

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JANUARY 28, 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, January 14, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. Action Item: Preliminary Land Division Approval
    - LD 2015 074R (Newark Township) Whilden R. and Judith Hughes
    - LD 2015 080 (Plymouth Township) Tinder Family Trust
- 6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 7. Community Development
  - A. **Action Item:** Citizen Grievance CDBG Program Ray (Tabled from January 14, 2016 meeting)
  - B. Action Item: Citizen Grievance CDBG Program Christiansen
- 8. Committee Reports
- 9. Directors Report
  - A. Shoreland Zoning WCCA SE District/NR 115 Workshop
  - B. Inter-Department Letter of Agreement Public Health Department/Planning & Development Agency
  - C. DOA Monitoring City of Edgerton CDBG Housing Rehabilitation Projects
- 10. Adjournment

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

February 11, 2016 (8:00 am) February 25, 2016 (8:00 am) March 10, 2016 (8:00 am) March 24, 2016 (8:00 am)



### **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

### INTEROFFICE MEMORANDUM

**TO:** Rock County Planning and Development Committee

THROUGH: Colin Byrnes, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** January 18, 2016

### **Summary:**

The following Land Divisions are seeking Preliminary approval from the P&D Committee:

2015 074R (Newark Township) – Whilden R and Judith Hughes 2015 080 (Plymouth Township) – Tinder Family Trust

### **Recommendation(s) or Action(s):**

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2015 074R and 2015 080 with conditions as presented.



51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



AGE	NCY USE ONLY	
Application Number:	<u>402016</u>	074R
Received By - Date (MM/DD/YYYY):	1-13-	16

#### PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM \*\*PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.\*\* 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ✓ Yes No 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 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 APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: WHILDEN R AND JUDITH HUGHES Telephone: 751-8888 Address: 4301 S US HWY 51 City: **JANESVILLE** State: W Zip: 53546 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 Address: 109 W. MILWAUKEE ST JANESVILLE State: | WI Zip: |53548 b. Developer name: Telephone: Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. ☐ 6b. 📝 7a. 7b. LAND DIVISION INFORMATION 9. Reason for land division: 🗸 Sale/ownership transfer 🔲 Farm consolidation 🔲 Refinance 🔲 Other: Town of NEWARK NE 1/4 of NW 1/4 10. Land division area location: Section 27 Tax parcel number(s) - 6-14-222 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: ☐ Yes ☑ No If Yes, identify: City(s)/Village of 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 contiguous property area (Square feet or acres): 339 ACRES (Square feet or acr 5.0 Ac + 15. Current zoning of land division area: A-1 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: ONE created by land division: A-3 19. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: ✓ Yes ☐ No Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): 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. LANDOWNER/PRIMARY CONTACT SIGNATURE: DATE:

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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:	7	Ħ	
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:	Z.	ŋ	
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,	Π.	refrei v Historia kan di english di
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
<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	П	
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:			and the same of th
(1) Buildings:	<b>✓</b>		
(2) Streets, alleys, and public ways:	<u>Z</u>	Ш	- maca
(3) Driveways:	V		
(4) Rail lines:		<b>V</b>	NONE
(5) Private water wells or water supply systems:	✓	الطا	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			0.64
(7) Any other public utilities:	4 1 1	V (7)	7 y
(8) Easements (Utility, drainageway, pedestrian way, etc.):			NONE
(9) Vegetative land cover type:			NONE
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H	片	SEE AIR PHOTO NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	H	7	NONE
(12) Surface water features:	H	岗	NONE
(13) Drainageways:	1100	Ø	NONE
(14) Detention or retention areas:	F	N	NONE
(15) Cemeteries:	H	$\overline{Z}$	NONE
(16) Bridges/culverts:	Ħ	V	NONE
(17) Rock outcroppings:	H	n	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
<ol> <li>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:</li> </ol>	ΞŪ	Ø	NONE
<ul> <li>J. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		Ø	NONE
k. Scale, north arrow, and date of creation:	<b>V</b>		and the second s
Any other information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			The state of the s
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	V		A part of an
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
<b>4.</b> 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** 

