

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JUNE 14, 2018 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2<sup>ND</sup> 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 May 10, 2018 at 8:00 am and Minutes of the Planning & Development Meeting held Thursday May 10, 2017 at 5:30 p.m.
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit 2018 003 Alliant Energy Riverside Center Expansion Project (Beloit Township)
  - B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 003 Alliant Energy Riverside Center Expansion Project (Beloit Township)
  - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
    - 2018 008 (Newark Township) Britton (pg.16)
    - 2018 018 (Janesville Township) Heath (pg. 22)
    - 2018 028 (Porter Township) Hardwick (pg. 28)
    - 2018 030 (Union Township) Myhre (New lot with buildings) (pg. 34)
    - 2018 031 (Union Township) Myhre (New lot no buildings) (pg. 40)

- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
  - A. Agency Intern 2018 Summer Rock Internship Program sponsored by Blackhawk Technical College, Rock County 5.0 & Southwest Wisconsin Workforce Development Board
- 9. Adjournment

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

June 14, 2018 (8:00 am) June 28, 2018 (8:00 am) August 9, 2018 (8:00 am) August 23, 2018 (8:00 am)



#### ROCK COUNTY GOVERNMENT

Planning & Development Agency

#### INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2018 003 – Alliant Energy –WP&L Riverside Energy

Center Expansion Project ---- Modification of Original Permit CUP 2016 004

**DATE:** July 18, 2016

#### **Summary:**

The Rock County P&D Staff has received a request from Paul Gregor on behalf of Alliant Energy for a Shoreland Conditional Use Permit (CUP) for grading activities associated with the Riverside Energy Center Expansion project. The portion of the project within the Shoreland Zoning District will consist of a temporary construction staging area and facilities associated with the permitted wastewater discharge system. The planned power generating facility will be located outside of the Shoreland District. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part of the NE ¼ of Section 2, Beloit Township at 4201 S Walters Rd, Beloit, WI.

The project was originally permitted via Shoreland CUP 2016 004. The applicant's narrative (included in the agenda packet) provides a more detailed description of the request. This application includes a modification to the original plan for the wastewater discharge system which will require more land disturbance along the shoreline than what was approved in the original permit.

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

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

- 1. The maintenance of safe and healthful conditions. The plan is complete in terms of Best Management Practices to have safe and healthful conditions during the construction of the pipeline and discharge system. The quality of the discharge water from the system is regulated through a separate permitting process outside of the P&D Agency.
- 2. The prevention and control of water pollution including sedimentation. Erosion control measures must be established and maintained during construction to minimize runoff. The plan

- adequately addresses these measures. Proposed Conditions of Approval (below) reinforce this evaluation factor.
- 3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. A small portion of the project area is within the Floodplain Zoning District and the plan is in compliance the Ordinance standards. Long term surface water drainage will not be altered.
- 4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. There is potential for erosion along the shoreline due to the fact that the slope exceeds 20%. Care must be taken to minimize the amount and duration of exposed soils.
- 5. The location of the site with respect to existing or future access roads. Not Applicable.
- 6. The need of the proposed use for a shoreland location. The majority of the proposed project in the Shoreland Area is temporary during construction of the new power generating facility. The construction of the permanent wastewater discharge system in the Shoreland Area will be located adjacent to an existing line from the existing generating facility in an area that has been disturbed in the past. The installation of the two new pipeline discharges appear to provide the safest means to accomplish the need to have a stable outfall.
- 7. Its compatibility with uses on adjacent land. The proposed project is generally compatible with adjacent land.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. The quality of the discharge water from the system is regulated through a separate permitting process outside of the P&D Agency.
- 9. Location factors under which:
  - a. Domestic uses shall be generally preferred;
  - b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;
  - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.

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

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2018 003 with the following conditions:

- 1. The project shall be completed according to the approved plans unless minor revisions are approved in advance by Staff. Significant plan changes require Committee approval.
- 2. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
- 3. The topsoil piles indicated on the plans shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
- 4. Efforts shall be made to implement measures that will minimize any concentrated flow from running off the laydown areas and damaging perimeter erosion control measures.
- 5. All other necessary permits for the project shall be obtained prior to starting construction.
- 6. This permit expires one year from the date of Committee approval unless approved otherwise.



May 25, 2018

#### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Alliant Energy for a Shoreland Conditional Use Permit for filling and grading activities associated with the Riverside Energy Center Expansion Project. The portion on the project within the Shoreland Zoning District (1,000 feet landward of the Rock River) will consist of a temporary construction staging area and facilities associated with the permitted wastewater discharge system. The planned power generating facility is located outside of the Shoreland District. This requested permit is a renewal of a previously issued permit and includes a modification to the original plan for the outfall system to the Rock River. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of the NE ¼ of Section 2, Beloit Township at 4201 S Walters Rd, Beloit, WI.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, June 14, 2018.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Andrew Baker Senior Planner – Rock County Planning, Economic & Community Development **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 Received By - Date May 2018 (MM/DD/YYYY): Date of Hearing: " Permit Fee: 600,00 "

1. 新加速工作等的 人名英格兰人姓氏克里特的变体 医克里克斯克克克斯氏病 医皮肤炎 医皮肤炎 医皮肤炎 医皮肤炎 医皮肤炎 医皮肤炎 医皮肤炎 医皮肤炎	\$P\$	and Condition of the Shoreland Zone	than	າ 100	00 square	E-112		J. B. W. S. W. S. W.	2003年2月1日本市区内1000年100日本市	10年 19年8 · 在19年1年 19年1日
		APPLICANT INFO	)RM/	ATI	ON					
LANDOWNER OR AL	UTHORIZED LANDOWN	IER REPRESENTATIVE								Table 1
Name:	Paul Gregor	(Alliant Energy	<u>y)</u>				Telepho	ne:	608-45	58-3108
Address:	4902 N. Bilt	more Lane	City	<i>/</i> :	Madiso	n	State:	WI	Zip:	53718
AGENT (i.e. Builder,	Contractor, etc)							L		
Name:	David Wier (	(AECOM)					Telepho	ne:	256-29	98-2096
Address:	4201 South W	Valters Road	City	<i>y</i> :	Beloi	.t	State:	MI	Zip:	53511
Identify the individua	al that will serve as the	primary contact:	XL	AND.	OWER		AGENT			<u></u>
		PROPERTY INFO	RMA	ATIC	ON .					71.46 6 77
Sub-division name:		Not applicab	le 🗓		Lot nun	nber:		Not a	pplicabl	e X
Property location:	Town of Beloit	_		SW		NE	1/4			
- 1/0: t		N, R-12E)			parcel nun					
Road/Street name (w 1401 W B-R To	vith address if applicab ownline Road	ole): Property size (So ~104 acre		: tee	t or acres):	J	perty din 2950 )		ns (Feet) 280	):
	htains a (check all that	apply):						<u>` ~ .</u> ~		
D	7 L - 1 - 11 AL - 1 L - 2	X Floodplain	<u>X</u>	Sh	oreland	X.	Wetland		None	
Property is adjacent t	o (check all that apply)  X Local/Tow	<u></u>	/ high	ıway	, <u></u>	tate h	ighway		U.S. hiք	ghway
	APPLI	CATION SITE PLAN	I REC	ວຸບເ	REMENT	T <b>S</b>				
Please include a Site Plan, prepared using the Rock County internet based Geographic Information System ( <a href="www.co.rock.wi.us/planning-gis-maps-data">www.co.rock.wi.us/planning-gis-maps-data</a> ), if possible, and including following information when applicable:										
X Approximate location and dimension of disturbed area		X Floodplain Boundar	ry							
Identification and approximate location of Environmentally Sensitive Areas (e.g. steep slopes, wetlands, hydric soils, cultural resources, productive agricultural soils, woodlands)		X Area to be filled and volume of fill		of fill	X Ero	sion cont	trol me	easures		
		X Planned impervious	s surfa	aces	;					

#### **APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a Shoreland Conditional Use Permit or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per this form, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. I understand that this permit application will be acted upon by the Rock County Planning and Development Committee following a Public Hearing and that Shoreland Zoning Ordinance section 4.214(3)(C) requires that the Committee shall evaluate the effect of the proposed use upon the following:

- 1. The maintenance of safe and healthful conditions.
- 2. The prevention and control of water pollution including sedimentation.
- 3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
- 4. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
- 5. The location of the site with respect to existing or future access roads.
- 6. The need of the proposed use in a shoreland location.
- 7. Its compatibility with uses on adjacent land.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal systems.
- 9. Location factors under which:
  - a. Domestic uses shall be generally preferred;
  - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
  - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

