

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, FEBRUARY 14, 2019 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held Thursday January 24, 2019 at 8:00 am.
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2018 079 (Center Township) Lawrence
 - LD2019 001 (Rock Township) Weis
- 6. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
 - A. Update on Mallwood Association Dues
- 10. Adjournment

Future Meetings/Work Sessions

February 14, 2019 (8:00 am) February 28, 2019 (8:00 am) March 14, 2019 (8:00 am) March 28, 2019 (8:00 am)

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

AGN19003



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: February 14, 2019

Land Division Summary:

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

2018 079 (Center Township) – Lawrence

2019 001 (Rock Township) - Weis

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

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

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

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

EMAIL: PLANNING@CO.ROCK,WI.US



LD2018 079 Lawrence

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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	
	√Yes No
	√Yes □No
	Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	aquirement:
	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	a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	10000 10000 000 000 000 0000
	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:	Rinned and a second
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(c) and existence) in and adment to the lond division areas	
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	Freit
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways: (4) Rall lines:	
(4) Rail lines: (5) Private water wells or water supply systems:	
(6) Private water wens of water supply systems.	
(7) Any other public utilities:	h A
(8) Easements (Utility, drainageway, pedestrian way, etc.):	C
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<u> </u>
(13) Drainageways:	<u>├───</u> └ <u>└</u>
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	L
(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	in i
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:	

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

14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 1. 2. Town Board approved. 1/21/19 3.	AGENCY REVIEW	
k. Scale, north arrow, and date of creation:		CALLS VALUE AND CHIEF STREET
I. Any other information required by the Agency: Image: 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages in umbered in sequence if more than one (1) page is required, and total map pages identified on each page: Image: 7c. Map prepared by a land surveyor licensed in Wisconsin: Image: 7d. All required application form information and required party's signature on the application form: Image: 7d. All required 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: Image: 8. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties before completing any further sections of this form. 9. Preliminary minor land division application nust be provided to other reviewing parties before completing any further sections of this form. 10. Agency recommendation: Approve Mith conditions Deny 11. If you answered No, the application to 10., list conditions (Use additional sheet (2a) if necessary): 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable). 2. Note on final CSM: Tuch land may be restrictive to the replacement of the existing system." 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) If necessary): 13. Town action	k. Scale, north arrow, and date of creation:	Summer State Sta
numbered in sequence if more than one (1) page is required, and total map pages identified on each page:		
7d. All required application form information and required party's signature on the application form: Image: Comparison of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee: Image: Comparison of the application is complete: 9. Preliminary minor land division application is complete: Image: Comparison of the application is complete: Image: Comparison of the application 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 other reviewing parties before completing any further sections of this form. Image: Comparison of the application must be provided to other reviewing parties before completing any further sections of this form. 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 applicable). 2. Note on final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system." 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 12. Image: 12/17/18 13. Town action: Approve Approve With Conditions Deny	numbered in sequence if more than one (1) page is required, and total map pages identified on each	
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: Image: Compatible Comparison of the Agency's Geographic Information System (GIS), and application fee: Image: Compatible Comparison Compatible Compatible Compatible Comparison Compatible	7c. Map prepared by a land surveyor licensed in Wisconsin:	
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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 comment, and if these parties have comments, said comments have been provided to othe Agency: □ Yes □ No 1f you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: □ Approve ○ Approve With Conditions □ 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 applicable). 2. Note on final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. 3However, 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): TITLE: Administrator - Rock County Planning. Economic & Community Development Agency 1. 12/17/18 13. Town action:	7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	п
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AGENCY SIGNATURE:		
Economic & Community Development Agency TOWN ACTION 13. Town action: P Approve With Conditions Deny 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 1. 1. 2. Town Board approved. 3. 1 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): DATE: DATE:	Ame	
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TOWN SIGNATURE: DATE:	3.	
	15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