WHI 2 SOUP Page 2 of 2

HECE ME

### PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, T. 1N., R. 11E. OF THE 4TH P.M., TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE 1"=100'
0 50 100 15

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 435 For: HUGHES

Note: Original new Lot I
was revised to 5.0 acres
(from 414) following the
Towns requirement to
meet the minimum lot
Size for the A3 district

DATE: NOVEMBER 25, 2015



- · LAND SURVEYING
- · LAND PLANNING

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

tel: 608 752-057

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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!!	
"	LD2015 074R HUGHES
# Application Number:	
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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 application to the second state of the secon	
	✓ 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	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 unti	
information has been supplied by the applicant.	
	Missing, Information
To A year already weeked ((RREUMANARY RIAT OF SURVEY OR SERTISIER SURVEY MAR!) identifying the	eniornation.
<b>7a.</b> A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	
	П
<ul> <li>a. Location of the land division area by section, township, and range:</li> <li>b. Approximate location and dimension of all EXISTING streets and property lines, including name and</li> </ul>	
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:	legend .
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	<del>           </del>
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> </u>
<ul><li>(5) Private water wells or water supply systems:</li><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li></ul>	<b> - </b>
	<b> </b>
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(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:	
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:	<del></del>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<u> </u>

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AGENCY REVIEW		
		Missing Information
k. Scale, north arrow, and date of creation:		
I. Any other information required by the Agency:		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with numbered in sequence if more than one (1) page is required, and total map page page:		П
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:	
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
<ol><li>Preliminary minor land division application has been provided to other reviewing these parties have comments, said comments have been provided to the Agency If you answered No, the application must be provided to other reviewing parties of this form.</li></ol>	Yes 🗌 No	,
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. Indicate well and septic locations on Final CSM.		
2. Note on Final CSM: "Since Lot 1 contains buildings which utilize an existing private s	ewage system no soll evalua	tion on the lot was
3. required at the time of this survey. However, soils on the lot may be restrictive		existing system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE: ## MB	DATE:1/18/16	
TITLE:  Administrator - Rock County Planning,  Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve 📝 Approve With Conditions 🗌 Der		
14. If you answered Approve With Conditions to 13., list conditions (Use additional		
1. Increase lot size to 5.0 acres in order to meet minimum lot size requ	** ***********************************	District
2. (as per discussion with Town Clerk. Zoning change was also approv	red at that time)	
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	,	
TOWN SIGNATURE:	DATE: January 2016 Bo	eard Mtg
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

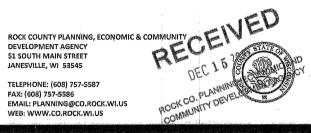
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION						
16,	Committee action:	Approve	Approve	e With Condition	ns 🔲 Deny		
17.	If you answered App	rove With Conditio	<b>ns</b> to <b>16.</b> , list co	onditìons (Use ad	dditional sheet (2a) if necessa	ry):	
	1.						
	2.	,					
	3.						
18.	Committee action ra	tionale and findings	of fact (Use ad	ditional sheet (2a	a) if necessary):		
со	MMITTEE SIGNATURE:	<b>****</b>			DATE:		
TIT	rle:	Chair - Rock Count	/ Planning & De	evelopment Comr	mittee		

