to other reviewing parties before completing any t	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. Utility easement(s) shall be placed on lots as requested by utility companies (where application	able).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage syste	m at the time of
3. this survey. However, soils on the lot may be restrictive to the replacement of the e	xisting system
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE: 12/4/17	
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. Recommended by the Town P&Z for approval on November 15, 2017. Town Board action will be taken o	n December 13th.
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	sheet (2a) If necessary):
1,	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nec	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Note on Final CSM: "No buildings which produce waste water allowed on Lot 2 until acceptable means of wastewater disposal
5. is approved by the necessary governmental agencies."
6. The boundary of the current Regional Floodplain shall be shown on the Final CSM
7. The Town of Turtle shall approval any zoning changes deemed necessary by the Town.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates an existing residence and land from the parent parcel in Turtle Township. The existing residence and other buildings will be on new Lot 1 (consisting of approximately 1.1acres) and the remaining parent parcel (consisting of approximately 8.1 acres) will have no structures and be considered new Lot 2. The parent lot is currently zoned Agricultural Exclusive (AE) by the Town of Turtle. Due to the lot size of new Lot 1, a rezone to Rural Residential (RR) was requested.
County Hwy J is not an Access Controlled Highway in this location.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4,
5,
6.
7.
8.
9.
10.
15. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5,
6.
7.
8.
9,
10.
18. Committee action rationale and findings of fact:

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

NOV 1 3 20

GRECEIVED

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WLUS WEB: WWW.CO.ROCK.WLUS ROCK CO. PLANNING, ECONOMIC AND

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

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM **PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM,** 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined Yes No land division is feasible: 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Ves No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: 🗌 Yes 📝 No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ✓ Yes No 5. Land division will require a zoning change: APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE Telephone: 414-897-4892 Jeremy & Chelsea DeLong a. Name: State: WI Zip: 53546 Janesville City: Address: 3424 Kingsbridge Drive Telephone: b. Name: Zip: State: City: Address: 7. AGENT (SURVEYOR AND DEVELOPER) 608-365-4464 Telephone: R.H. Batterman & Co., Inc. a. Surveyor name: W Zip: 53511 State: Belolt City: 2857 Bartells Drive Address: Telephone: b. Developer name: Zip: City: State: Address: 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐6b. 🗸 7a. 76, ☐ 6a. LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: SW/SE 1/4 of NEWW 1/4 Town of Turtle 10. Land division area location: Tax parcel number(s) - 6-19-19.1 Section 2 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: If Yes, identify: City(s)/Village of City of Beloit ✓ Yes No 12. Land division area is located adjacent to (check all that apply): U.S. highway ☑ County highway State highway Local/Town road 15. Current zoning of land division 13. Landowner's contiguous property area | 14. Land division area (Square feet or acres): 9.2 Acres area: AE (Square feet or acres): 9.2 Acres 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: 16. Number of new/additional lots created created by land division: RR AE by land division: 1 19. Covenants or restrictions will be placed on the land division area: Yes VNo If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: ✓ Yes □ No Private onsite wastewater treatment system Public sanitary sewer system If Yes, the building utilizes a: 22. Public improvement construction will begin on 21. Public improvement construction proposal/plan will (mm/dd/yyyy): be submitted by (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION -APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials. DATE:

LANDOWNER/PRIMARY CONTACT SIGNATURE:

