

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MAY 12 2016 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday, April 28, 2016
- 4. Action Item:

Election of Planning & Development Vice Chair Set Meeting Date and Time

5. Citizen Participation, Communications and Announcements

- 6. Code Administration & Enforcement
  - A. Action Item: Land Divisions
    - LD2015 068 (Spring Valley Township) George & Marilyn Bumsted Trust
    - LD2016 010 (Milton Township) Roscoe Development Co. LLC
- 7. Finance
  - A. **Action Item:** Review of Payments/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 8. Community Development
  - A. Action Item: Citizen Grievance Lead Hazard Control Grant Program (Postponed from April 28<sup>th</sup> P&D Meeting) Reimann
- 9. Committee Reports
- 10. Directors Report
  - A. Conditional Use Permit 2016 002 Salvador Sanchez
  - B. Lead Hazard Grant Training
- 11. Adjournment

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

May 26, 2016 (8:00 am) June 9, 2016 (8:00 am) June 23, 2016 (8:00 am) July 14, 2016 (8:00 am) July 28, 2016 (8:00 am) ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545 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

AGENCY USE ONLY

Application Number: LD 2015 068

Received By – Date (MM/DD/YYYY): 10 – 27 - 15

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**PLEAS	E DO NOT CO	MPLETE	THIS APPLICAT	ION FO	RM UN	TIL Y	OU HA	VE REAL	THE RO	ск со	UNTY	
PRELIMINĄRY OF THIS FORM A	MINOR LANI ND PREPARE	D <i>DIVISIO</i> A MAP C	N – APPLICATI ONTAINING AL	ON FOR	M INFO	ORM ON A	I <i>ATION</i> . AS IDEN	PLEAS	E COMPLI ON PAGE	ETE BO	TH PAGI	VI.**
<ol> <li>Applicant has cont</li> </ol>	tacted Town,	Rock Cou	nty Planning, E	conomi	ic & Cor	nmu	ınitv De	velopm	ent Agend	cv. and	City(s)/\	/illage
(if land division is land division is fea	within Extra-	Territorial	Plat Approval	Jurisdic	tion (E1	「J) ar	rea) offi	cials and	d these pa	arties h		
				<del></del>						-	✓ Yes	☐ No
2. Land division is co											✓ Yes	
<ol><li>Land division area</li><li>If you answered Y</li></ol>	is located in	a Farmlaı O.4. If vo	nd Preservation	n zoning	distric	t cer	rtified b	y the Sta	ate of Wis	sconsir	ı: V Yes	☐ No
4. Land division mee							and Pre	servatio	n zoning	distric	t require	ment.
												No
5. Land division will	require a zon	ing chang						•			V Yes	<b>₩</b> No
	•		APPLICAN			TIO	N	entra a ser e se				
6. LANDOWNER OR						- 1						1
a. Name:			YN BUMSTE		JST .				Telepho	one:	436-11	33
Address:	11749 W F	OOTVILL	E-BRODHE	AD RD	City:	BR	RODHE	AD	State:	WI	Zip:	53520
b. Name:						,			Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO									,			
a. Surveyor name:			OCIATES, IN	C					Telepho	ne:	1 2 2 2	
Address:	109 W MIL	WAUKE	E ST		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from <b>6.</b> o							6a.	]6b. [∕	7a.	☐ 7b.	
			AND DIVISI		FORM	1AT	ION	and and are are	e Mary and a state of the state	0.1.7910.00.2911.40	erran kan takan ke kesa	
. Reason for land div	/ision: ∐ Sa				m cons	olida	ation [	Refin	ance 🗸	Othe	er:	
LO. Land division area	a location:		SPRING VA	LLEY		_	NE	1/4 of	SE 1,	/4		
		Section	-						nber(s) -			
L1. Land division area  ✓ Yes   No		ithin the I identify:						ı (ETJ) A	rea of a C	ity(s)/\	Village:	
L2. Land division area			City(s)/Villag									
		/Town ro		unty hig			Stat	e highw	/av [	⊤u.s.	highway	,
<b>3.</b> Landowner's con			14. Land divis						rent zoni			
(Square feet or ac			(Square f						a: A-1			
6. Number of new/a by land division:	idditional lots 1	created	17. Future zo created !	oning of by land	new/a	dditi 1: <del>A=1</del>	onal lot	(s)   <b>18.</b> 93	Future z A-1	oning	of parent	lot:
.9. Covenants or rest	rictions will b	e placed	on the land div				es 🗸					
If <b>Yes</b> , identify cov	enants or res	trictions:			- :							
O. A residential building						<b></b> ✓ Y		No				
If Yes, the buildin	<del></del>		ate onsite was						Public sa ction will			/stem
be submitted by (					nm/dd/			constru	ction will	begin	on	ĺ
		APPLIC	CANT STATE			. ,		RE				
as the undersigned, an	n a landowner		the state of the s	THE RESERVE OF THE PARTY OF THE	Alberta & B. Caller	and the same	AND STREET, STREET, STREET,	and discounting on	v. or am se	erving a	s the prin	narv
ontact for said landowr	ner. I do hereb	y verify tha	at I have reviewe	ed the Ro	OCK COL	UNTY	' PRELIM	INARY N	IINOR LAN	D DIVIS	SION -	
PPLICATION FORM INFo ocuments, and that all	<i>บหเMA NON</i> , re information is	viewed and correct, ac	d completed this curate, and true	applica to the h	tion for	m, ar	nd submi	itted all i	nformatio	n as red	quired per	said
me. These statement	s are being ma	de to indu	ce official action	on the	part of F	Rock	County,	its agent	s, employe	ees, and	d officials.	essinie.
				1	1	,	^					