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11. If you answered Approve With Conditions to 10., list conditions:  3. Existing structures shall meet setback regulations  4. Final CSM shall be submitted to and and approved by the Planning & Development Agency within one year of Preliminary Approval.  5. Final CSM shall be recorded within 6 months of last approval.  6.  7.  8.  9.  10.  12. Agency recommendation rationale and findings of fact: The revised Preliminary CSM in the agenda packet reflects the lot size required by the Town of Newark's	AGENCY RECOMMENDATION
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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.	
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.	
17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.	
17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.	
17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.	
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17. If you answered Approve With Conditions to 16., list conditions:  3. 4. 5. 6. 7. 8. 9.	
3. 4. 5. 6. 7. 8. 9.	
4. 5. 6. 7. 8. 9.	17. If you answered Approve With Conditions to 16., list conditions:
5. 6. 7. 8. 9,	3,
6. 7. 8. 9, 10,	4.
7. 8. 9.	5.
8. 9. 10,	6.
9. 10,	7.
10,	8.
	9,
18. Committee action rationale and findings of fact:	
	18. Committee action rationale and findings of fact:



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



AGENCY USE ONLY

Application Number: LDZOL

Received By – Date (MM/DD/YYYY):

### PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

žžni sa ci	- 50 1107-20		uc applicat	LOALFOI	>	T11 \	(O)	VEDEAD	THE DO	au ca	I I SITTLY	
**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												
(if land division is land division is fea		Territorial	Plat Approval	Jurisaic	tion (E i	J) ai	rea) om	iciais and	tnese pa	arties	Nave dete	No No
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan – F	uture l	and.	Use M	ар:			✓ Yes	□ No
3. Land division area				-	•		rtified b	y the Sta	ate of Wis	consi	n: 🗌 Yes	☐ No
If you answered Yo									de la la Tracas	41.44.4		
4. Land division mee	ts Town Base	Farm Trac	t and any oth	er appii	cable F	armı	and Pre	servatio	n zoning	aistri	requirei Yes	
5. Land division will	require a zon	ing change	91			ورست مورون			and the second second		✓ Yes	□ No
		1000	APPLICAN	TINFO	DRMA	TIC	N					
6. LANDOWNER OR					-	************						
a. Name:	RUSS & PA	AULETTE	TINDER F	AMILY	TRUS	<del></del>	<del>/////////////////////////////////////</del>		Telepho	ne:	751-939	99
Address:	7089 W ST	UART R	D		City:	,OF	RFORE	VILLE	State:	WI	Zip:	53576
<b>b.</b> Name:									Telepho	ne:		
Address:					City:	<u> </u>		Mitareshingalana angarana	State:	<u> </u>	Zip:	
7. AGENT (SURVEYO	I	<del></del>								,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
a. Surveyor name:			CIATES, IN	<u>C</u>		T		***********************	Telepho	1	752-057	r
Address:	109 W MIL	WAUKEE	<u>EST</u>		City:	JA	NESV	ILLE	State:	WI	Zip;	53548
<b>b.</b> Developer name:				······	***************************************	<del></del>	***************************************	***************************************	Telepho	ne:	L	
Address:					City:	<u> L</u>			State:	<u> </u>	Zip:	
8. Identify the individ	dual from <b>6.</b> (	CONTRACTOR OF THE PROPERTY OF	CHIRD WAR DOWN THE					6a,	]6b. [∕	7a,	7b.	
	., —,		AND DIVISI	Anna Carlo Car			Assessment of the latest of th	Пак		1 01		
9. Reason for land div	vision: Sa	<del>                                     </del>	ship transfer PLYMOUTH		m cons	ona		Refin	iance _ NE 1	Oth	ier:	
10. Land division area	a location:	Section		1					nber(s) -		226	
11. Land division are	a is located w			al Plat Δ	nnrova	Llur						
Yes No		identify:	City(s)/Villa		pprova	1 3 (11)	Sulction	is finish w	ica or a c	, i i y (3),	, village.	
12. Land division area	a is located a	djacent to	(check all that	apply):					Harris of the State of the Stat		:	
		I/Town ro		unty hig		***************************************	Sta	te highw			. highway	
<ol><li>Landowner's con (Square feet or ac</li></ol>			14. Land divi (Square			10.5	5 M\L	1	rent zoni a: A-1	ng of	land divis	ion
16. Number of new/a		s created	17. Future zo					t(s) <b>18.</b>		oning	of parent	t lot:
by land division: 19. Covenants or rest	<del></del>	na placed e	created	<del></del>		-	2 Yes ✓	l No	A-1		-	
If Yes, identify cov		131.	Jii the land an	/13(01) (1)	cas	L! •	es ly	1100				
20. A residential build	ding is curren	tly located				Ø,	Hanne	] No				
If Yes, the buildin	·		ite onsite was	Assessment of the same of the	*************						y sewer sy	/stem
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):												
		APPLIC	CANT STATE	MEN	ΓAND	SIC	GNATU	JRE				
I, as the undersigned, ar			1						* /			nary
contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION —												
documents, and that all	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.											
to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
LANDOWNER/PRIMARY			P M	7 //	1				DATE:	. 1	24/1	