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR			The state of the s
TETTETED SURVEY MAP". Identifying the land division area and containing all of the	Ĭ <u>V</u>		,
following information?	<u> </u>		
a. Location of the land division area by section, township, and range:	N N		
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	1731	_{[-1}]	
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:			, i
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	1-71	<u></u>	
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	Ø		P
(2) Streets, alleys, and public ways:		$\overline{\Omega}$	
(3) Driveways:			
(4) Rall lines:			
(5) Private water wells or water supply systems:	\overline{C}	Ш	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems: (7) Any other public utilities:	7		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	\(\frac{\lambda}{\lambda}\)	井	
(9) Vegetative land cover type:	- Ki	十十	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	岗	一一	- History or annual control beautiful and a second
(11) Productive agricultural solls, cultural resources, and woodlands:	Ø	Ħ	
(12) Surface water features:	Ø		
(13) Drainageways:	V		
(14) Detention or retention areas:		V	
(15) Cemeterles:			
(16) Bridges/culverts:			
(17) Rock outeroppings:	LL	[Z]	
h. Approximate location, dimension, name (if applicable), and purpose of all		-	
dedicated public parks or outdoor recreation lands, or any other public or		Ø	
private reservation, including any conditions, in the land division area: 1. Preliminary concept for connection with existing public sanitary sewer and	-	- invitations	internate and the second second
water supply system or an alternative means of providing water supply and		Ø	
treatment and disposal of sewage, in the land division area:		12	
j. Preliminary concept for collecting and discharging stormwater, in the land	- Names	· · · · · · · · · · · · · · · · · · ·	
division area:			
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	T	
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	Ø		
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	Ø	T	
party signed this application form?	IXI		
5. Have you included a hard copy of this application form and the map, an electronic			The second secon
copy of the map in a format compatible with the Agency's Geographic information	Ň		
System (GIS), and the application fee?	1 '	1	i

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

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

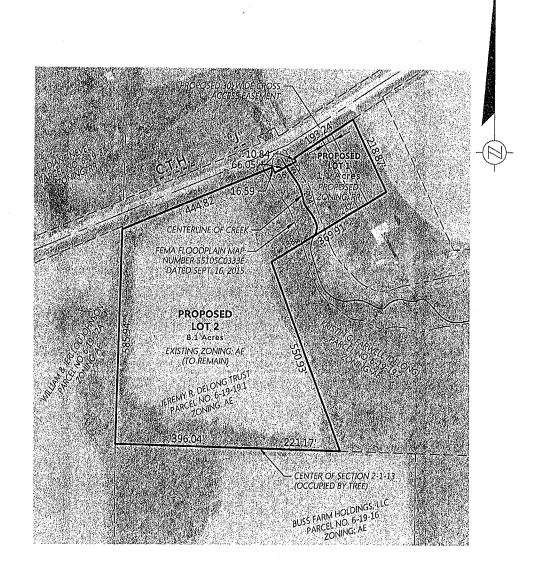
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

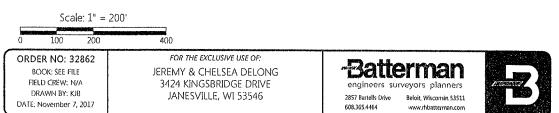
REVISED 12/2011

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1861603, RECORDED IN VOLUME 33 ON PAGES 30-34, BEING PART OF THE SW 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 2, T. 1 N., R. 13 E., OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.





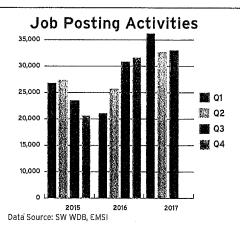
File Name: IN32800-32899n32862 - Delong Properties - CSM/SURVEY/RHB DRAWING FILES

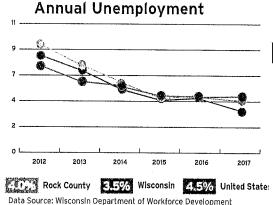
ROCK READY INDEX



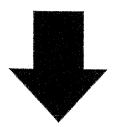
ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q3 2017