I understand the decision by the P&D Committee may be approval, approval with conditions or denial based on the site plan

as part of this appli	ine above reference factors. A harratication. Any change in the approved D Committee. Any change without p	plan requires review by	y this P&D Agency and p	ossibly additional
LANDOWNER OR AG	SENT SIGNATURE:	7 Paul Gregor	DATE: _	5/23/18
	AG	<b>ENCY REVIEW</b>	•	
A cor	mplete review of the application is pro	vided in the Staff memo	presented to the P&D C	ommittee.
Lot is within/cont	ains a (check all that apply):  Floodway Floodfringe	Shoreland	etland None	
Shoreland Zoni	ng Impervious Surface Standard	<b>4a.</b> Maximum Ir	npervious Surface:	square feet
	vable impervious surface is 15% of	<b>4b.</b> Existing Impervious Surface:		square feet
lot area, or 30%	6 with approve mitigation plan.	<b>4c.</b> Additional Ir	npervious Surface:	square feet
L	Does not apply	4d. New Total Ir	mpervious Surface:	square feet
Mitigation Require	ed 🔲 <b>Yes 🗹 No</b> If yes, addit	ional planning is requir	ed.	
Agency Recomme	nded Action: Approve	Approve with condition	ns 🗌 Deny	
	PLANNING AND DEVE	LOPMENT COMM	MITTEE ACTION	
	Approve A	pprove with condition	s Deny	
AGENCY SIGNATUR	:E:		DATE:	
TITLE:	Administrator - Rock County Plans	ling.		Annual Control of the
	<b>Economic &amp; Community Develops</b>	nent Agency		•



# ALLIANT ENERGY - WPL WEST RIVERSIDE ENERGY CENTER OUTFALL CONSTRUCTION ROCK COUNTY SHORELAND CONDITIONAL USE APPLICATION

Revision A
May 8, 2018
HDR Project 10081561



Prepared By: M. Ryan

Checked/Approved By: C. Foreman

Project Manager: T. Young

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#### **ATTACHMENTS**

2018 Permit Application with Documentation:

Attachment	Document Number	Document Title
2018-1	Not Applicable	Shoreland Conditional Use Permit Application
2018-2	CVL-SK-015	Pumped Discharge Plan and Profile
2018-3	Not Applicable	Rock County GIS Building Permit Application Map

This permit application focuses on the construction of an outfall for wastewater discharge located within the Shoreland Zone, which is a change from previously permitted activities. Additional exhibits to support this permit application are attached, which provide information on the greater scope of construction and sensitive environmental features on the property. The exhibits include portions of the site where outfall construction will occur.

#### **2016 Permit Documentation:**

Attachment	Document Number	Document Title
2016-1	Not Applicable	Shoreland Conditional Use Permit
2016-2	Not Applicable	Site Plan with Shoreland Buffer
2016-3	SK-CVL-001	Construction Facilities and Site Utilization
2016-4	Not Applicable	Stormwater Erosion Control Map
2016-5	Not Applicable	Soils Map
2016-6	Not Applicable	Geology Map
2016-7	Not Applicable	Existing Vegetation Map

#### 1 INTRODUCTION

Alliant Energy's (Alliant's) mission is to deliver energy to its customers in a safe, reliable, responsible, and cost effective manner. Alliant continues to be keenly focused on incorporating more environmentally responsible resources into its portfolio as the long-term energy needs of its customers evolve.

Over the next few years, Alliant Energy's (Alliant) Wisconsin utility, Wisconsin Power and Light Company (WPL), will be retiring several power plants in its fleet. As a result, WPL will need a new source of electric capacity and energy in the 2019 – 2020 timeframe to replace these older retiring units. Alliant Energy has been constructing an expansion of WPL's existing Riverside Energy Center (REC) which received applicable permit coverage prior to the initial construction. As of May 2018, there is a proposed design change to the facility's wastewater discharge plan, which will impact construction activities located within Rock County's Shoreland Zone.

The purpose of this document is to support the submittal of a Shoreland Conditional Use Permit Application to Rock County for the proposed change in design and construction in the Shoreland Zone, and to ensure that construction activities are properly permitted. This document provides pertinent project background, a complete Conditional Use Application, and basis and explanation of the drawings and information that support the Application.

HDR Engineering, Inc. (HDR) is Alliant's Owner's Engineer for the project, acting as an extension of Alliant's team for all aspects of the project. The information submitted as part of this application is based on conceptual engineering completed to date.

#### **2 APPLICATION SUBMITTAL REQUIREMENTS**

WPL is requesting Conditional Use of the existing WPL-owned site in Rock County to construct a wastewater discharge outfall that combines discharge from the West Riverside Energy Center (WREC) facility and the existing Riverside Energy Center (REC) facility, consistent with Rock County Ordinances Part 2, Subpart 1, Section 4.2 - Shoreland Zoning Ordinance. Please refer to the attached Rock County Shoreland Conditional Use Permit Application included as Attachment 1.

The proposed project will be located at 1401 W B-R Townline Road and the project area is adjacent to the Rock River. The Rock River is considered a flowage and therefore the regulated area will be within 1,000 ft of the ordinary high-water mark (OHWM).

The contents of this report and the associated attachments provide the information required by the Rock County Shoreland Zoning Ordinance. The Conditional Use Application includes the following information and documentation:

- 1. A signed copy of the Rock County Shoreland Conditional Use Application, included as Attachment 1;
- 2. Site Plans and other associated drawings (included as the remaining attachments); and
- 3. Application fees in the amount of \$600.

#### **3 PROJECT DESCRIPTION**

The outfall pipe constructed from the WREC and REC facilities will be constructed to discharge water over a stabilized outfall. This is a change from the original plan, which was to have the WREC discharge to an existing wet well, which would flow into the existing wastewater discharge line from the REC and into the Rock River. It was thought that the existing discharge line had sufficient capacity to carry the additional flow, determined by

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hydraulic calculations. The calculations were then tested for validation by increasing the discharge rate to achieve the planned combined flow. During the test, it was determined that the desired maximum combined flow could not be achieved because the wet well was approaching an overflow condition. Given the unknown cause as to why the discharge was restricted and approaching overflow, it was decided that a new combined discharge would be pursued to ensure that the facility has a reliable discharge at an outfall location on the shore with a stabilized flow path to the river, rather than having a discharge directly to the river.

As is shown on the 2016 Permit Application Site Plan and associated maps, the vast majority of the ongoing and previously permitted project is located outside the Shoreland regulated area. The outfall construction and the change in design is the focus of this notification and permit application.

At the location of outfall construction, within the 1,000 ft Shoreland Zone, the estimated amount of net fill in cubic yards is zero. The amount of net fill in cubic yards is negligible because most of the earthwork in this area will require cutting (excavating) rather than filling. The outfall pipes will be installed in the excavated trench and backfill will be added to match existing topography.

Within the 1,000 ft Shoreland Zone, the approximate amount of disturbed area is 0.28 acres or approximately 12,200 sq ft. It is estimated that less than 10% of the disturbed area will be impervious surface. The disturbed area includes the following within the 1,000 ft Shoreland Zone:

- Area for vehicle access and construction activities;
- Erosion and Sediment Control Devices, including permanent scour protection;
- Outfall pipe installation;
- Area for limited re-grading around the construction area; and
- Temporary soil stockpiles.

#### 4 CONDITIONAL USE PERMIT APPLICATION DOCUMENTATION

The following drawings and documentation, including the signed Shoreline Conditional Use Permit Application (Attachment 2018-1), are attached to this report to portray various attributes of the proposed project:

**2018 Permit Application with Documentation:** 

Attachment	Document Number	Document Title
2018-1	Not Applicable	Shoreland Conditional Use Permit Application
2018-2	CVL-SK-015	Pumped Discharge Plan and Profile
2018-3	Not Applicable	Rock County GIS Building Permit Application Map

**2016 Permit Documentation:** 

Attachment	Document Number	Document Title
2016-1	Not Applicable	Shoreland Conditional Use Permit
2016-2	Not Applicable	Site Plan with Shoreland Buffer
2016-3	SK-CVL-001	Construction Facilities and Site Utilization

HDR Engineering Page 4

2016-4	Not Applicable	Stormwater Erosion Control Map
2016-5	Not Applicable	Soils Map
2016-6	Not Applicable	Geology Map
2016-7	Not Applicable	Existing Vegetation Map

The following sections provide discussion related to the previously permitted conditional use, and are applicable to the greater scope of the proposed Conditional Use Application's supporting documentation and information

#### **4.1 SITE PLAN**

The Site Plan with Shoreland Buffer Map (Attachment 2016-2) provides an overall aerial plan view of the WREC facility, the existing REC, the retired Rock River Generating Station, and nearby land features. This map also provides delineation of the OHWM and 1,000 ft Shoreland buffer line.

#### 4.2 CONSTRUCTION FACILITIES AND SITE UTILIZATION

The Pumped Discharge Plan and Profile (Attachment 2018-2) shows the construction plan for the proposed outfall. The Construction Facilities Plan (Attachment 2016-3) provides an overall plan view of the WREC facility including location and sizes of equipment and major buildings, vehicular access and roads, and electric transmission lines set to scale for dimensional reference. This plan also shows the temporary construction laydown and parking areas that will be used only during the construction period.

#### 4.3 STORMWATER EROSION CONTROL MAP

The Stormwater Erosion Control map (Attachment 2016-4) is an aerial drawing showing the site layout with the topographic surface contours, stormwater drainage patterns and perimeter control locations.

#### **4.4 SOILS MAP**

The Soils Map (Attachment 2016-5) shows the soil types on the project site, along the Rock River and in the surrounding area.