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

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

DCK COUNTY	PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FO	<u>KIVI</u>
	AGENCY RECOMMENDATION	
11. If you answered	Approve With Conditions to 10., list conditions:	
3, Propos	ed lot lines must include the septic system area with the building which utilizes the system.	
4. Applica	nt shall obtain a shared driveway permit from the Wisconsin DOT prior to final approval.	
5. Final C	SM shall be submitted to and approved by the Agency within one year after preliminary approval.	
	ubject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approv	al,
7.		
8.		******
9.		A WARDON 1
10, ,		
· · · · · · · · · · · · · · · · · · ·	endation rationale and findings of fact:	· · ·
consisting of appr zoned Agricultura Agriculture, Wood to A3 has been pr Farmland Preserv standards/factors Preservation Zoni The Wisconsin D0	nd Division creates one new lot from an existing 120 acre property in the Town of Cent oximately 3.0 acres, a residence and out buildings. The parent parcel is currently I District One (A1) by the Town and the future land use for the parcel is designated lland and Scattered Residential. As part of this process, a request for a zoning change oposed based on the proposed lot size. The A1 District is certified by DATCP for the ration Program. Therefore as part of this process the Town should consider the outlined in the Zoning Ordinance related to rezoning property out of a Farmland ng District (including Base Farm Tract standards if applicable). DT previous purchased all additional access rights to Hwy 11 for this property. ed driveway must be approved before the Land Division is approved.	
This property is w	ithin the extraterritorial review jurisdiction of the Village of Footville.	
	,	
	TOWN ACTION	H.
14. If you answered	Approve With Condtions to 13., list additional conditions:	
15 Tours satisfy we the	and and findings of fast.	
15. Town action ratio	onale and findings of fact:	
	OCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
	Approve With Conditions to 16., list conditions:	
3,		
4.		
5,		
6.		
7.		
8.		
9. '		
10,		
and the second se	n rationale and findings of fact:	

REVISED 12/2011

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

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

EP		
	AGENCY USE ONLY	
ALC' CONCLE	Application Number: 102018	079
HO CONTRACTOR	Received By - Date 11-30-	18
C. M. OF		1
DR LAND DIVISION	- APPLICATION FC	RM

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PRELIMINARY OF THIS FORM A	MINOR LANI	DIVISION	- APPLICATI	ON FOR	RM INFO	DRM		E COMPL	ETE BO	TH PAG	
. Applicant has cont (if land division is v land division is fea	within Extra-1										ermined
Land division is co	nsistent with	Town's Co	mprehensive	Plan — I	Future I	and	Use Map:			Z Yes	No
. Land division area	is located in	a Farmian	d Preservatio	n zonini	g distric	t cer	tified by the S	tate of WI	sconsir	: Ves	
If you answered Y											
Land division meet	ts Town Base	Farm Trac	t and any oth	er appll	cable F	arml	and Preservati	on zoning	distric	t require	ment:
• 1										Yes	
. Land division will	require a zon	ing change	1	• •	•			· . ·		Z Yes	5 🔲 No
a the second sec	а 5 (APPLICAN	TINF	ORMA	TIO	N		•		
LANDOWNER OR	AUTHORIZED	LANDOW	VER REPRESEN	TATIVE	E.						
. Name:	BRIAN LA	WRENCI	-					Teleph	one:		
Address:	1934 S OL				City:	JA	NESVILLE	State:	WI	Zlp:	5354
. Name:						1		Teleph	·	1	1
			<u>,</u>		City			-		71-1	
Address:			······································		City:			State:		Zip:	· ·
AGENT (SURVEYO	1									750.05	
			OCIATES, I	NC		T		Teleph		752-05	
Address:	109 W. MI	LWAUKE	EE ST		City:	JA	NESVILLE	State:	WI.	Zip:	5354
. Developer name:								Teleph	one:		
Address:		/			City:		•	State:		Zip:	
. Identify the indivi	dual from 6.	or 7. that v	will serve as th	ne prim	ary con	tact:	🗌 6a.	6b. [/`7a.	🗌 7b.	1
		÷ L	AND DIVIS	ON IN	IFORM	ΛΑΤ	ION				
Reason for land di	vision: 🔲 Sa	le/owner	ship transfer	🔲 Fa	rm con	olid	ation 🔲 Ref	inance 🗌] Oth	er:	
		Town of	CENTER				SW 1/4 o	f SW :	/4		1
0. Land division are	a location:	Section	35				Tax parcel nu	mber(s) -	6-4-2	92	
1. Land division are	a is located v	/ithin the l	xtra-Territori	al Plat /	Approva	al Jur	isdiction (ETJ)	Area of a	City(s)	Village:	<u> </u>
Yes 🖌 No			City(s)/Villa					•			I .
2. Land division are											
		l/Town ro			ighway		✓ State high			highwa	
3. Landowner's con		erty area				З		urrent zor rea: A-1	ing of	land divi	sion
(Square feet or a 6. Number of new/		e avacted	(Square		total address of the local division of the l				zoning	of para	t lot
. by land division:								A-1			100.
.9. Covenants or res							Yes 🖌 No				· ·
If Yes, identify co		•				÷					
0. A residential bui							Yes 🔲 No				
If Yes, the building		TT THE TAX OF A DAMAGE AND A DAMAGE AND A	ate onsite wa							y sewer	system
1. Public improvem						-	wement const	ruction w	II begii	1 on	
be submitted by	(mm/ad/yyy				(mm/di						
$ \xi_{\mu}\rangle = \alpha z _{\mu} + z _{\mu}$			CANT STAT		<u></u>						
, as the undersigned, a ontact for said landow	m a landowne	r applying f	or a minor land	division	in unin	corpo	orated Rock Cou	inty, or am	serving	as the pr	imary
APPLICATION FORM IN	FORMATION, 1	eviewed an	d completed th	nis appli	cation fo	orm, a	and submitted.a	Il Informat	ion as r	equired p	er sald
locuments, and that al	Information I	s correct, a	ccurate, and tru	le to the	e best of	my I	nowledge and	belief, with	all info	rmation a	cessibl
	to ore boing m	ade to indu	ice official activ	on on th	e part of	Roc	< County, its age	ents, emplo	yees, a	nd officia	ş,
o me. These statemer	its are being n							1			1.