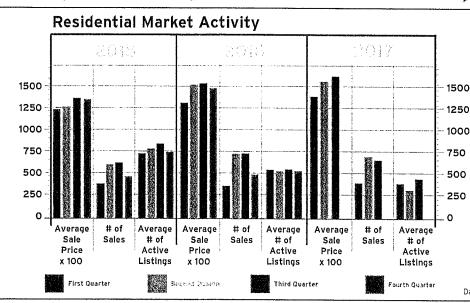


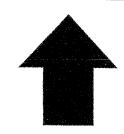
Downward Rate Parity **Continues**



Help Wanted Signs Dominate the Landscape



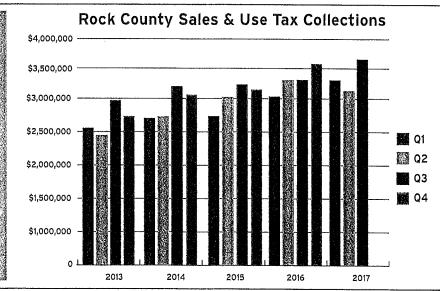




Record **Setting Price Points**

Data Source: South Central Wisconsin MLS Corporation







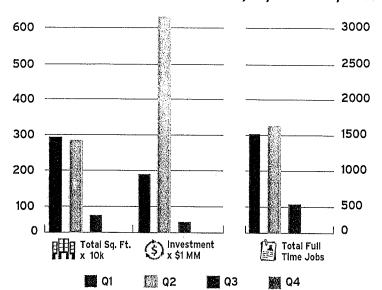
A New Collections Record

Data Source: Wisconsin Department of Revenue

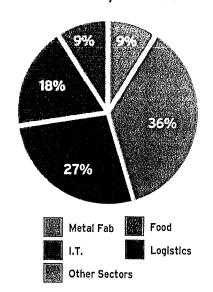
This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

Economic Development Pipel

Real Estate, Investment & Employment Impacts



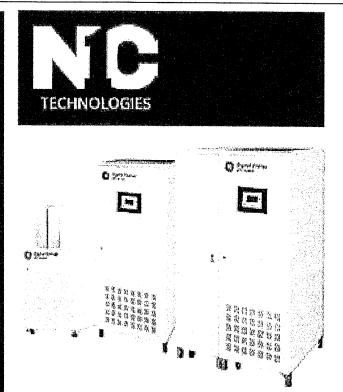
Industry Sectors



Macroeconomic Issues Impact Activity Levels

Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stateline area.

Project Profile



N1 Critical Technologies - a power supply systems design, purchasing, installation and maintenance service provider - announced that it will be relocating and expanding into downtown Janesville. Once relocated, N1 will be leverage its growing suite of uninterruptible power supply (UPS) systems and capitalize on its increasingly diverse customer base, which includes: data centers, financial institutions, medical clinics, hospitals, office complexes, call centers, telecom centers, server rooms, server closets and more.

As a soon-to-be graduate of the Janesville Innovation Center (JIC), N1 expects to increase its staffing levels by more than 30 jobs over the next few years.

According to Nate Ellsworth, N1's founder and President, "The JIC filled critical N1 needs.

Its flexible space was important because we grew very quickly and needed additional offices. as well as a manufacturing suite. The business assistance and mentoring support has been extremely valuable, as it continues to guide our operations. The JIC has been great to work with."

The JIC Board of Directors and staff are proud to be part of N1's success story. "It is exciting to see N1 start with a solid business concept, launch it successfully and then grow it. They are a great example of what the JIC was created to do", said Mike Mathews, JIC Operations Manager. "With N1 graduating, the JIC will be able to accommodate other emerging or existing businesses that will benefit from the JIC's ecosystem."

Rock County Wisconsin

DEVELOPMENT ALLIANCE



For additional information visit:

RockCountyAlliance.com 608 · 757 · 5598 **Rock County**

COMMITTEE REVIEW REPORT

11/30/2017

FOR THE MONTH OF NOVEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1721-0000-64200	TRAINING EXP				
		P1700586	11/09/2017	JP MORGAN CHASE BANK NA	764.00
				LAND RECORDS PROG TOTAL	764.00
I have reviewed the	preceding paymen	its in the tota	al \$76	64.00	
Date:		De	pt		The second secon
		Committe	ee		