#### 4.5 GEOLOGY MAP

The Geology Map (Attachment 2016-6) shows the geology under the project site and surrounding area. Geologic materials present in the Project Area consist of unconsolidated glacially-derived sediments deposited within a bedrock valley. These deposits may reach 300 feet in thickness and contain silt- to cobble-sized particles. The water table in the Project Area varies from about 25 to 35 ft below ground surface (bgs). Groundwater flow is towards the Rock River, which is considered to be a regional discharge location for groundwater. The unconsolidated glacial outwash forms a productive aquifer due to its thickness, permeability, and hydraulic connection to the Rock River. Coarse aquifer material at 110 ft bgs is the target formation for the lateral well screens of the existing collector well.

#### 4.6 EXISTING VEGETATION

The Existing Vegetation Map (Attachment 2016-7) shows the existing vegetation and natural features on the project site and surrounding area. After construction of the project, the landscaping plan will be implemented using native natural grasses, trees and shrubs as required by the Town of Beloit.

HDR Engineering Page 5

WPL West Riverside Energy Center Outfall Construction Rock County - Shoreland Conditional Use Application

#### **5 SUMMARY DISCUSSION**

This report provides an overview of the planned project, anticipated impact on the Shoreland area and summarizes the drawings and documentation included with the Rock County Shoreland Conditional Use Permit Application. This document provides pertinent project background along with a complete Conditional Use Application, and basis and explanation of the drawings and information that support the Application. Rock County's GIS website was used to develop a figure with the Building Site Permit template (Attachment 2018-3)

#### **6 REFERENCES**

- 6.1 Rock County Shoreland Zoning Ordinance, Part 2 Zoning of Shorelands and County-Owned Lands, Subpart 1, Zoning of Shorelands, Section 4.2.
- 6.2 WPL's Certificate of Public Convenience and Necessity (CPCN), Public Service Commission of Wisconsin Docket # 6680-CE-176.
- 6.3 2016 Approved Shoreland Conditional Use Permit

May 4, 2018

Architecture and History Inventory

Environmentally Sensitive Areas

Productive Agricultural Soils

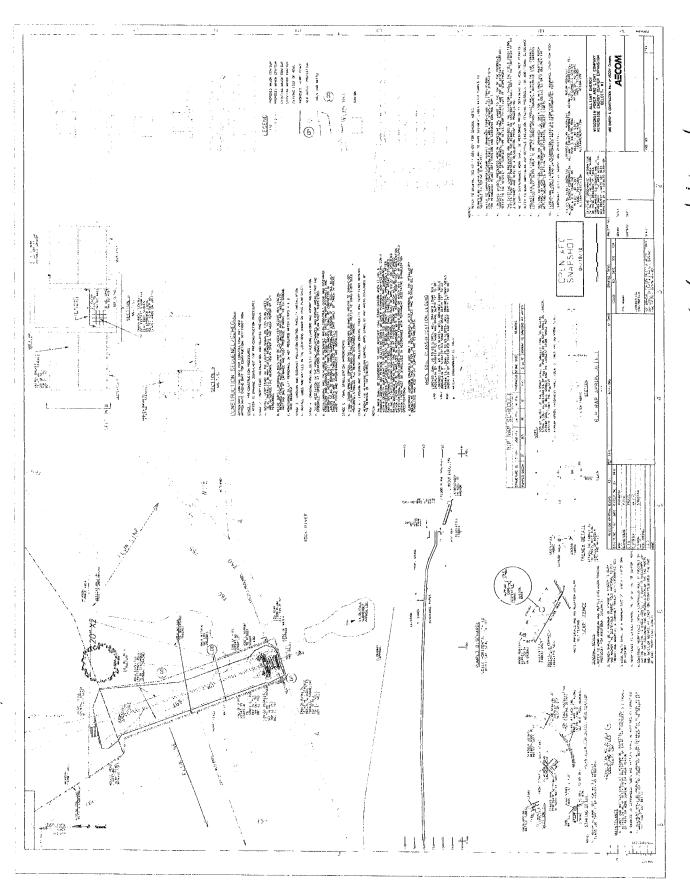
Woodlands

Wisconsin DNR Wetlands

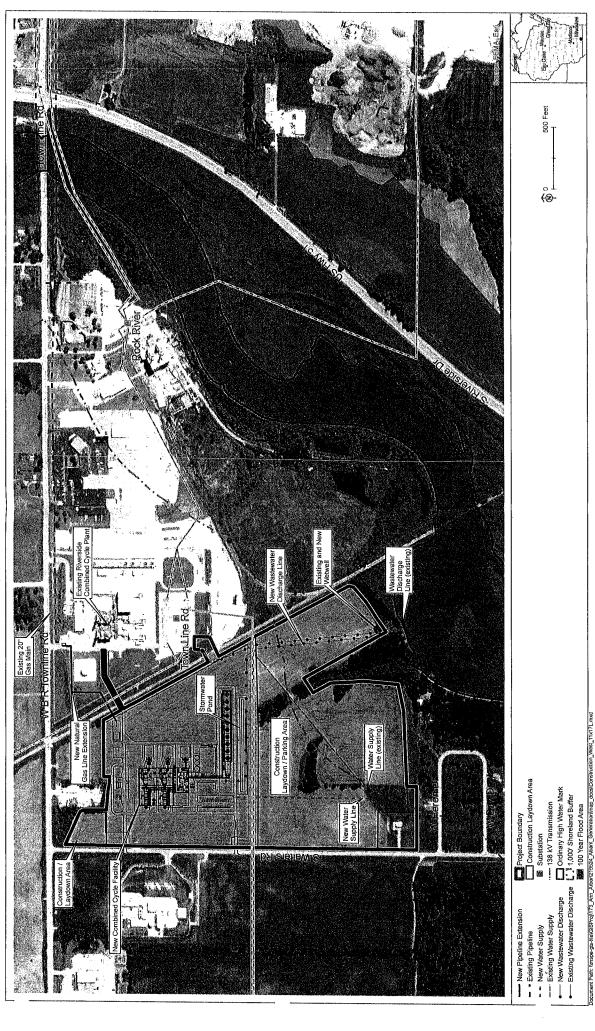
Shoreland Setback

1:8,725 0.15 0.2 0.075

M. Ryan



Larger Drawings unil be available at the hearing



Large-drawinss will be available af the hearing



#### 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: June 14, 2018

#### **Land Division Summary:**

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

2018 008 (Newark Township) - Britton

2018 018 (Janesville Township) - Heath

2018 028 (Porter Township) - Hardwick

2018 030 (Union Township) – Myhre (New lot with buildings)

2018 031 (Union Township) - Myhre (New lot with no buildings)

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions 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 WEB: WWW.CO.ROCK.WI.US



H H Application Number:	LD2018 008 Britton
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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 appli	cable) officials
and these parties have determined land division is feasible:	✓ Yes  No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes   ☐ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 📝 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes 🗸 No
6. Land division will require a zoning change:	☐ Yes ☑ No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	7a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	hand .
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
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:	<del>                                     </del>
(3) Driveways:	<del>                                     </del>
(4) Rail lines:	<del>                                     </del>
(5) Private water wells or water supply systems:	<del>                                     </del>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del>                                     </del>
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	<del> </del>
P T COMMISSION CONCENTION CONCENTING AND ABSCRIPT SECTIONAL OF THE FARM DIVISION AFAST	

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	Ц
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u> </u>
<ul><li>7d. All required application form information and required party's signature on the application form:</li><li>7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible</li></ul>	<u>_</u>
with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and if
these parties have comments, said comments have been provided to the Agency:	
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any fu of this form.	irther sections
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1	
3. acceptable means of wastewater disposal is approved by the necessary government	tal agencies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
lmL	
AGENCY SIGNATURE: 3/23/18	
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. Approved by Town in May 2018 with no reported a	anditions
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  ${\bf 51}$  N. MAIN ST.

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

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

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on final CSM: "No residential construction permitted on Lot 1 due to limited accessibility, lot
4configuration and other environmental physical features."
5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates a new 108.7 acre lot from an existing 212 acre property made up of three existing parcels Newark Township (parcels 6-14-127, 6-14-132 and 6-14-122A). One reason that the property is made up of multiple parcels under one ownership is that the southern two 40 acre parcels are divided by a Section line. Historical air photos indicate that the land west of the creek was originally farmed together with the land that fronts on S Oisen Rd, rather than the land to the north as it is today.  The owner/applicant acquired the 33 foot wide access area to S Oisen Rd in 1999 (deed document #1432586). However, the length of a driveway to any proposed building site would exceed the Town of Newark's driveway requirements. Furthermore, while the existing frontage on S Oisen Rd is not being altered as part of this proposal, the current Zoning Ordinance requires that all new lots have a minimum of 400 feet of frontage. By definition the proposed CSM is considered a new lot, but ultimately the proposal is a reconfiguration of the owners existing property. Therefore, a reasonable compromise to approve the proposal may be to require that a deed restriction be placed on Lot 1 that prohibits any residential building on the property.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6.
7,
8,
9.
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 58945

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

WEB: WWW.CO.ROCK.WI.US

RECEIVED

FEB 1 9 2018

AGENCY USE ONLY

Application Number: 102018 008

Received By – Date (MM/DD/YYYY):