PRELIMINARY MINOR LAND DIVISION -- APPLICATION FORM

APPLICATION CHECKLIST		-1-4-4-	and a second second	
	Yes	Nő	Comme	ň t
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	dir.ne.ge	,	1	<u> </u>
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		\Box .		
division area:				
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			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:				
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	\mathbf{Z}			'
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:			ļ ļ	
g. Approximate location, dimension (if applicable), and name (if applicable) of all				. ·
of the following, whether EXISTING or PROPOSED, in the land division area:		-		·
(1) Buildings:		┈┝╡╴		· · ·
(2) Streets, alleys, and public ways: (3) Driveways:		┢	· · · ·	
(3) Driveways: (4) Rail lines:			NONE	
(5) Private water wells or water supply systems:		Ë.	NONE	
(6) Private water wers of water supply systems.				
systems:			.	
(7) Any other public utilities:		Π		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		F	ACCESS	
(9) Vegetative land cover type:			SEE AIR PHOT	0
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\overline{\mathbf{V}}$	NONE ·	•
(11) Productive agricultural soils, cultural resources, and woodlands:		Z	NONE	
(12) Surface water features:		\mathbf{V}	NONE	
(13) Drainageways:		N	NONE	· ·
(14) Detention or retention areas:		\square	NONE	
(15) Cemeteries:		$\overline{\mathbf{V}}$	NONE	
(16) Bridges/culverts:			NONE	
(17) Rock outcroppings:		$\overline{\mathbf{Z}}$	NONÉ	·
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE	
dedicated public parks or outdoor recreation lands, or any other public or			1	
private reservation, including any conditions, in the land division area:				
i. Preliminary concept for connection with existing public sanitary sewer and		177	NON	Ξ
water supply system or an alternative means of providing water supply and		\Box		· -
treatment and disposal of sewage, in the land division area:				
j. Preliminary concept for collecting and discharging stormwater, in the land			NON	IE
division area:				
k. Scale, north arrow, and date of creation:				UESTED
I. Any other information required by the Agency:			NOTHING REC	UESTED
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?		m		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		<u> </u>		
4. Have you provided all required application form information and has the required			•	
party signed this application form?				
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	<u> </u>		·	
System (GIS), and the application fee?	DIVICIO	AL	DUICATION FO	