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LANDOWNER/PRIMARY CONTACT SIGNATURE:

Page 1 of 2

DATE: 10-27-15

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	V		
following information?		<b>–</b>	
a. Location of the land division area by section, township, and range:	V	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land 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:	Ø		d
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	V		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	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:	<b>1</b>	П	
(2) Streets, alleys, and public ways:	V	Ħ	
(3) Driveways:	V		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø		
(7) Any other public utilities:	<b>7</b>		BLDGS. HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V		
(9) Vegetative land cover type:	<b>7</b>		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:		V	NONE
(13) Drainageways:	<u> </u>	V	NONE
(14) Detention or retention areas:	Щ.	Ø	NONE
(15) Cemeteries: (16) Bridges/culverts:	片	M	NONE
(17) Rock outcroppings:	ᆜ	V	NONE
	Щ.	V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
<ul> <li>Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and</li> </ul>		V	NONE
treatment and disposal of sewage, in the land division area:  j. Preliminary concept for collecting and discharging stormwater, in the land		V	NONE
division area:			NONE
k. Scale, north arrow, and date of creation:	V		
<ol> <li>Any other information required by the Agency:</li> </ol>		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	Ш	
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			

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

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

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

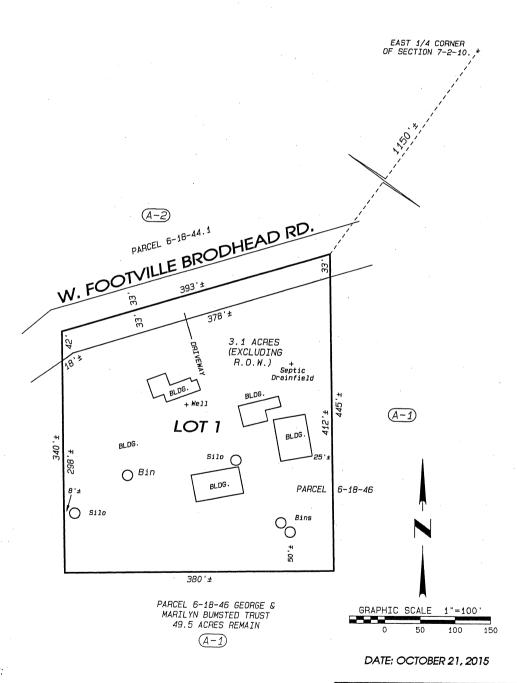
JANESVILLE, WI 53545

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Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF SECTION 7, T.2N., R. 10E. OF THE 4TH P.M., TOWN OF SPRING VALLEY, ROCK COUNTY, WISCONSIN.



NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 164 For: BUMSTED



LAND SURVEYING

109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com

tel: 608 752-0575 fax: 608 752-0534

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



	:===:
" LD2015 068 Burnston Number:	ed

## 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	icable) officials
l and there making have defined to differ the state of th	✓ 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:  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 r	equirement:
	✓ Yes ☐ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓Yes ✓ No
7. Preliminary minor land division application is complete:	✓ Yes
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.	il all missing
용하다 그를 하는 것 같아요. 항 전에 가장 경우를 보고 있는 것이 없는 것이 되었다. 그는 사람들은 것이 되었다. 	Wissing
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	Sinformation's
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:	ī
(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:	i i
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	7/2
(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:	Ö
j. Preliminary concept for collecting and discharging stormwater in the land division area:	П

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
<b>7b.</b> 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:	
<b>7d.</b> All required application form information and required party's signature on the application form:	
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
these parties have comments, said comments have been provided to the Agency:	At the discount of the first terms of the first ter
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
Indicate well and septic system location on Final CSM.	
2. Note on Final CSM: "Since Lot 1 contains a existing buildings which utilize an existing private sewage system	no soil evaluation
3. on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the	e existing system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Line M. Byrub  TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	1/5
TOWN ACTION	
13. Town action: Approve X Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Rezone to A3 contingent on land division	
2. New parcel will include right of way and its 0.3	Acres:
3. therefore parcel size to be 3,4 Acres.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE: 4/19/16 TITLE: Town Chairpeson	

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

ROCK COUNTY PLANNING, ECONÓMIC & 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 pprove With Conditions [	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
l de la compaña de la comp La compaña de la compaña d	1919-1919 - 1919-1919 - 1919-1919 - 1919 1 1952-1919 - 1919-1919 - 1919-1919
<b>2</b>	
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	



or error distant	AGENCY RECOMMENDATION
<b>11.</b> If y	ou answered Approve With Conditions to 10., list conditions:
	3. Existing Structures shall meet setback regulations.
	4. Dedicate a 33' foot 1/2 ROW along proposed Lot 1 to the Town of Spring Valley at their discretion.
	5. Parent Lot is permitted access on to W. Footville Brodhead Rd. From the Town of Spring Valley.
	6. Final CSM is submitted to and approved by the Agency within one year of Preliminary Approval.
	7. CSM that are subject to local approval shall be recorded within 6 months of their last approval.
	8.
	9.
	10,
<b>12.</b> Ag	ency recommendation rationale and findings of fact:
	열리 흥산을 하고 하는 수 없이 하다는 사람들이 들었다는 것이 되었다. 그런 사람들은 사람이 나갔다.
	하게 한 사람들은 함께서 되어난 사이트를 받아 말을 모든 사람이 있다면 하는데요?
	는 그렇게 되는 것 같아. 그는 사람들은 사람들은 사람들은 사람들이 되었다. 그는 사람들은 사람들은 사람들이 되었다. 
	· 사람들 등 보고 있다면 하는 것이 되었다. 그 그리고 있는 사람들은 사람들은 사람들이 되었다. 그 모양이 없는 사람들은 사람들이 되었다.
est librariano	
	TOWN ACTION
<b>14.</b> If (	ou answered <b>Approve With Conditions</b> to <b>13</b> ., list conditions:
	3.
	됐 <b>4</b>
	5.
	<b>6</b> .
	<b>8</b> .
-10	9
<b>15.</b> To	wn action rationale and findings of fact:
	불러스러워 등 등 보고 화가를 잃었다고 이번에 보다고 있다. 하를 되었다고 보고 말면 들어가 되었다.
	하다 가는 이번 이번 가게 되는 그렇게 하고 있다. 그 그 그 사람들은 사람들은 사람들이 되었다.
	교육사진 어린 분들들으로 하를 보면 이름을 다고 있다. 물리 그리고 귀달 만든 다고 마음을 다고 있다.
	역 보이고 보고 하는 사람들은 보고 있는 것이 되었다. 그런 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은
	마른 교육 전체 등이 들어가는 사람들이 들어가는 물이 들는 사람들이 되는 것을 하는 것을 것을 하는 것을 하는 것을
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1000 00 00 00 00 00 00 00 00 00 00 00 00	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
<b>17.</b> If v	ou answered <b>Approve With Conditions</b> to <b>16</b> ., list conditions:
	3.
	#####################################
45.5	
2.00	9.
	10.
<b>18.</b> Co	mmittee action rationale and findings of fact:
	선물에 가는 사람들은 사람들이 가는 것을 가능하는 것이 되었다. 이 사람들이 하고 있다면 하는 것은 것은 소문에 가는 사람들은 것을 하는 것이 되었다면 하는 것을 하는 것이 되었다.
	그리다 이 사로 아이지는 민족들은 그리고 가고 됐다. 그리고 하는데 이 나는 사람이 되었다.
l	