2-19-18

## PRELIMINARY IVIINOR 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								ermined			
2. Land division is co	nsistent with	Town's C	omprehensiv	e Plan –	Future I	Land	Use Map:			<b>✓</b> Yes	☐ No
3. Land division area if you answered Y	a is located in	a Farmla	nd Preservation	on zonin	g distric	t ce		tate of Wi	scons		☐ No
4. Land division mee	ts Town Base	Farm Tra	ct and any ot	her appli	cable F	arm	land Preservat	ion zoning	distri	ct require	
5. Land division will	require a zon	ing chang	ge:								✓ No
			APPLICA	NT INF	ORIV/A	TIC	SNI			<u> </u>	B 114
6. LANDOWNER OR .	AUTHORIZED	LANDOW					<u> </u>				
a. Name:	Paul R. Bri							Telepho	one:	T	
Address:	7307 S. Le			, , , , , , , , , , , , ,	City:	Br	odhead	State:	W	Zip:	53520
b. Name:		TT WARRANGE			L	T_:		Telepho	-l	1 = 1 = 1	00020
Address:					City:	Т		State:	1	Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)	*			Щ.			<u>.                                    </u>	Zip.	L
a. Surveyor name:	R.H. Batter		Co. Inc.	7-04/0				Telepho	one:	608-365	5-4464
Address:	2857 Barte	lls Drive			City:	Ве	eloit	State:	WI	Zip:	53511
b. Developer name;	,				<u> </u>	1		Telepho			00011
Address:		······································			City:	1		State:	T.	Zip:	
8. Identify the individ	dual from 6.	or 7. that	will serve as t	he prima		act:	☐ 6a. [	<u> </u>	7a.	7b.	·
			AND DIVIS								I
9. Reason for land div	/ision: 🔽 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation 🔲 Refi	nance	Oth	er:	
10. Land division area	a location:	Town of	Newark				Multi 1/4 of	. Multi 1	/4 .	,	
		Section					Tax parcel nu	mber(s) -	6-14-	122A, -12	7 & -132
<ol> <li>Land division area</li> <li>Yes ✓ No</li> </ol>	If Yes,	identify:	City(s)/Villa	age of		Jur	isdiction (ETJ)	Area of a (	lity(s),	Village:	
12. Land division area											
13. Landowner's cont		/Town ro	14. Land div	ounty hig			State high			. highway	
(Square feet or ac			(Square			108.	7+/-Ac. 25. Ct	ırrent zoni ea: A-1	ing of	land diviși	on
L6. Number of new/a			17. Future z					Future 2	oning	of parent	lot:
by land division: 1			created	by land	division	: A-	1 (No Change)	A-1 (N			
<ol><li>Covenants or rest If Yes, identify cov</li></ol>	rictions will b renants or res	e placed :	on the land di	ivision ar	ea:	Y	es 🔽 No	•			
20. A residential build			in the land d	livision a	rea:	П	res 🗸 No				
If Yes, the building	giutilizes a:	Priva	ate onsite wa					] Public sa	nitary	sewer sy	/stem
21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on											
be submitted by (mm/dd/yyyy): (mm/dd/yyyy):											
APPLICANT STATEMENT AND SIGNATURE											
as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary ontact 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 locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible											
locuments, and that all i o me. These statement	information is	correct, ac	curate, and tru	ie to the b	est of m	ıv kr	nowledge and be	lief, with a	ll infor	mation acc	:essible
		~ • • • • • • • • • • • • • • • • • • •	4 1	~ ~	part or K	, I	county, its agen	rs, employ	es, an	u omciais.	
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Dan	185	wt	ti	<u>n_</u>	DATE: 2	]	6/10	8

REVISED 12/2011

Page 1 of 2

	APPLICATION CHECKLIST			*** ** **. **
	All of the	Yes :	No	Comment
1.	Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	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, including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
	c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
	d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
	<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 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:	Ø		
-	(1) Buildings:		V	No buildings,
	(2) Streets, alleys, and public ways: (3) Driveways:		<u> </u>	
	(3) Driveways: (4) Rail lines:			No rails.
_	(5) Private water wells or water supply systems:	片片	<u>V</u>	No well,
	(6) Private water wells of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer			IAO MAII.
	systems:		☑	
	(7) Any other public utilities:	$\neg$	7	
	(8) Easements (Utility, drainageway, pedestrian way, etc.):	H	Ø	
	(9) Vegetative land cover type:	V	一	
	(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7		* * * * * * * * * * * * * * * * * * * *
	(11) Productive agricultural soils, cultural resources, and woodlands:		V	
	(12) Surface water features:	V		
	(13) Drainageways:	V		
	(14) Detention or retention areas:		V	
	(15) Cemeteries:		V	a section is
	(16) Bridges/culverts:		V	
	(17) Rock outcroppings:		V	
	<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 land division area:</li> </ul>		V	
	<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>		V	
	j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	
	k. Scale, north arrow, and date of creation:	V		
	I. Any other information required by the Agency:	V		
2.	Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
	inch, with the map pages numbered in sequence if more than one (1) page is	✓		
	required, and total map pages identified on each page?			
3.	Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4.	Have you provided all required application form information and has the required party signed this application form?	Ø		
5.	Have you included a hard copy of this application form and the map, an electronic			
	copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			

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

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

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

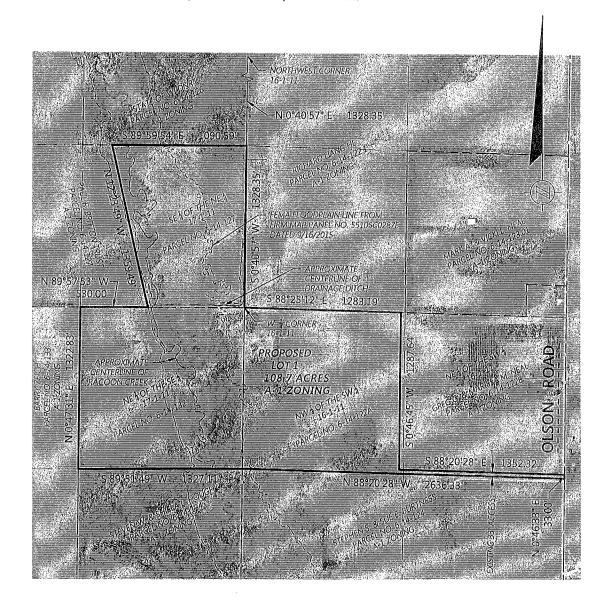
JANESVILLE, WI 53545

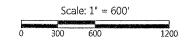
REVISED 12/2011

Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4
OF SECTION 16, ALSO PART OF THE NE 1/4 OF THE SE 1/4
AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17,
BEING ALL IN T. 1 N., R. 11 E., OF THE 4TH P.M.,
NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.





ORDER NO: 32918 BOOK: SEE FILE

FIELD CREW: N/A DRAWN BY: KJB DATE: January 15, 2018 FOR THE EXCLUSIVE USE OF: PAUL R. BRITTON TRUST 7307 S. LEE ROAD BRODHEAD, WI 53520

**-Batterman**engineers surveyors planners
2857 Batells Drive 8eloit, Wisconsin 53511
608.365.4464 www.ribatterman.com



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53945

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



H H 11	LD2018 018 Heath Bros
Application Number:	
!! !!= = = = = = = = = = = = = = = = = =	

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

y and the same of	
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	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 V No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes ☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes ☑ No
6. Land division will require a zoning change:	✓ Yes  ☐ No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	ii ali iilissiiig
	Wissing was
	Information :
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	-
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	r
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	<b>—</b> .
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:	January 1
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:	
<ul> <li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li> <li>(7) Any other public utilities;</li> </ul>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	<b> - </b>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<del></del>
(12) Surface water features:	<del>   </del>
(13) Drainageways:	<b> -</b>
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	<del>                                      </del>
(17) Rock outcroppings:	H
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	<u> </u>

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AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	<u> </u>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	<u>U</u>
numbered in sequence if more than one (1) page is required, and total map pages identified on each	п
page:	니
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
<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	mment, and if
these partles have comments, said comments have been provided to the Agency: Ves No	
If you answered No, the application must be provided to other reviewing parties before completing any functions are stated from the completing and for the form of the completing and for the completing and compl	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	at the time of
3this survey. However, soils on the lot may be restrictive to the replacement of the exist	ting system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
/ m	
AGENCY SIGNATURE: DATE: 4/16/18	
	<del></del>
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
<ol> <li>If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):</li> </ol>	
2. Approved by P4Z and Town Board	****
at may 7th meeting	
5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT 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.	ı
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 &amp; Development Committee</u>	