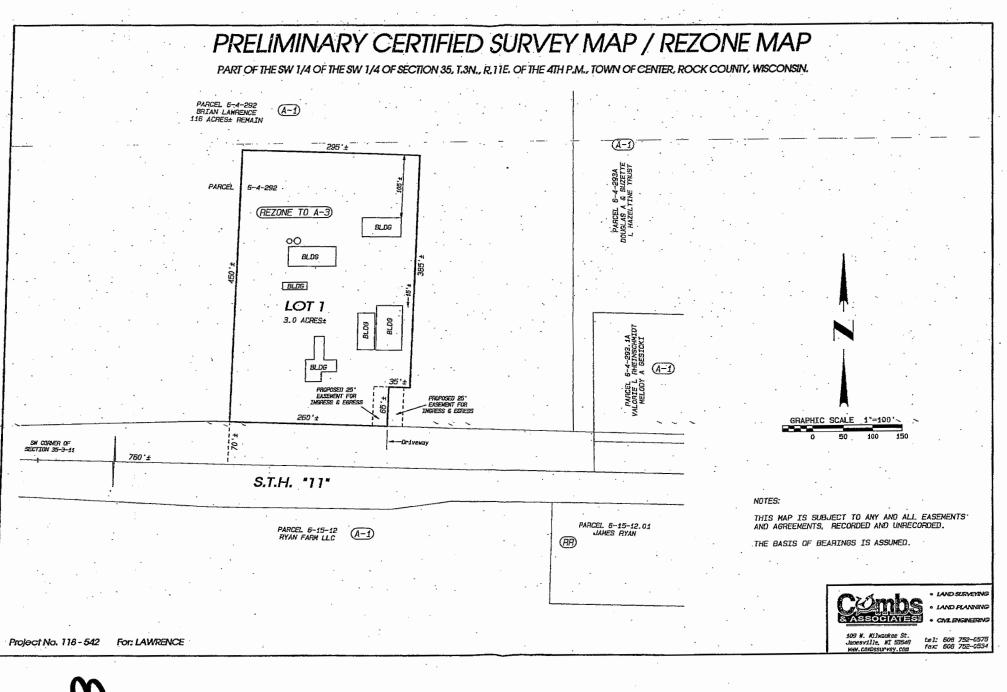
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST. JANESVILLE, WI 53545

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Page 2 of 2



W

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

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

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



Application Number:

LD2019 001 Weis

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

AGENCY REVIEW 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes 🗌 No Yes No 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: 🗹 Yes 🛄 No 6. Land division will require a zoning change: Yes No 7. Preliminary minor land division application is complete: Yes No If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. - 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant. Missing Informations 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information: a. Location of the land division area by section, township, and range: b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area: e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING 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 solis, cultural resources, and woodlands: (12) Surface water features: (13) Drainageways: (14) Detention or retention areas: (15) Cemeterles: (16) Bridges/culverts: (17) Rock outcroppings: h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or . . . outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: I. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: J. Preliminary concept for collecting and discharging stormwater in the land division area:

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Page 1 of 2

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

AGENCY REVIEW	
	Missing.
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	<u> </u>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	
with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and c	
these parties have comments, said comments have been provided to the Agency: Ves N If you answered No, the application must be provided to other reviewing parties before completing any	
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation:	•
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 of the second	
2. Note on final CSM: "Lot 1 contains existing buildings which utilize an existing private sewa	
3at the time of this survey. However, solls on the lot may be restrictive to the replacement of the e	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) If necessary):	
1000	
AGENCY SIGNATURE:	
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. Town Approved 2/4/19, NO conditions	
3. releived to POD Atomey	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	
DI FASE DETLION THIS FORM VIA DOSTAL MALL OR FMAIL TO	

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

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT CON	IMITTEE 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	

10

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

	AGENCY RECOMMENDATION
11. If you	answered Approve With Conditions to 10., list conditions:
	3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
,	4. Dedicate a 40 foot half road right of way along S Kessler Rd (as shown on preiminary CSM) at the discretion of the Town.
	5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
	6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval
	7.
	8.
	9.
	10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from an existing 116 acre property in the Town of Rock, consisting of approximately 3.3 acres, a residence and other buildings. The parent parcel is currently zoned Agriculture Farmland Preservation (AFP) by the Town and the future land use for the parcel is Agriculture. As part of this process, a request for a zoning change to A3 has been proposed. The AFP District is certified by DATCP for the Farmland Preservation Program. Therefore as part of this process the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District (including Base Farm Tract standards if applicable).