Rock County

COMMITTEE REVIEW REPORT

11/30/2017

FOR THE MONTH OF NOVEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	D470000	44/00/0047		
		P1700223	11/02/2017	STAPLES BUSINESS ADVANTAGE	37.19
	· · · · · · · · · · · · · · · · · · ·	4)		PLANNING PROG TOTAL	37.19
64-6451-0000-64904	SUNDRY EXPENSE				
		P1700249	11/16/2017	LANGE ENTERPRISES INC	1,709.86
<u> </u>		Wall-		ADDRESS SIGNS PROG TOTAL	1,709.86
64-6460-0000-63110	ADMIN.EXPENSE				
		P1700226	11/09/2017	BELOIT DAILY NEWS	73.57
		P1702871	11/16/2017	NEIGHBORWORKS BLACKHAWK	300.00
technique de la constant de la const		Housi	NG GRANT C	LEARING ACCOUNT PROG TOTAL	373,57
64-6900-0000-63107	PUBL & LEGAL	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			The state of the s
		P1700226	11/09/2017	BELOIT DAILY NEWS	191.65
M , ,			BOAR	D OF ADJUSTMENT PROG TOTAL	191.65
I have reviewed the	preceding payments	s in the tota	i) \$2,;	312.27	
Date:		Dej			
		Committe	90		

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	12/1	L4/2017			Client	ID -CDM	81				
Project Recommended By:					Client ID -CDM 81 WPHD						
Project Funding Source			CDBG Program Income								
	HOUSEHOLD I						TICOTITE .				
House	hold Size	4		Household	\$37,32		Project		Edgerton		
				Income	+,		Locatio	n	Lagerton		
	FAIR MA	RKET VAL	UE INFO	RMATION		ASSESS	ED VALU		MATION		
LAND			17,100		LAND						
BUILDI	INGS		97,700		BUILD	INGS	-	NA			
TOTAL			112,500)	TOTAL	-		NA			
				MORTGAG	E AND L	IENS					
1.	(Bank)				2.(Edg	erton CDB	G)	53,433			
2.					PROPO	OSED ROCI	<	12,000			
					COUN	TY LOAN					
	MORTGA	GES	65,443		1	TO VALUE	•	.58			
AND LI	IENS			W	ROCK	COUNTY L	OAN)				
				FUCIDILITY	/FDIFICA	TIONS					
	Incomo	less than	200/	ELIGIBILITY V	1						
				00/		Title in Name					
					Mortgage Current –NOT APPLICABLE						
						□ Taxes Current					
\boxtimes						Conflict	of Interes	t Signed			
☐ Flood Insurance (if required)				\boxtimes	Lead Par	nphlet re	ceived ar	nd signed			
SUMM	IARY OF RE	EQUEST:	We are p	artnering with th	e City of	Edgerton	CDBG pro	gram to	complete the		
work o	on this hou	ıse, whic <mark>l</mark>	h includes	s installation of a	sump pu	ımp, winde	ow replac	ement, f	looring, drywall		
repair,	installatio	n of new	/ roof, gu	tters, porch repai	r, door r	eplacemer	nt, mold r	emediati	on. Total project		
is \$65,	443. Rock	County p	ortion is	\$12,000.							

Recom	mended L	oan Amo	ount:					\$12,000			
COMM	1ITTEE ACT	ΓΙΟΝ									
	·										
☐ APPROVE						DENY					
LOAN	AMOUNT	APPROVE	ED		\$						
Signature-Committee Chair						Date					

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	12,	14/2017			Client	Client ID -CDM 82				
Project Recommended By:				WPHD	WPHD					
Project Funding Source				CDBG	CDBG Program Income					
			100,000	HOUSEHOLD	INFORM	IATION	, ,,,,,,,		***	
Househ	old Size	3	***************************************	Household	\$42,07	\$42,079 Project Edgerton				
				Income			Locatio	_		
	FAIR MA	RKET VAI	UE INFO	RMATION		ASSESSED VALUE INFORMATION				
LAND			23,900		LAND	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		24,400		
BUILDI	NGS		84600		BUILD	BUILDINGS			86,300	
TOTAL			108,500)	TOTAL			110,700)	
				MORTGAG	E AND L	IENS				
1.	(Bank)		65,453		2.			T		
3.					PROPO	OSED ROCI	<	8,000		
					4	TY LOAN		,,,,,,		
TOTAL	MORTG	AGES	73,453			TO VALUE	(WITH	.68		
AND LIE	ENS				l .	COUNTY L	•			
								1		
										