REVISED 12/2011

The state of the s
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. The parent parcel is currently Zoned A1FP by the Town of Janesville Based on the proposed size of Lot 1, a rezone to SFRR has been requested.
5Therefore, a recommendation of approval to the P&D Committee is contingent on Town approval of this change
6. Dedicate a forty foot half road right of way along county Hwy A.
7, Proposed shared driveway shall be approved prior to final approval as per the process outlined in the Access Control Rags section 4.518, Change of Us
8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approva
10.  12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates 1 lot from an existing 161 acre properly Janesville Township, consisting of approximately 1.5 acres and an existing residence and other buildings. The parent parcel is currently zoned Exclusive Ag-Farmland Preservation (A1FP) by the Town of Janesville and the future land use for the parcel is Agriculture. Due to the proposed new lot size, the applicant has applied for a rezone from A1FP to Single Family Rural Residential (SFRR) as part of the land division process. The A1FP District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District along with a future land use plan amendment. A Joint/shered driveway for Lot 1 and the parent parcel shall be applied for according to the process outlined in section 4.518 County Ordinance and the provisions of the Rock County Direway Access Policy due to access controlled designation on County Hwy A in this location. A change of use due to the type or volume of traffic requires approval of the Public Works and P&D Committee, Based on Ordinance standards, a separate driveway for the parent parcel can not be approved without a variance.  This land division is within the City of Janesville extraterritorial plat review jurisdiction and partially within the 208 Water Quality Planning Area.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
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9,
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
<sup>2</sup> 5,
6.
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8.
9.
10.
1.8. Committee action rationale and findings of fact:

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

RECEIVED



AGENCY USE ONLY

Application Number: LDZ018 018

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

## TELEPHONE: (608) 757-5587 MAR 2 8 2018 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US ROCK GO, PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM

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**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.**												
Applicant has cont (if land division is valued division is feature)	acted Town, within Extra-1	Rock Cour	ity Planning, E	conomic	c & Con	nmu	inity De	velonme	ant Agen	W an	d Cityle\A	Illago
2. Land division is cor	nsistent with	Town's Co	omprehensive	Plan – F	uture L	and	Use M	ap:	***************************************		√ Yes	□No
3. Land division area	Is located in	a Farmlan	d Preservation	n zoning	distric	t cer	tifled b	y the Sta	ate of Wi	sconsi		∏No
If you answered Ye	es, proceed to	<b>4.</b> If you	answered No	, procee	ed to 5.							
4. Land division meet	is Town Base	Farm Trac	t and any oth	er applic	cable Fa	arml	and Pre	eservatio	n zoning	distri	prompton .	-
5. Land division will i	require a zon	ing change	9:	······································		·					Yes	<u> </u>
130.000			APPLICAN	TINFO	RMA'	πю	N	8.44.04.0	de de e			
6. LANDOWNER OR A	AUTHORIZED	LANDOW				يتخلا		9-72-33-34-				
	HEATH BF							··	Telepho	ne:	1	
Address:	1629 N RC	HERTY	RD		City:	JA	NESV	ILLE	State:	WI	Zip:	53548
b. Name:					···		***************************************		Telepho	ne:	T	1
Address:					City:				State:	T	Zlp:	T
7. AGENT (SURVEYO	***************************************								<u> </u>	J		I
			OCIATES, II	NC					Telepho	ne:	752-05	75
	109 W, MII	_WAUKE	EEST		City:	JA	NESV	ILLE	State:	WI	Zip:	53548
b. Developer name:		***************************************							Telepho	ne:		
Address:					City:			ı	State:		Zip;	
8. Identify the individ	dual from 6.							6a.	]6b. [v	7a.	☐ 7b.	
			AND DIVISI									
9. Reason for land div	/ision: Sa				m cons	olida			ance _		ner:	
10. Land division area	a location:	<del></del>	JANESVIL	LE			SE	1/4 of	SE 1			
11. Land division area	a is located w	Section	21	d Dlas A		1.5	Тах ра	rcel nun	nber(s) -	6-8-	184	
✓ Yes ☐ No	If Yes,	Identify:	City(s)/Villa	n Plat A	pprovai CITY	OF	JANE	n (E IJ) A SVILLE	rea of a ( E	City(s)	/Village:	
12. Land division area	is located ac	ljacent to	(check all that	apply):			·········	- Kolley - Annoran (1919)			-4	
12 landoumor's sont	Local	/Town ro	ad 🗸 Co	unty hig	hway		Sta	te highw			S. highwa	
<ol> <li>Landowner's cont (Square feet or ac</li> </ol>		erty area	(Square i			16			rrent zon a: A1FP	ing of	land divis	ion
16. Number of new/a	dditional lots	created	17. Future zo	oning of	new/a	dditi	ional lo	t(s) 18.	Future :	zonina	of paren	t lot:
by land division:	1		created	by land	division	n: S	SFRR	1	A1FP		, , , , , , , , , , , , , , , , , , , ,	
<ol><li>Covenants or rest if Yes, identify cov</li></ol>	rictions will b enants or res	ie piaced ( strictions:	on the land div	ision ar	ea:	∐ Y	es √	No				
20. A residential build	ling is curren	tly located	in the land di	vision a	rea:	VI	/es	No				
If Yes, the building		✓ Priva	ite onsite was								y sewer s	ystem
<ol><li>Public Improvements be submitted by (</li></ol>					ublic im nm/dd/			t constru	ction wil	l begi	n on	
			فالتحارب والمناب والتناف					IRF				
APPLICANT STATEMENT AND SIGNATURE  , as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION —  APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible o me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
.ANDOWNER/PRIMARY				4	' C	~			DATE: _	3/2	27/18	3

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Page 1 of 2

APPLICATION CHECKLIST	100	مر ۱۰۰۰ تا	1000
·	SV acti	Malan	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	13% 1 G 2 V	MINOS	Comment
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	☑.		,
tollowing information?		_	
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	├ <b></b> -	<del></del>	
including name and ownership (if applicable), in and adjacent to the land		П	
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	17	П	
residential, in the land division area:		ш	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	121		
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all	П		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		V	
(2) Streets, alleys, and public ways:		V	
(3) Driveways:		V	
(4) Rall lines:		V	NONE
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary source.			1.
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø		
(7) Any other public utilities:	<u> </u>		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>		
(9) Vegetative land cover type:	┞╫╌	Y	NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	14		SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	┝╪╴	\(\frac{1}{2}\)	NONE NONE
(12) Surface water features:,	<del>     </del>	$\overline{Z}$	NONE
(13) Drainageways:	<del>                                      </del>	V	NONE
(14) Detention or retention areas:		$\overline{J}$	NONE
(15) Cemeteries:	H	Ø	NONE
(16) Bridges/culverts:	T F	Ø	NONE
(17) Rock outcroppings:		Z	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or		<b>V</b>	NONL
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and			NONE
water supply system or an alternative means of providing water supply and		$\checkmark$	
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:	Ø		
I. Any other information required by the Agency:		K	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required	$\square$		
party signed this application form?	<u> </u>		
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			

Stem (GIS), and the application ree?

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:

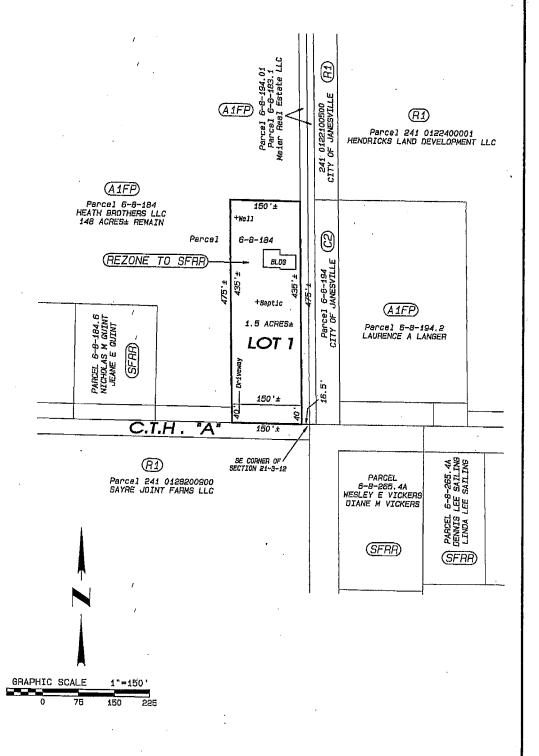
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 5354

JANESVILLE, WI 53545

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## PRELIMINARY CERTIFIED SURVEY MAP / REZONE MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, 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. 118 - 094 For: HEATH

DATE: MARCH 26, 2018



- · LAND SURVEYING
- LAND PLANNING
   CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53546 www.compssurvey.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



11 11 11	
ii	LD2018 028 Hardwick
" Application Number:	1
II .	
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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 appli	icable) officials
	Yes No
	✓ Yes No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	ш.ча Ш.ча
4. Lánd division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes No
	Yes No
· · · · · · · · · · · · · · · · · · ·	✓ Yes ☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	'a. – <b>7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
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:	<b>L</b>
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) Buildjngs:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	H
(13) Drainagewąys:	
(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:	
<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</li> </ol>	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW						
	Missing Information					
k. Scale, north arrow, and date of creation:						
I. Any other Information required by the Agency:						
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages						
numbered in sequence if more than one (1) page is required, and total map pages identified on each						
page:						
7c. Map prepared by a land surveyor licensed in Wisconsin:						
7d. All required application form information and required party's signature on the application form:						
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:						
8. Preliminary minor land division application is complete:	✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and if					
these parties have comments, said comments have been provided to the Agency:						
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any fu	rther 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):						
Utility easement(s) shall be placed on lots as requested by utility companies.						
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of						
3this survey. However, soils on the lot may be restrictive to the replacement of the exist	ing system."					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):						
AGENCY SIGNATURE: DATE: 6/4/18						
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. Approved by Town of Porter May 22, 2018						
, 3.						
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):						
TOWN SIGNATURE: DATE:						
. TITLE:						

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  ${\bf 51}$  N. MAIN ST.