This property is within the extraterritorial review jurisdiction of the City of Janesville.

TOWN ACTION

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

15. Town action rationale and findings of fact:

18. Committee 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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3. 4. 5. 6. 7. 8. 9. 10. ROCK COUNTY PLANNING, ECONOMIC & COUMERATIVED DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545 TELEPHONE: (608) 757-5587 FAX: (608) 757-5586

`		
AGENCY USE ONLY		
	901	
Received By - Date 1-8-2 (MM/DD/YYYY):	019	
*======================================		

TELEPHONE: (608) 757-5 FAX: (608) 757-5586 EMAIL: PLANNING@CO.I WEB: WWW.CO.ROCK.W	ser Rock.wi.us N.Us ROCK CC	JAN - 9 (D. PLANNING, NITY DEVELO	ECONOMICION DEMENT AGEN	Y	OW	li Receiv	ved By D /DD/YYYY):			3-20	219
PRELIMIN				DIV	ISIC	N - A	PPL	ICAT	101	N FOI	RM
		· · · · · · · · · · · · · · · · · · ·						· · · · · · · · · · · · · · · · · · ·			
**PLEASE PRELIMINARY OF THIS FORM A		DIVISION	- APPLICATI	ON FORI	M INFO	RMATION.	PLEASE	COMPL	ETE BC	TH PAGE	
1. Applicant has cont											
(if land division is land division is fea		erritorial P	lat Approval	Jurisdict	ion (ET.) area) offi	cials and	these p	arties	birmen (mined No
2. Land division is co	nsistent with 1	Fown's Cor	nprehensive	Plan – F	uture L	and Use M	ap:			V Yes	No
3. Land division area	is located in a	a Farmland	Preservatio	n zoning	district	certified b	y the Sta	ate of Wi	sconsi	n: 🗹 Yes	No
If you answered Y											
4. Land division mee	ts Town Base	Farm Tract	and any oth	er applic	able Fa	rmland Pre	eservatio	on zoning	distric	t require:	
5. Land division will	require a zoni	ng change								V Yes	
			APPLICAN	IT INFO	ORMA'	TION					
6. LANDOWNER OR	AUTHORIZED										
a, Name:	JOHN WEI	S	-					Teleph	one:	728-34	48
Address:	5732 W HA	NOVER	RD 1		City:	JANESV	/ILLE	State:	WI	Zip:	53548
b. Name:								Teleph	one:		
Address:					City:			State:		Zip:	
7. AGENT (SURVEYO					- <u>.</u>		and provide	·····	·	1	
a. Surveyor name:	COMBS A			INC		1		Teleph		752-05	
Address:	109 W. M	LWAUK	EE ST		City:	JANES\	/ILLE	State:	WI	Zip:	53548
b. Developer name:								Teleph	ione:	<u> </u>	
Address:		-			City:			State:	7170	Zip:	·
8. Identify the Indiv	idual from 6.		AND DIVIS				6a.	6b.	77a.		
9. Reason for land d	ivision Sa						Ref	nance	Ot	her:	1
		Town of					1/4 0	F SE	1/4		
10. Land division are	ea location:	Section	6			Тах р	arcel nu	mber(s)	- 6-17	-24	1
11. Land division ar			xtra-Territo	rial Plat A	hprova	Jurisdicti	on (ETJ)	Area of a	City(s)/Village:	
Yes No		identify:	City(s)/Vill			JF JANE	SVILLE				
12. Land division an	ea is located a	djacent to il/Town ro	ad	at apply) County h	: Ighway	St	ate high	way	🗌 U.	.S. highwa	ay
13. Landowner's co	and the second sec		14. Land d	ivision ar	rea		15. C	urrent zo	ning o	f land divi	
(Square feet or			(Squar	e feet or	acres):	3.7		rea: AFP		a of para	nt lot:
16. Number of new by land division		s created	17. Future create	zoning c d by land	d divisio	additional on: A-3	iot(s)	AFP	20111		
19. Covenants or re	strictions will			division a	area:	Yes	🖌 No				,
If Yes, identify c 20. A residential bu	ovenants or re	estrictions:	d in the land	division	area	Yes	7 No				1
If Yes, the build		Priv	ate onsite w	/astewat	er treat	tment syst	em [ary sewer	system
21. Public improve	ment construc	tion propo	sal/plan will			mproveme	ent const	ruction v	vill beg	gin on	1
be submitted b	y (mm/dd/yyy	y): NON				d/yyyy):	THE				
			CANT STA					untu or a	n sandi	ng as the n	rimary
l, as the undersigned, contact for said lando	wher I do her	shu varifu th	nat I have revi	ewed the	ROCK C	OUNTYPKE	LIMINAK	r iviliyuk i	LAND D		
APPLICATION FORM I documents, and that	NEORMATION	reviewed an	nd completed	this appli	ication f	orm, and su	bmitted a	ali informa	ation as	s required p	per said accessible
documents, and that to me. These statem	all information ents are being r	nade to ind	uce official ac	tion on th	e best o le part o	f Rock Cour	nty, its ag	ents, emp	loyees,	and officia	ls,
			Ø	al	11						
LANDOWNER/PRIMA	ARY CONTACT S	IGNATURE:	Na		/ /			DATE;	_/2	-24	- 2018
REVISED 12/2011				Page :	1 of 2						