				ELIGIBILITY V	/ERIFICA	TIONS			77.	
\boxtimes	Income	less thar	1 80%		\boxtimes	Title in N	lame			
\boxtimes	Loan to Value less than 120%				\boxtimes	Mortgag	e Curren	t		
\boxtimes	Home v	alue (afte	r rehab)	less than	\boxtimes					
	\$143,0	00								
	Insurar	ce			\boxtimes	Conflict	Conflict of Interest Signed			
	Flood I	nsurance (if require	ed)	\boxtimes	Lead Pamphlet received and signed				
					1					
r										
SUMM	ARY OF I	REQUEST:	The hom	e needs new win	dows in s	some roon	ns, wall re	epair, and	l electrical work.	
		one.								
Recommended Loan Amount:								\$8,000		
COMM	ITTEE AC	CTION								
	1000	N /=			T		7		- <u> </u>	
☐ APPROVE				14	DENY					
LOAN AMOUNT APPROVED				\$	· · · · · · · · · · · · · · · · · · ·					
Signature-Committee Chair					Date					



NOT OFFICIAL UNTIL APPROVED BY COMMITTEE ACTION

Rock County Planning & Development Agency 51 S. Main Street Janesville, WI 53545 (608) 757-5587

DATE:

December 14, 2017

TO:

Rock County Planning & Development Committee

FROM:

Colin Byrnes – Director

Cheryl Martin – Planning Services Coordinator

CC:

Sherry Oja – Finance Director

Susan Balog - Assistant Finance Director

RE:

Reduction in Accounts Receivable - Rock County's Community

Development Loan Program

Please find attached supporting information that authorizes Planning & Development Staff to perform a 2017 General Ledger Journal Entry to reduce future Accounts Receivables by the balance of Community Development Home Rehabilitation Loans that have been determined to be uncollectible.

The majority of the loan properties have been foreclosed by either a first mortgagor or by the Rock County Treasurer's Office through Tax Lien Foreclosure. These properties were sold at sheriff's sale and are currently owned by parties other than the individual(s) that Rock County Planning & Development had loans with.

If approved, the Committee's recommendation will be forwarded to Financial Services in the form of a General Ledger Journal Entry to reduce the 2017 Accounts Receivable fund balance.

Total Allowance to Uncollectibles......\$92,646.73

State of Misconsin



2017 Assembly Bill 479

Date of enactment: November 27, 2017 Date of publication*: November 28, 2017

2017 WISCONSIN ACT 67

AN ACT to renumber and amend 59.694 (7) (c) and 62.23 (7) (e) 7.; to amend 59.69 (10e) (title), 59.69 (10e) (a) 1., 59.69 (10e) (b), 60.61 (5e) (title), 60.61 (5e) (a) 1., 60.61 (5e) (b), 62.23 (7) (hb) (title), 62.23 (7) (hb) 1. a. and 62.23 (7) (hb) 2.; and to create 59.69 (5e), 59.694 (7) (c) 1., 59.694 (7) (c) 3., 60.61 (4e), 60.62 (4e), 62.23 (7) (de), 62.23 (7) (e) 7. a., 62.23 (7) (e) 7. d., 66.10015 (1) (e), 66.10015 (2) (e), 66.10015 (4), 227.10 (2p) and 710.17 of the statutes; relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; and the right to display the flag of the United States.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 2. 59.69 (5e) of the statutes is created to read:

59.69 (5e) CONDITIONAL USE PERMITS. (a) In this subsection:

- 1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a county, but does not include a variance.
- 2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- (b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be

related to the purpose of the ordinance and be based on substantial evidence.

- 2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.
- (c) Upon receipt of a conditional use permit application, and following publication in the county of a class 2 notice under ch. 985, the county shall hold a public hearing on the application.
- (d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the county may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the county zoning board.