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?	F-21	- pinneng	
a. Location of the land division area by section, township, and range:	Ø	L	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	Ø	П	1
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	П	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		· · · · · · · · · · · · · · · · · · ·
<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	П	
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	П	distribution 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:			
(1) Buildings:			
(2) Streets, alleys, and public ways:	Ø	Ш	
(3) Driveways:		<u>Ц</u>	
(4) Rail lines:	ᄔᆜ	Ø	NONE
(5) Private water wells or water supply systems:	<b>V</b>	Ш	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			
(7) Any other public utilities:		4	BLDGS, HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:		片	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Z	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	H	<u> </u>	NONE NONE
(12) Surface water features:	<del>   - </del> -	Image: Control of the	NONE
(13) Drainageways: (14) Detention or retention areas:	H		NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:	H	7	NONE
(17) Rock outcroppings:	H	Ø	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:			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:		Ø	NONE
<ul> <li>Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		Ø	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?	Ø	П	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	7		
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	П	

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 PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T.2N., R.11E. OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN. W. STUART RD. 150'± 400°± LOT 1 10.5 ACRES± (EXCLUDING R.O.W.) GRAPHIC SCALE + SEPTIC

Date: November 11, 2015

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 416 For: TINDER



- · LAND PLANNING
- 109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



Application Number: _	LD2015 080 Tinder
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 appl	icable) officials
and these parties have determined land division is feasible:	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	☐ Yes ☐ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district in	requirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes □ No
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,	Character of the Control of the Cont
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided uninformation has been supplied by the applicant.	til all missing
e de la la companya de la companya d La companya de la com	ivilising Ilnianneidan
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:	6
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
<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>	þ
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 soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
<ul> <li>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</li> </ul>	
<ul> <li>land division area:</li> <li>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</li> </ul>	
division area:	<del> </del>

REVISED 12/2011

AGENCY REVIEW	
	+ a Missing wear Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	П
7b. Map prepared at a scale not to exceed two hundred (200) feet to the lnch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	Щ
7d. All required application form information and required party's signature on the application form:	Ц
<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
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	
these parties have comments, said comments have been provided to the Agency: Yes No If you answered No, the application must be provided to other reviewing parties before completing any fu	
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):	
Dedicate a 33' 1/2 road right-of-way to the Town of Plymouth at their descretion along W. S	tuart Rd.
2. Show well and septic location on Final Certified Survey Map (CSM).	
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private s	ewage system
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Columbyron Ab DATE: 12/17/15	
TITLE:  Administrator - Rock County Planning,  Economic & Community Development Agency	
TOWN ACTION	DEPLEMENTATION OF THE PROPERTY
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. Deed restriction on remaining parent parcel of 84.5 acres stating no buildings	
2 would be built and no loss of farmland on that parcel	
3. (As per Town Board Minutes from January 12, 2016. Property was also rezoned to A-2	!)
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
1	340
TOWN SIGNATURE: DATE: January 12, 20	J10.
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

	the state of the s	the second secon			
	ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION			
	Committee action: Approve 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 necessary):					
		·			
со	MMITTEE SIGNATURE:	DATE:			
TI	Chair – Rock County Planning & Development Committee				