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

APPLICATION CHECKLIST				
	Ype	No		nterim
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V			- 16 <u>1468773374</u> 3
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, 			·	
Including name and ownership (if applicable), in and adjacent to the land division area:				
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:				
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	\square			
 blocks(s), numbered for reference, in the land division area: e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 				
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:				!
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:	N N			
(2) Streets, alleys, and public ways: (3) Driveways:		H		
(4) Rail lines:	+ #	<u> </u>	NONE	
(5) Private water wells or water supply systems:	17	Ē		-
(6) Private onsite wastewater treatment systems or public sanitary sewer				
(7) Any other public utilities:				+
(8) Easements (Utility, drainageway, pedestrian way, etc.):	14	Image: Construction	NONE PROPO	SED
(9) Vegetative land cover type:		<u> </u>	SEE AIR PHO	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\overline{\mathbf{V}}$	NONE	
(11) Productive agricultural soils, cultural resources, and woodlands:		\square	NONE	
(12) Surface water features:		$\overline{\mathbf{V}}$	NONE	
(13) Drainageways:		\square	NONE	1
(14) Detention or retention areas:			NONE	
(15) Cemeterles:		\square	NONE	
(16) Bridges/culverts:			NONE	
(17) Rock outcroppings:		\checkmark	NONE	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE	
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		Ø	NON	₩Ē
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		\Box	NO	NE
k. Scale, north arrow, and date of creation:				
I. Any other information required by the Agency:			NOTHING RE	EQUESTED
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?				
 Has the map been prepared by a faild surveyor incensed in visconsmi Have you provided all required application form information and has the required 				!
party signed this application form?				
 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?			DOULGATION!	0044