Page 2a 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



AGENCY USE ONLY

Application Number: LD 2016 010

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

## MAJOR LAND DIVISION - APPLICATION FORM

**PLEASE DO N	OT COMPLE	ETE THIS APP	LICATION FOI	RM UNTIL YO	AH UC	VE READ	THE RO	оск сои	NTY P	RELIMIN	IRY
MAJOR LAND DIN	MSIUN – AI De a map i	PLICATION I CONTAINING	FORM INFORM S ALL INFORM	MATION, PLE ATION AS ID	EASE (	COMPLE	TE BOTH	I PAGES (	OF TH	IS FORM :	AND
1. Applicant has con											reliable to the kine or or one years.
City(s)/Village (if I	and division	n is within Ex	tra-Territorial	Plat Approva	al Juris	diction	(ETJ) are	a) officia	ls and	these pa	rties
have determined	land divisio	n is feasible:			······································	keen made on lands				✓ Yes	
2. Applicant has prepared	oared a dev	elopment m	ap to specifica	itions and ati	tende	d a consi	ultation	with the	Town	, Rock Co	inty
Planning, Econom				***************************************	******			officials:	angles minor spirites minor.	✓ Yes	□No
3. Land division is co				<u> Adaminina di Maria </u>		distribution and the second se				✓ Yes	☐ No
4. Land division is loc	cated in a F	armland Pres	servation zoni	ng district ce	rtifiec	by the S	State of	Wisconsi	n:	Yes	□No
If you answered Y						·			-		
5. Land division mee	ts Town Ba	se Farm Trac	t and any other	er applicable	Farm	land Pre	servatio	n zoning	distric	wareness.	wateries.
6. Land division will	PANGINA A N	anian abana			-	**************************************	***************************************	AVAITO TAXANDULLI CALLES		Yes	☐ No
or cana division win	require a zo	oung change	and the second		910-9P					Yes	K Mo
	LUTUONITE	B. H. Barrio	APPLICAN	all objects and the second	AIIC	ЛΝ	Los Para-spe		i predskala zas		
<ol> <li>LANDOWNER OR / a. Name:</li> </ol>		D LANDOWN		HATIVE	······································	*************		Tal6-		r	
Address:	1	G CREEK ROA		City	: RO	CKFORD		Telepho State:	ne: IL	Zip:	61114
b. Name:								Telepho	4	44134	31114
Address:				City	:			State:		Zip:	
3. AGENT (SURVEYO	<del></del>			·					····		
a. Surveyor name:	COMBS	AND ASSC	CIATES INC	٥.	**************	200000000000000000000000000000000000000		Telepho	ne:		
Address:	109 W M	ILWAUKEE	ST	City	: JA	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:								Telepho	ne:		
Address:				City				State:		Zip:	
<ol><li>Identify the Individual</li></ol>	dual from 7	. or 8. that v	vill serve as th	e primary co	ntact:		]7a. [	7b.	∕ 8a.	Bb.	
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' APPLICATION CHECKLIST			
	Yes	No	Comment
<ol> <li>Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land division area and containing all of the following information?</li> </ol>	Ø		
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,	R.S.J	<del>                                     </del>	
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	*************	<b></b>	
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	团		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and	P=21		
block(s), numbered for reference, in the land division area;	Ø	L	
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	Ø		
f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section	F-21		
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:			
(2) Streets, alleys, and public ways:	7		NONE
(3) Driveways:	<u> </u>	7	NONE
(4) Rall lines:	H	Z	NONE
(5) Private water wells or water supply systems:	Ħ	Ż	NONE
<ul><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems;</li></ul>		Ø	NONE
(7) Any other public utilities:	TT	Ø	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H	V	NONE PROPOSED
(9) Vegetative land cover type:	7		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		Ø	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		<b>V</b>	NONE
(14) Detention or retention areas:		Ø	NONE
(15) Cemeteries: (16) Bridges/culverts:		<u> </u>	NONE
(17) Rock outcroppings:	4		NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		V	NONE
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	П	Ø	NONE
Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and			NONE
treatment and disposal of sewage, in the land division area:		IX.I	
<ul> <li>J. Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ul>	О	Ø	NONE
k. Contour at two (2) foot intervals in the land division area:	Ø		
l. Scale, north arrow, and date of creation:	Z		
m. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	Ø		
required, and total map pages identified on each page?	Project Control	- Postag	
3. Has the map been prepared by a land surveyor (icensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed the application form?	团		
5. Have you included a hard copy of this application form and the map, an electronic	gomeiu		:
copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