Page 2 of 2

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restricti
4 to the replacement of the existing system."
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 approv
7.
8.
9,
10,
12. Agency recommendation rationale and findings of fact:
The proposed1 Lot Certified Survey Map does not meet the Land Division Regulations Sec. 4.116(2)(e) for "Flag Lots" requiring the "pole" portion to be no longer than 250 feet. In this case the proposed lot wi encompass an existing residence set back approximately 1,000 feet from W. Stuart Rd. Aerial photography indicates proposed lot that will be rezoned to A-2 has not been actively farmed for sometime. Therefore, these circumstances make it is reasonable to approve the lot configuration. The Town may want to consider managing future nonfarm development on the Parent Parcel (84.5 acres remaining) with a deed restriction.
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:
TO LOW HOUSE HIS HIS HIS ALL MAN
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**

### COMMITTEE APPROVAL REPORT

01/20/2016

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6400-0000-62119	OTHER SERVICES	P1503961 12/31/2015 WISCONSIN PARTNERSHIP F		RSHIP FOR HOUS	OR HOUS 11,435.04	
	Budget 18,300.00	YTD E	Exp 0.00	YTD Enc 0.00	Pending 11,435.04	Closing Balance 6,864.96
64-6400-0000-63107	PUBL & LEGAL	P1500213	12/31/2015	BELOIT DAILY NEWS		12.63
	Budget 315.00	YTD E 501		YTD Enc 0.00	Pending 12.63	Closing Balance (199.50)
			PLANNI	NG PROG TOTAL	11,447.67	

I have examined the preceding bills and encumbrances in the total amount of

\$11,447.67

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date:	JAN 2 0 2016	Dept Head		
		Committee Chair		

2016 . . .

### **Rock County**

### COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6420-0000-63200	PUBL/SUBCR/DUE	S				
			01/01/2016	OTTERSTEIN,JAME	S	325.00
		P1600678	01/01/2016	DODGE DATA AND	ANALYTICS LLC	358.00
	Budget 668.00	YTD I	Exp 0.00	YTD Enc 0.00	Pending 683.00	Closing Balance (15.00)
				0.00	000,00	(10.00)
64-6420-0000-64200	TRAINING EXP		01/05/2016	OTTERSTEIN,JAME	S	350.00
	Budget	YTD I	Ехр	YTD Enc	Pending	Closing Balance
	575.00		0.00	0.00	350.00	225.00
	ECONOMIC	DEVELOPM	ENT PROGRA	M PROG TOTAL	1,033.00	
64-6460-0000-63116	HA ADMIN.EXPEN	SE ·				
		P1600007	01/01/2016	AMERICAN FAMILY	INSURANCE	215.00
	Budget	YTD I	Ξχр	YTD Enc	Pending	Closing Balance
	2,435.00	104	1.03	0.00	215,00	2,115.97
	HOUSING GR	ANT CLEA	RING ACCOU	NT PROG TOTAL	215.00	
64-6910-0000-64313	RC RESOURCE/TOUR					
		P1600682	01/01/2016	ROCK COUNTY TO	JRISM COUNCIL	3,000.00
	Budget	YTD E	Ξχρ	YTD Enc	Pending	Closing Balance
	3,000.00		0.00	0.00	3,000.00	0.00
64-6910-0000-64317	CO-OP WI TOURIS	SM				
		P1600682	01/01/2016	ROCK COUNTY TO	JRISM COUNCIL	2,500.00
	Budget	YTD E	≣xp	YTD Enc	Pending	Closing Balance
	2,500.00		0.00	0.00	2,500.00	0.00
	RO	ск со.тос	IRISM COUNC	IL PROG TOTAL	5,500.00	

I have examined the preceding bills and encumbrances in the total amount of	\$6,748.00
---	------------

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date:	FJAN 2 8 2016	Dept Head	
		Committee Chair	