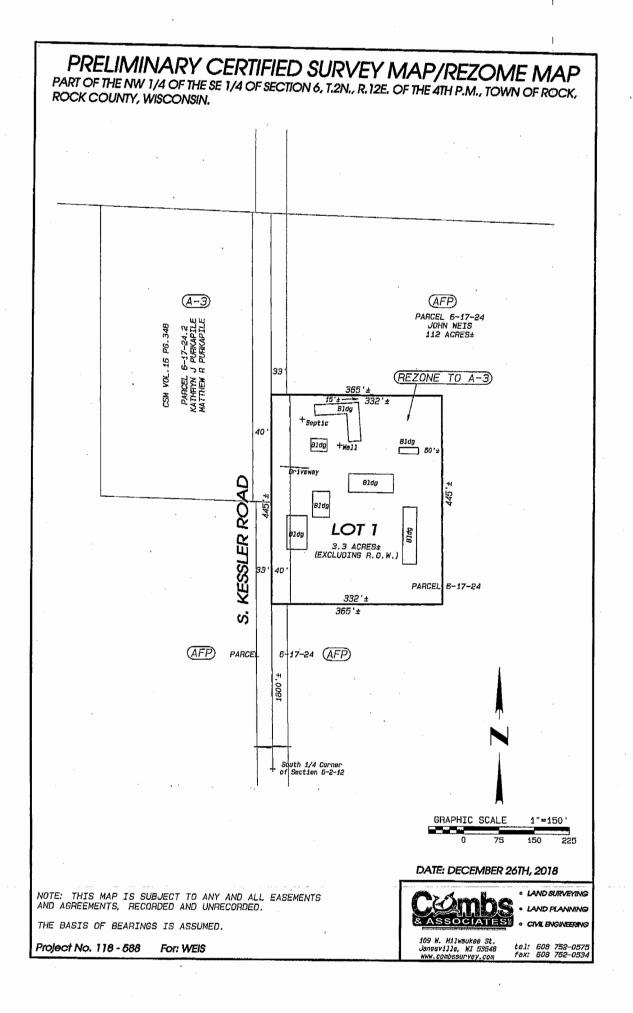
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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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Rock County

COMMITTEE REVIEW REPORT

FOR THE MONTH OF DECEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	P1802615	01/31/2019	US BANK	53.07
				PLANNING PROG TOTAL	53.07
I have reviewed the	preceding payments	s in the total	amount of\$53	3.07	

Date: Dept Head ______
Committee Chair

COMMITTEE: PD - PLANNING

01/31/2019

Rock County

COMMITTEE REVIEW REPORT

01/31/2019

FOR THE MONTH OF JANUARY 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP				
		P1900579	01/17/2019	US BANK	7.69
10-1720-0000-63200	PUBL/SUBCR/DUES				
		P1900669	01/17/2019	WISCONSIN REAL PROPERTY LISTER	60,00
		R	EAL PROPER	RTY DESCRIPTION PROG TOTAL	67.69
10-1721-0000-63200	PUBL/SUBCR/DUES		······································	алан на так так так так так так так так так та	<u>, , , , , , , , , , , , , , , , , , , </u>
		P1900579	01/17/2019	US BANK	200.00
10-1721-0000-64200	TRAINING EXP			·	
		P1900579	01/17/2019	US BANK	800.008
				LAND RECORDS PROG TOTAL	1,000.00

.

I have reviewed the preceding payments in the total amount of\$1,067.69

Date:

Dept Head

Committee Chair

Rock County

COMMITTEE REVIEW REPORT

01/31/2019

FOR THE MONTH OF JANUARY 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6420-0000-63200	PUBL/SUBCR/DUES	3			
		P1900705	01/31/2019	DODGE DATA AND ANALYTICS LLC	401.00
		ECONO	MIC DEVELO	PMENT PROGRAM PROG TOTAL	401.00
64-6460-0000-63116	HA ADMIN.EXPENS	E			₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩
		P1900565	01/17/2019	AMERICAN FAMILY INSURANCE	215.00
		HOUSING	GRANT CLE	ARING ACCOUNT PROG TOTAL	215.00
64-6730-0000-63200	PUBL/SUBCR/DUES	3		·	
	•	P1900412	01/17/2019	WISCONSIN SOCIETY OF LAND SURV	180.00
		P1900414	01/17/2019	NATIONAL ASSOCIATION OF COUNTY	60,00
		P1900415	01/17/2019	WISCONSIN COUNTY SURVEYORS ASS	100.00
64-6730-0000-63300	TRAVEL				
		P1900403	01/31/2019	US BANK	119.00
64-6730-0000-64200	TRAINING EXP				
		P1900403	01/31/2019	US BANK	250.00
				SURVEYOR PROG TOTAL	709.00

I have reviewed the preceding payments in the total amount of\$1,325.00

Date:

Dept Head _____

· · ·

Committee Chair