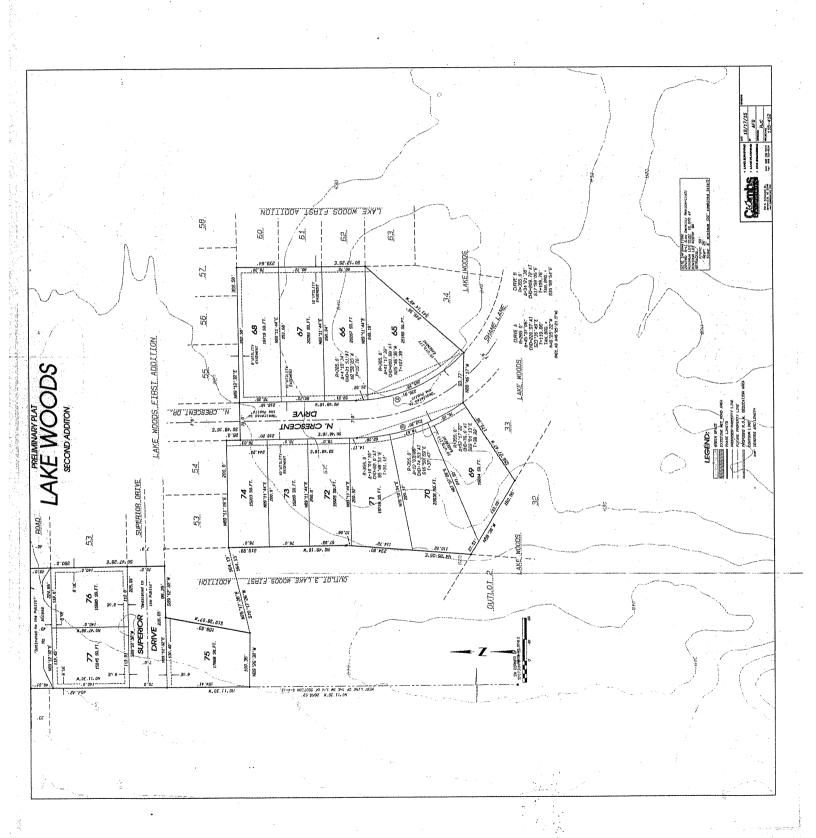
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM.

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

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

REVISED 12/2011

Page 2 of 2



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

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



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

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AGENCY REVIEW	tie die eeu als sie dat de sant eeu eeu eeu ee
LAND DIVISION NAME: Lakewoods Second Addition (Milton To	wnship)
<ol> <li>Applicant has contacted Town, Rock County Planning, Economic &amp; Community Development Agency, and C applicable) officials and these parties have determined land division is feasible:</li> </ol>	ity(s)/Village (if  Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock	County
Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:	✓ Yes 🗌 No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	🗸 Yes 🗌 No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🗸 No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.	
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement;
	☐ Yes 🕢 No
<b>6.</b> Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes 🗸 No
7. Land division will require a zoning change:	☐ Yes ☑ No
8. Preliminary major land division application is complete:	✓ Yes □ No
If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below	<del></del>
After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provide	
missing information has been supplied by the applicant.	
	Missing
	Information
<b>8a.</b> A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	71
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:	L.
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),	П
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	<del>                                     </del>
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 <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	<b>H</b>
(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:	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>                                     </del>
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<del>                                     </del>
(11) Productive agricultural soils, cultural resources, and woodlands:	<del>                                     </del>
(12) Surface water features:	<del>                                     </del>
(13) Drainageways:	<del>                                     </del>
(14) Detention or retention areas:	<del>                                     </del>
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	1

i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:  j. Preliminary concept for collecting and discharging stormwater in the land division area:  k. Contour at two (2) foot intervals in the land division area:  l. Scale, north arrow, and date of creation:  m. Any other information required by the Agency:  8b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one page is required, and total map pages identified on each page:  8c. Map prepared by a land surveyor licensed in Wisconsin:	dissing properties of the control of
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8d. All required application form information and required party's signature on the application form:	Щ
<b>8e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Goographic Information System (CIS) and the application for	П
with the Agency's Geographic Information System (GIS), and the application fee:  9. Preliminary major land division application is complete:	
, , , , , , , , , , , , , , , , , , , ,	✓Yes
10. Preliminary major land division application has been provided to other reviewing parties for review and comm if these parties have comments, said comments have been provided to the Agency: Yes No	ent, 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 furth	
sections of this form.	er
AGENCY RECOMMENDATION	
	· · · · · · · · · · · · · · · · · · ·
1. Agency recommendation: Approve Approve With Conditions Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):	
1. See attached separate memo document addressed to the P&D Committee dated May 3, 2016	
2.	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
<ol> <li>14. Town action:</li></ol>	
1. No specific conditions, Swiger to developers agreem	<i>lent</i>
2. for entire subdivision.	
.6. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):	
TOWN COMPTUE	
TOWN SIGNATURE: DATE: As of March	4 14,20
TITLE:	- •
	,
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:	
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY	