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

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

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. The parent parcel is currently Zoned AE by the Town of Porter. Based on the proposed size of Lot 1, a rezone to AG has been requested
5Therefore, a recommendation of approval to the P&D Committee is contingent on Town approval of these change
6. Dedicate 33 foot half road right of way along W Stebbinsville Rd at the discretion of the Town of Porter.
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates 1 lot from an existing 157 acre property Porter Township, consisting of approximately 7.1 acres and an existing residence and other buildings. The parent parcel is currently zoned Exclusive (AE) by the Town of Porter and the future land use for the parcel is Agriculture. The applicant has applied for a rezone from AE to AG as part of the land division process. The AE District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District and related Based Farm Tract standards.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

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

KANY 1 6 9018

MAY 1 6 2018



AGENCY USE ONLY Application Number: LDZ018 028

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

### PRELIMINARY MINOR I

	ANT IV	IIIV, OJ	K LAND	עוש				A P. P.			N FO	RM,
**PLEAS PRELIMINARY OF THIS FORM A	WINOR LANE	וסוצועוט כ	HIS APPLICATION  - APPLICATION  ONTAINING AL	ON FOR	M INF	DRM	ATION	PIFA	SE COMMO!	ETE OC	TH DACE	:S a **
1. Applicant has con (if land division is land division is fee	tacted Town, within Extra-1	Rock Cour	ity Planning, E	conomi	c & Co	nmu	nity De	velonn	ant Aran	ev and	City(s)/\ nave dete	/illage ermined
2. Land division is co		Town's Co	mnrehonstva	Dian. I	Cretina I		) i== 54				✓ Yes	∐ No
3. Land division area											✓ Yes	No
If you answered Y	es, proceed to	o 4. If vou	answered No	i zomne i. proced	g distric	t cer	tiried b	y the S	tate of Wi	sconsii	1: ∐⊬Yes	∐ No
4. Land division mee	ts Town Base	Farm Trac	ct and any other	er appli	cable F	arml	and Pre	eservat	ion zoning	distric	t require	P
5. Land division will	require a zon	ing change	2;	**************************************			· · · · · · · · · · · · · · · · · · ·				V Yes	
			APPLICAN	TINFO	DRMA	TIO	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	TATIVE			34 9,39003	278045330			35 E 12 E 12 E 1	261000000000
a. Name:	SARA R H	ARDWIC	CK REV LIV	ING TI	RUST	***************************************		i.v. vigimenas.	Telepho	one:		***************************************
Address:	9119 W ST	EBBINS	SVILLE RD		City:	ED	GER	ΓOΝ,	State:	WI	Zip:	53548
b. Name:							······································		Telepho	one:		L
Address:				***************************************	City:	Π	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	***************************************	State:	1	Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)				ل	-		<u> </u>			L
a. Surveyor name:	COMBS A	ND ASS	OCIATES, I	NC					Telepho	one:		
Address:	109 W MIL	WAUKE	E STREET		City:	JA	NESV	ILLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:							· · · · · · · · · · · · · · · · · · ·		Telepho	one:		1
Address:					City:				State:	T	Zip:	
8. Identify the indivi	dual from 6. a	or <b>7.</b> that	will serve as th	e prima	ary con	tact:		6a. [	6b. [-	7a.	☐ 7b.	L
	ery i		AND DIVISI		FORN	ИΑТ	ION					
9. Reason for land di	vision: Sa	1	ship transfer	☐ Far	m cons	olid	ation	Ref	inance 🗌	Oth	er:	
10. Land division are	a location:	Town of Section	PORTER 3				NE Tax pa	1/4 o	f NW 1 mber(s) -		.21	
11. Land division are	a is located w	ithin the I	xtra-Territoria City(s)/Villa	al Plat A	pprove	Jur	isdictio	n (ETJ)	Area of a	City(s)/	Village:	
12. Land division are	a is located ac ✓ Loca	djacent to	(check all that	apply); unty hi			Sta	te high	way	□u.s	. highwa	v
3. Landowner's contiguous property area (Square feet or acres): 157  14. Land division area (Square feet or acres): 7  15. Current zoning of land division area: AE												
6. Number of new/additional lots created by land division: 1  17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: created by land division: AE						t lot:						
19. Covenants or restrictions will be placed on the land division area: ☐ Yes ☑ No												
If Yes, identify co						77.		7		***************************************		
<ol><li>A residential building of Yes, the building</li></ol>			a in the land di ate onsite was			Z '		]No	Dublice	anitan	e comme o	Lendro ma
21. Public improvem	ent construct	ion propo	sal/plan will						ruction wi		sewers	ystem
be submitted by	(mm/dd/yyyy	): NON	E	(	mm/do	/ууу	γ):					
	Consideration of the	يهر پيدار عسم سعود سه	CANT STATI	Fig. 8 v. des de carida e d	T. 11. 17. 17. 17. 17. 17. 17. 17. 17. 17		ent de nationie	grade and the second			- 749 (759) A/SIO	omers in the
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.												
	da aua bataa	التنافيد المسامية										
LANDOWNER/PRIMAR	ts are being m	ade to indu	ce official action	n on the	part of	Rock	County	, its age	DATE:	yees, ar	nd officials	

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Page 1 of 2

APPLICATION CHECKLIST			
	Vac		Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		Rd Wallack	Constitution of the state of th
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V		
following information?		_	' '
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	V		
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:			
	<b> </b>		
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 latt(s) and extent(s) and ex	<u> </u>		
<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>			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
corner or quarter corner, in the land division area:	V		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	<del>                                     </del>		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	1.71		
(2) Streets, alleys, and public ways:		╫	
(3) Driveways:			
(4) Rail lines:	<del>        -</del>	<del> </del>	NONE
(5) Private water wells or water supply systems:	Z	157	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:	7	$\Box$	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		V	NONE
(13) Drainageways: (14) Detention or retention areas:			NONE
(15) Cemeteries:	<del>-  -</del>  -		NONE
(16) Bridges/culverts:	<del>-  - </del> -		NONE
(17) Rock outcroppings:	<del></del>		NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	<del> </del>	V	NONE
dedicated public parks or outdoor recreation lands, or any other public or		V	NONE
private reservation, including any conditions, in the land division area:	-	IX.	
i. Preliminary concept for connection with existing public sanitary sewer and	·		NONE
water supply system or an alternative means of providing water supply and		V	NONE
treatment and disposal of sewage, in the land division area:	-	لسندا	
j. Preliminary concept for collecting and discharging stormwater, in the land			NICALIT
division area:		V	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		N	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required			
party signed this application form?	<u> </u>	<u></u>	
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:

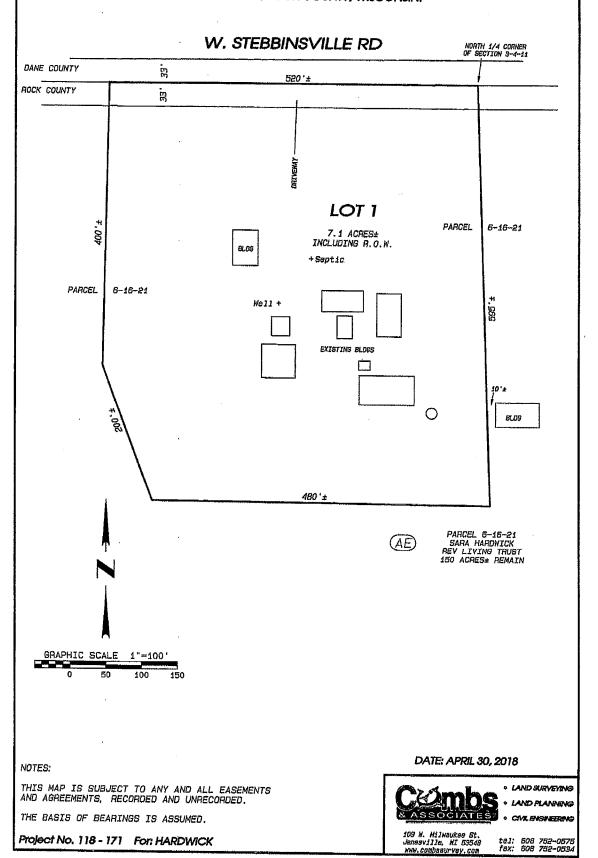
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

## PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T.4N., R.11E. OF THE 4TH P.M. TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



Project No. 118 - 171 For: HARDWICK

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



: : : Application Number:	LD2018 030 Myhre
11	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	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 r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☑No
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	<b>7a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	<u> </u>
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	loud .
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	<del> </del>
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:	
(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) Végetative 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:	- Franci
(14) Detention or retention areas:	
(15) Cemeteries: (16) Bridges/culverts:	
(17) Rock outcroppings:	님
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<u> </u>
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	<u> </u>
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:	
7	