^{*} Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

(e) If a county denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in s. 59.694 (10).

SECTION 3. 59.69 (10e) (title) of the statutes is amended to read:

59.69 (10e) (title) Repair, <u>rebuilding</u>, and maintenance of Certain Nonconforming Structures.

SECTION 4. 59.69 (10e) (a) 1. of the statutes is amended to read:

59.69 (10e) (a) 1. "Development regulations" means the part of a zoning ordinance enacted under this section that applies to elements including setback, height, lot coverage, and side yard.

SECTION 5. 59.69 (10e) (b) of the statutes is amended to read:

59.69 (10e) (b) An ordinance enacted under this section may not prohibit, or limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

SECTION 8. 59.694 (7) (c) of the statutes is renumbered 59.694 (7) (c) 2. and amended to read:

- 59.694 (7) (c) 2. To authorize upon appeal in specific cases variances from the terms of the ordinance that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.
- 4. A county board may enact an ordinance specifying an expiration date for a variance granted under this paragraph if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of adjustment does not specify an expiration date for the variance, a variance granted under this paragraph does not expire unless, at the time it is granted, the board of adjustment specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.
- 5. A variance granted under this paragraph runs with the land.

SECTION 9. 59.694 (7) (c) 1. of the statutes is created to read:

59.694 (7) (c) 1. In this paragraph:

- a. "Area variance" means a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment under this subsection.
- b. "Use variance" means an authorization by the board of adjustment under this subsection for the use of

land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

SECTION 10. 59.694 (7) (c) 3. of the statutes is created to read:

59.694 (7) (c) 3. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this paragraph, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

SECTION 11. 60.61 (4e) of the statutes is created to read:

60.61 (4e) CONDITIONAL USE PERMITS. (a) In this subsection:

- 1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.
- 2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- (b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- 2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision to approve or deny the permit must be supported by substantial evidence.
- (c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

- (d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.
- (e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 59.694 (10).

SECTION 12. 60.61 (5e) (title) of the statutes is amended to read:

60.61 (5e) (title) Repair, <u>rebuilding</u>, and maintenance of Certain Nonconforming structures.

SECTION 13. 60.61 (5e) (a) 1. of the statutes is amended to read:

60.61 (5e) (a) 1. "Development regulations" means the part of a zoning ordinance enacted under this section that applies to elements including setback, height, lot coverage, and side yard.

SECTION 14. 60.61 (5e) (b) of the statutes is amended to read:

60.61 (5e) (b) An ordinance enacted under this section may not prohibit, or limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

SECTION 15. 60.62 (4e) of the statutes is created to read:

60.62 (4e) (a) In this subsection:

- 1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.
- 2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- (b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- 2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision

- to approve or deny the permit must be supported by substantial evidence.
- (c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.
- (d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.
- (e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 61.35.

SECTION 16. 62.23 (7) (de) of the statutes is created to read:

62.23 (7) (de) Conditional use permits. 1. In this paragraph:

- a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- 2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
- 4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or

renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

SECTION 17. 62.23 (7) (e) 7. of the statutes is renumbered 62.23 (7) (e) 7. b. and amended to read:

62.23 (7) (e) 7. b. The board of appeals shall have the following powers: To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto; to hear and decide special exception to the terms of the ordinance upon which such board is required to pass under such ordinance; to authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

- e. The council of a city may enact an ordinance specifying an expiration date for a variance granted under this subdivision if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of appeals does not specify an expiration date for the variance, a variance granted under this subdivision does not expire unless, at the time it is granted, the board of appeals specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.
- \underline{f} . A variance granted under this subdivision runs with
- c. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

SECTION 18. 62.23 (7) (e) 7. a. of the statutes is created to read:

62.23 (7) (e) 7. a. In this subdivision, "area variance" means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of appeals under this paragraph. In this subdivision, "use variance" means an authorization by the board of appeals under this paragraph for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

SECTION 19. 62.23 (7) (e) 7. d. of the statutes is created to read:

62.23 (7) (e) 7. d. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

SECTION 20. 62.23 (7) (hb) (title) of the statutes is amended to read:

62.23 (7) (hb) (title) Repair rebuilding, and maintenance of certain nonconforming structures.