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

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

		AGENCY RECOMMENDATION
12	If you answered App	prove With Conditions to 11., list conditions:
	3.	
	4.	
-	5.	
	6.	
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	9.	
	10.	
13.	Agency recommenda	ation rationale and findings of fact:
		TOWN ACTION
15.	If you answered App	rove With Conditions to 14., list conditions:
	3.	
	4.	
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	7.	
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	10.	
16.	Town action rational	e and findings of fact:
	A.	
	,	
	POC	K COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
18.		rove With Conditions to 17., list conditions:
	3.	as a state definition to 277, his contactions.
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19.		tionale and findings of fact:
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#### ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545

Phone: 608-757-5587 Fax: 608-757-5586

Website: www.co.rock.wi.us

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Lakewoods Subdivision Second Addition Land Division (Milton Township)

Recommended Conditions of Approval

LD 2016 010

**DATE:** May 3, 2016

Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval.

- 1. Dedicate minimum of 40' half road right of way along Maple Beach Drive at the discretion of the Town of Milton.
- 2. Utility easements to be located on lots as requested by utility companies.
- 3. Utilities shall be installed prior to the final approval of the subdivision plat.
- 4. The Plat shall indicate that access to lots 76 and 77 are restricted to Superior Dr.
- 5. Areas of slopes greater than 16% shall be documented and identified by a note on the final plat and recorded deed restriction on lots 69, 70, 71 and 72. The deed restrictions shall prohibit building and accessory building sites and earth-disturbing activity within the restricted area.
- 6. Construction Site Erosion Control and Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department.
- 7. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 8. The existing storm water facility within Outlot 3 of the subdivision may require ordinary maintenance as needed, such as removal of woody vegetation or repair of erosion. Any

- necessary maintenance (as determined by the Land Conservation Department) shall be completed prior to the final approval of the Second Addition.
- 9. The Final Plat shall have a note indicating a lowest opening elevation on Lots 75 and 76 of 819.0 feet due to the location near the storm water management facility and partially within a natural depression area. This required elevation is based on storm water calculations completed in a prior phase of the development site's subdivision plat and is consistent with other previously platted lots in the vicinity.
- 10. Road construction plans shall be submitted to and approved by the Town of Milton or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 11. A temporary turn around shall be constructed at the west end of Superior Drive.
- 12. The developer shall be responsible for all costs to the Town of Milton (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 13. The developer shall reimburse the Town of Milton for the installation of the necessary road signs as included and approved in the road construction plans.
- 14. A performance bond or similar financial instrument shall be provided to the Town of Milton to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Milton and be released only after final acceptance of the roads by the Town of Milton.
- 15. Developer shall provide the Town of Milton as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 16. Developer shall provide sufficient evidence that each lot is serviced by sanitary sewer and that the sanitary sewer is installed, constructed and accepted by the Consolidated. Koshkonong Sanitary District.
- 17. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

## **COMMITTEE REVIEW REPORT**

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP		,		
		P1600688	03/24/2016	STAPLES BUSINESS ADVANTAGE	197.50
64-6400-0000-63107	PUBL & LEGAL	D4000005	00/04/0046	IANGOVALE OAZETTE INO	444.00
		P1600225	03/31/2016	JANESVILLE GAZETTE INC	114.39
				PLANNING PROG TOTAL	311.89
64-6460-0000-62119	OTHER SERVICES				
		P1600130	04/01/2016	WISCONSIN PARTNERSHIP FOR HOUS	17,410.18
		HOUSII	NG GRANT CI	EARING ACCOUNT PROG TOTAL	17,410.18
64-6900-0000-63107	PUBL & LEGAL				
		P1600225	03/31/2016	JANESVILLE GAZETTE INC	85.44
			BOAR	D OF ADJUSTMENT PROG TOTAL	85.44
I have reviewed the Date: MAY 1 2 20			ept Head	7,807.51	