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Page 1 of 2

Missing   Information	AGENCY REVIEW		
K. Scale, north arrow, and date of creation:   I. Any other information required by the Agency:	·		14000 PRESENTATION CONTRACTOR
1. Any other information required by the Agency:	k. Scale, north arrow, and date of creation:		Sinformation (
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:  7c. Map prepared by a land surveyor licensed in Wisconsin:  7d. All required application form information and required party's signature on the application form:  7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:  8. Prellminary minor land division application is complete:  9. Prellminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Prellminary minor land division application must be provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Prellminary minor land division application must be provided to other reviewing parties before completing any further sections 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):  12. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of  3this survey. However, soils on the lot may be restrictive to the replacement of the existing system."  12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  13. Town action:  14. If you answered Approve With Conditions to 13., list conditions Deny  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  15. Cown action:  16. Administrator - Rock County Planning, Economic & Community Development Agency  17. Administrator - Rock County Planning, Economic & Community Development Agency  18. Pre			
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AGENCY SIGNATURE:			ting system."
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13. Town action:	the control of the co		
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2. Approved by Town of Union in May 2018  3.  15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  TOWN SIGNATURE: DATE:		heet (2a) if necessary):	
3.  15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  TOWN SIGNATURE: DATE:			
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):  TOWN SIGNATURE: DATE:	2. Approved by Town of Official In May 2018		
TOWN SIGNATURE: DATE:			
	13. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)		
TITLE:	TOWN SIGNATURE:	DATE:	
	TITLE:		

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

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

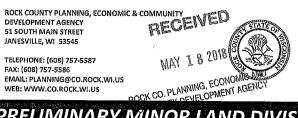
JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK C	OUNTY PLAN	NING AND DE	VELOPMENT C	OMMITTEE ACTION	W. C
16. Committee action:	Approve	Approve W	ith Conditions	Deny	
17. If you answered Approve	With Condition	s to 16., list cond	itions (Use additio	nal sheet (2a) if necessary):	
1.					
2.					
3.				,	
18. Committee action rationa	ale and findings o	of fact (Use additi	onal sheet (2a) if n	ecessary):	
COMMITTEE SIGNATURE:	MANUAL PROPERTY AND ADDRESS.		· · · · · · · · · · · · · · · · · · ·	DATE:	'
TITLE: Chai	ir – Rock County	Planning & Devel	opment Committe	<u>e</u> .	

35

AGENCY RECOMMENDATION	
11. If you answered Approve With Conditions to 10., list conditions:	<u> </u>
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.	
4. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to A4 has been requested.	ed and approv
5. Dedicate 33 foot half road right of way along W. Leedle Mill Rd at the discretion of the Town of	
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary appro	
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their	
8.	ast appro-
9.	
10.	
2. Agency recommendation rationale and findings of fact:	
he proposed Land Division creates 1 lot from an existing 59 acre property in Union Township, consisting of appr .5 acres and an existing residence and other buildings. The parent parcel is currently zoned Exclusive Agricultu re Town of Union and the future land use for the parcel is Agriculture. The applicant has applied for a rezone from s part of the land division process, which has been preliminarily approved by the Town. The A1 District is certifically ATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outline oning Ordinance related to rezoning property out of a Farmland Preservation Zoning District.	re (A1) by om A1 to A ed by
TOWN ACTION	
4. If you answered Approve With Conditions to 13., list conditions:	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
5. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
7. If you answered Approve With Conditions to 16., list conditions:	
3,	
4.	
5.	
6.	·
7.	
8.	
9.	
10.	
3. Committee action rationale and findings of fact:	

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: LDZ018 030

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

## **PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

**PLEASI <i>PRELIMINARY</i> OF THIS FORM A	MINOR LAND	DIVISIO	HIS APPLICATI N – APPLICATIO ONTAINING AL	ON FOR	M INFO	DRM	IATION	. PLEAS	E COMPLI	ETE BO	TH	PAGE	S 1.**	
1. Applicant has cont	acted Town,	Rock Cour	nty Planning, E	conomi	ic & Cor	nmu	inity De	evelopm	ent Ageno	v, and	City	/(s)/\	illag	e
(If land division is v land division is fea	within Extra-1	Territorial	Plat Approval J	Jurisdic	tion (ET	IJ) ar	rea) off	icials an	d these pa	arties l	ıave	dete Yes	rmir	ned No
2. Land division is con	nsistent with	Town's Co	mprehensive	Plan – J	Future L	and	Use M	ap:			V	Yes		No
3. Land division area If you answered You	is located in es. proceed to	a Farmlan o <b>4.</b> If you	d Preservation answered <b>No</b>	zonine , proce	distric	t cer	rtified b	y the St	ate of Wis	consli	า: 🗀	Yes	Z	No
4. Land division meet	ts Town Base	Farm Trac	t and any othe	er appli	cable Fa	arml	and Pro	eservatio	on zoning	distric	t red	uire ] Yes		t: No
5. Land division will	require a zon	ing change	<b>3</b> :								-Z	] Yes		No
		K. KKW.	APPLICAN	TINFO	ORMA	TIO	N							
6. LANDOWNER OR A								e Constitution						
	WILLIAM L			V*************************************			***************************************	·····	Telepho	ne:				
Address:	8453 W. S	rebbins	VILLE RD.		City:	ED	GER	ΓΟN	State:	WI		Zip:	5353	4-8516
b. Name:	***************************************				l			***************************************	Telepho	ne:			L	
Address:	***************************************	h	THE HAND WAR AND		City:				State:	1	Π.	Zip:		
7. AGENT (SURVEYO	R AND DEVEL	OPER)	**************************************	a Million Ambelli eti este arber in	l	.L				L				
a. Surveyor name:	COMBS AI	ND ASS	OCIATES, II	NC					Telepho	ne:				
Address:	109 W. MIL	WAUKE	EEST		City:	JA	NESV	'ILLE	State:	WI	T	Zip:	535	548
b. Developer name:			······································	.,	I			······································	Telepho	ne:				
Address:	******	······································			City:	T		***************************************	State:	T	T	Zip:		,
8. Identify the individ	dual from 6.	or 7. that	will serve as th	e prima	ary cont	act:		6a.	6b. 🗸	7a.		7b.		
			AND DIVISI											
9. Reason for land div	/ision: 🗸 Sa	le/owner	ship transfer	Far	m cons	olida	ation	Refi	nance 🗌	Oth	er:			
10. Land division area	a location:	Town of	UNION				NW	1/4 of	NW 1	/4				
		Section	·						nber(s) -					
11. Land division area	If Yes,	identify:	City(s)/Villag	ge of		l Jur	isdictio	n (ETJ) A	Area of a C	ity(s)/	Villa	ge:		
12. Land division area	✓ Local	/Town ro		apply): u <b>nty hi</b> ;			Sta	ite highi	vay [	_] ∪.s	. hig	hwa	,	
<ol> <li>Landowner's cont</li> <li>(Square feet or ac</li> </ol>			14. Land divis			2.5			rrent zoni ea: A-1	ing of	land	divis	ion	
16. Number of new/a	dditional lots			ning of	f new/a	ddit				oning	of p	aren	tlot	
19. Covenants or rest			on the land div				∕es 🔽	No						
If Yes, identify cov		***************************************			**************************************									
<ol><li>A residential build If Yes, the buildin</li></ol>						Z		] No	T m. Joth					
21. Public improveme			sal/plan will	1					Public sa action will			ver s	/stei	m
be submitted by (					mm/dd,	•		e Consti	action will	i vegiii	011			
TOBANA .		APPLIC	CANT STATE	MEN	T AND	SIC	SNAT	URE						
, as the undersigned, ar contact for said landowr APPLICATION FORM INF documents, and that all to me. These statement	ner. I do hereb ORMATION, re Information is	y verify the viewed and correct, ac	at I have reviewed d completed this curate, and true	ed the R s applica e to the	OCK CO ation for best of r	<i>UNT</i> m, a ny ki	Y PRELII nd subr nowledg	<i>MINARY I</i> nitted all ge and be	MINOR LAN Informational Blief, with a	<i>ID DIVI</i> on as re ill Infor	SION quir mati	/ – ed pe on ac	r salc	i ble
LANDOWNER/PRIMARY	ν.		BAN	10	(d)		•		DATE:	5/		,		