SECTION 21. 62.23 (7) (hb) 1. a. of the statutes is amended to read:

62.23 (7) (hb) 1. a. "Development regulations" means the part of a zoning ordinance enacted under this subsection that applies to elements including setback, height, lot coverage, and side yard.

SECTION 22. 62.23 (7) (hb) 2. of the statutes is amended to read:

62.23 (7) (hb) 2. An ordinance enacted under this subsection may not prohibit, or limit based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming structure.

SECTION 23. 66.10015 (1) (e) of the statutes is created to read:

66.10015 (1) (e) "Substandard lot" means a legally created lot or parcel that met any applicable lot size requirements when it was created, but does not meet current lot size requirements.

SECTION 24. 66.10015 (2) (e) of the statutes is created to read:

66.10015 (2) (e) Notwithstanding any other law or rule, or any action or proceeding under the common law, no political subdivision may enact or enforce an ordinance or take any other action that prohibits a property owner from doing any of the following:

- 1. Conveying an ownership interest in a substandard lot.
- 2. Using a substandard lot as a building site if all of the following apply:
- a. The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.
- b. The substandard lot or parcel is developed to comply with all other ordinances of the political subdivision.

SECTION 25. 66.10015 (4) of the statutes is created to read:

66.10015 (4) Notwithstanding the authority granted under ss. 59.69, 60.61, 60.62, 61.35, and 62.23, no political subdivision may enact or enforce an ordinance or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

SECTION 26. 227.10 (2p) of the statutes is created to read:

227.10 (2p) No agency may promulgate a rule or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

SECTION 27. 710.17 of the statutes is created to read: 710.17 Right to display the flag of the United States. (1) DEFINITIONS. In this section:

- (a) "Housing cooperative" means a cooperative incorporated under ch. 185 or organized under ch. 193 that owns residential property that is used or intended to be used, in whole or in part, by the members of the housing cooperative as their homes or residences.
- (b) "Member of a homeowners' association" means a person that owns residential property within a subdivision, development, or other similar area that is subject to any policy or restriction adopted by a homeowners' association.
- (c) "Member of a housing cooperative" means a member, as defined in s. 185.01 (5) or 193.005 (15), of a housing cooperative if the member uses or intends to use part of the property of the housing cooperative as the member's home or residence.
- (2) RIGHT TO DISPLAY THE FLAG OF THE UNITED STATES. (a) Except as provided in sub. (3), a homeowners' association may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that

restricts or prevents a member of the homeowners' association from displaying the flag of the United States on property in which the member has an ownership interest and that is subject to any policy or restriction adopted by the homeowners' association.

- (b) Except as provided in sub. (3), a housing cooperative may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the housing cooperative from displaying the flag of the United States on property of the housing cooperative to which the member has a right to exclusive possession or use.
- (3) EXCEPTIONS. A homeowners' association or housing cooperative may adopt and enforce a covenant, condition, or restriction, or enter into an agreement, that does any of the following:
- (a) Requires that any display of the flag of the United States must conform with a rule or custom for proper display and use of the flag set forth in 4 USC 5 to 10.
- (b) Provides a reasonable restriction on the time, place, or manner of displaying the flag of the United States that is necessary to protect a substantial interest of the homeowners' association or housing cooperative.

SECTION 28. Initial applicability.

- (1) RIGHT TO DISPLAY THE FLAG OF THE UNITED STATES. The treatment of section 710.17 of the statutes first applies to a covenant, condition, or restriction that is adopted, renewed, or modified, or to an agreement that is entered into, renewed, or modified, on the effective date of this subsection.
- (2) CONDITIONAL USE PERMITS. The treatment of sections 59.69 (5e), 60.61 (4e), 60.62 (4e), and 62.23 (7) (de) of the statutes first applies to an application for a conditional use permit that is filed on the effective date of this subsection.