REVISED 12/2011

Page 1 of 2

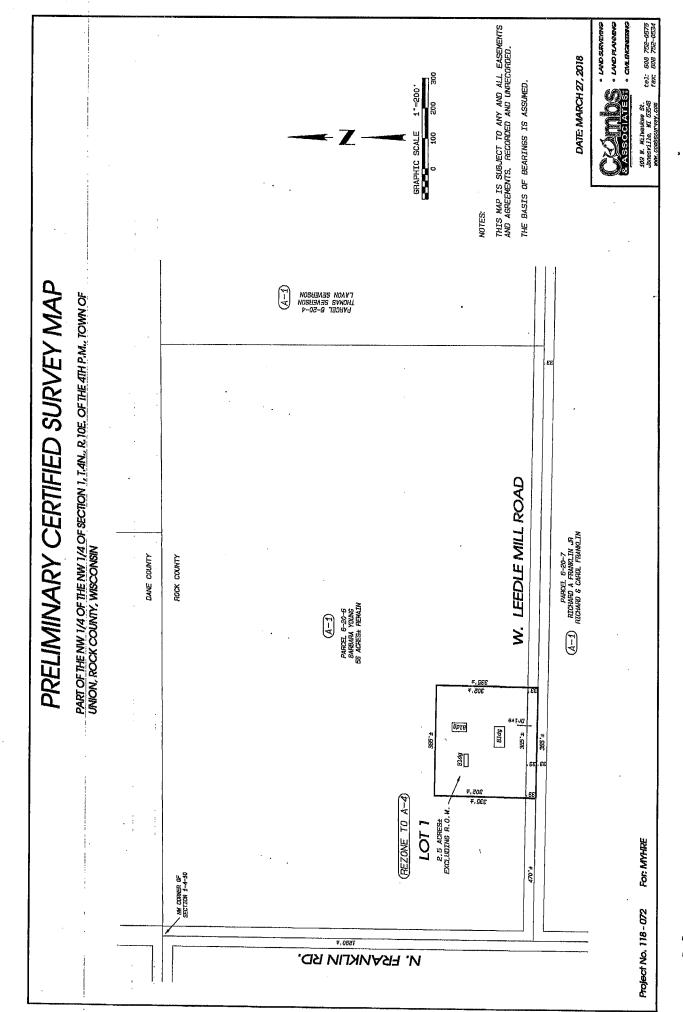
APPLICATION CHECKLIST			A g
the state of the s	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township,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

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



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.UIS



 	LD2018 031 Myhre
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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 appli	cable) officials
	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes □ No
- · · · · · · · · · · · · · · · · · · ·	✓ Yes ☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	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	<b>a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	-
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	<u> </u>
a. Location of the land division area by section, township, and range:	<u> </u>
b. Approximate location and dimension of all <b>EXISTING</b> 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 tot(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:	H
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	L
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<del></del>
(13) Drainageways:	
(14) Detention or retention areas:	i i
(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:  i. Preliminary concept for collecting and discharging stormwater in the land division area:	<u> -</u>
1. Fremminary concept for conecting and discharging stormwater in the land division area!	

AGENCY REVIEW		
		Missing Information
k. Scale, north arrow, and date of creation:		П
I. Any other information required by the Agency:		<del>- A</del>
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 pag		
page:		,
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the		
7e. A hard copy of the application form and the map, an electronic copy of the map with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		mment, and if
these parties have comments, said comments have been provided to the Agency		
If you answered No, the application must be provided to other reviewing parties	before completing any for	ırther sections
of this form.		
AGENCY RECOMMENDATION	* * **	
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Utility easement(s) shall be placed on lots as requested by utility cor	npanies.	
2. Note on Final CSM: "No buildings which produce wastewater are all	owed on Lot 1 until acce	eptable
3. means of wastewater disposal is approved by the necessary gov	vernmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE:	DATE:6/4/18	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Den	v	
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	heet (2a) if necessary):	
1.		
2. Approved by Town of Union in May 2018		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE:	DATE:	
TITLE:		

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT 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: Chair - Rock County Planning & Development Committee	

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AGENCY RECOMMENDATION	
11. If yoù answered Approve With Conditions to 10., list conditions:	
3. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to A4 has been requested and preliminarily app	proved.
4. A drainage easement shall be defineated on the final CSM along the natural drainage way with a minimum width of 30	0 feet
5. Dedicate 33 foot half road right of way along W. Leedle Mill Rd at the discretion of the Town of Union.	
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.	
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approved the contract of the contract o	roval.
8.	
9.	
10.	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates 1 lot from an existing 59 acre property in Union Township, consisting of approximately 2.7 acres with no buildings. The parent parcel is currently zoned Exclusive Agriculture (A1) by the Tow Union and the future land use for the parcel is Agriculture. The applicant has applied for a rezone from A1 to A4 as particulture land division process, which has been preliminarily approved by the Town. The A1 District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District.	art of
· · · · · · · · · · · · · · · · · · ·	
TOWN ACTION	
14. If you answered Approve With Conditions to 13., list conditions:	
3.	
4.	
. 5.	
6.	
7.	
8,	
9.	
10.	
15. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17. If you answered Approve With Conditions to 16., list conditions:	
3.	
4.	
5,	
6.	
7.	
8.	
9.	
10.	
18. Committee action rationale and findings of fact:	

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

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

MAY 1 8 2018



AGENCY USE ONLY

Application Number: 102018 031

Received By – Date 5 – 18 – 18

OCK CO. PLANNING, ECONOMIC AND

### **PRELIMINARY IMINOR 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: WILLIAM L. MYHRE JR Telephone: Address: 8453 W. STEBBINSVILLE RD. City: **EDGERTON** State: WI 63534-8516 Zlp: b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: Address: 109 W. MILWAUKEE ST JANESVILLE State: W Zip: 53548 b. Developer name: Telephone: Address: 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 UNION NW 1/4 of NW 1/4 10. Land division area location: Section 1 Tax parcel number(s) - 6-20-6 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 14. Land division area 15. Current zoning of land division (Square feet or acres): 59 ACRES area: A-1 (Square feet or acres): 2.7 16. Number of new/additional lots created | 17. Future zoning of new/additional lot(s) | 18. Future zoning of parent lot: by land division: 1 created by land division: A-4 19. Covenants or restrictions will be placed on the land division area: Yes 🗸 No If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: Yes No If Yes, the building utilizes a: \_\_ Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): 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:

**REVISED 12/2011** 

Page 1 of 2

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

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

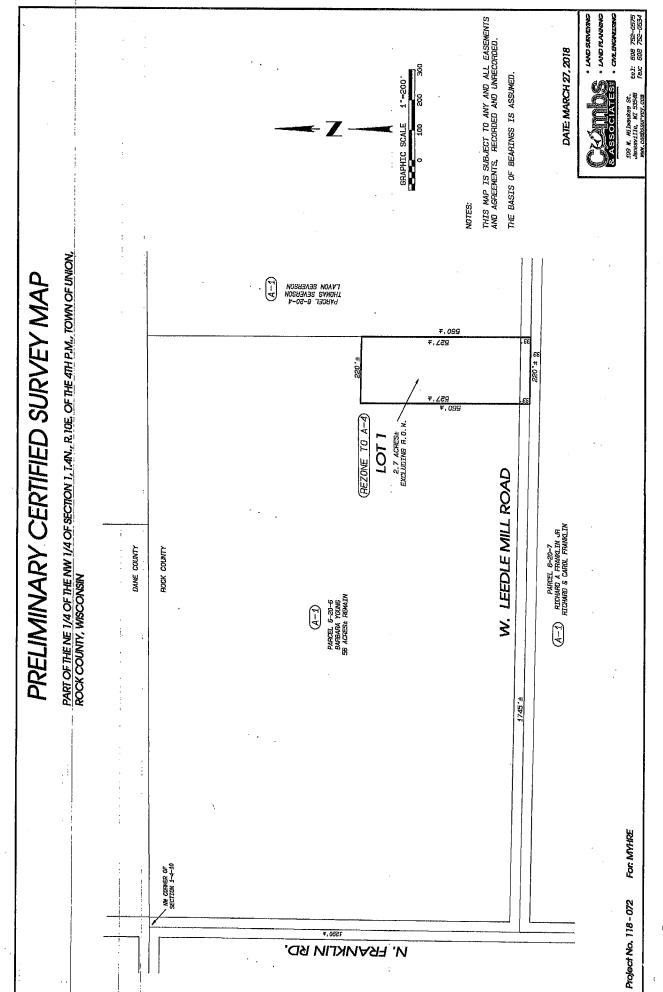
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



**Rock County** 

#### COMMITTEE REVIEW REPORT

05/31/2018

FOR THE MONTH OF MAY 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63103	LEGAL FORMS				
		P1800264	05/17/2018	JP MORGAN CHASE BANK NA	409.76
'			REAL PROP	ERTY DESCRIPTION PROG TOTAL	409.76
10-1721-0000-63407	COMPUTER SUPPL	,,,,			
		P1800264	05/17/2018	JP MORGAN CHASE BANK NA	18.90
10-1721-0000-64200	TRAINING EXP				
•		P1800264	05/17/2018	JP MORGAN CHASE BANK NA	568.38
		···	· · · · · · · · · · · · · · · · · · ·	LAND RECORDS PROG TOTAL	587.28
I have reviewed the	preceding payment	s in the tota	al \$99	77.04	•
Date:	·	De	pt		, -
		Committe	ee		

**Rock County** 

#### **COMMITTEE REVIEW REPORT**

05/31/2018

FOR THE MONTH OF MAY 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP		,		
-		P1800061	05/10/2018	STAPLES BUSINESS ADVANTAGE	150,86
				PLANNING PROG TOTAL	150.86
64-6460-0000-63110	ADMIN.EXPENSE				
		P1800061	05/24/2018	STAPLES BUSINESS ADVANTAGE	11.87
		HOUSING GRANT CLEARING ACCOUNT PROG TOTAL			11.87
64-6900-0000-63107	PUBL & LEGAL			,	
		P1800064	05/24/2018	BLISS COMMUNICATIONS INC	147.67
	1		BOAR	D OF ADJUSTMENT PROG TOTAL	147.67
I have reviewed the	e preceding paymen	ts in the tota	al \$31	10.40	
Date:		De	pt		<del></del>
		Committ	ee		