



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, APRIL 9, 2015 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday, March 26, 2015
- 4. Citizen Participation, Communications and Announcements
- 5. Consideration and Possible Action on a New Public Hearing Regarding Shoreland Conditional Use Permit Harold Traynor Revocable Living Trust
- 6. Code Administration & Enforcement
 - A. Action Item: Preliminary Land Division Approval
 - LD 2015 003 (Johnstown Township) Gordon Huber
 - LD 2015 011 (Center Township) Vielhuber Family Trust
 - LD 2015 023 (Union Township) Michael Wincapaw
 - B. Additional Comment Period Regarding Shoreland Use Approval Harold Traynor Revocable Living Trust
 - C. **Action Item:** Shoreland Conditional Use Approval Harold Traynor Revocable Living Trust (Postponed from March 26, 2015 Meeting)
 - D. **Action Item:** Request to reduce Shoreland Conditional Use Application Fee Harold Traynor Revocable Living Trust (Postponed from March 26, 2015 Meeting)
 - E. Action Item: Public Hearing Shoreland Conditional Use Permit Mark Schattschneider
 - F. Action Item: Shoreland Conditional Use Permit Approval Mark Schattscheider
- 7. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 8. Committee Reports
- 9. Directors Report
 - A. Southern Region Housing
- 10. Adjournment

Future Meetings/Work Sessions

April 23, 2015 (8:00 am)

May 14, 2015 (8:00 am)

May 28, 2015 (8:00 am)

June 11, 2015 (8:00 am)

June 25, 2015 (8:00 am)



March 19, 2014

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Mark Schattschneider for a Conditional Use Permit for activities associated with floodproofing a residential structure. Construction will take place within the Shoreland District of the Rock River. This request is being made in compliance with Section 4.208 of the Rock County Shoreland Zoning Ordinance.

The property is located in the SW1/4 of SE1/4 of Section 10, Janesville Township. More commonly known as 4229 N. River Rd., Janesville, 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, April 9, 2015.

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

Colin Byrnes Acting Director of Planning, Economic & Community Development

LG2015 005 Schattscheider

SL7-9

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



AGENCY	USE ONLY
---------------	-----------------

Application No.

SL-CUP

Date Received

3/18/15

Received by

UZ

SHORELAND CONDITIONAL USE PERMIT APPLICATION

	APPLICANT	INFORMATION		
OWNER INFORMATION			to the state of th	The second se
(1) Name Mark Schatt Address 4229 N. Riv	Market of Market of the Control of t	City _{Janesvi}	Telephone	608-208-9053 Zip 53545
	PROPERTY I	NFORMATION		
LOCATION	own of Janes	ville	SWY4 SEY	4 Sep 10
	's Subdivision		Lot 1	
Lot Size 36,940 Sq.				and and the second
Present Improvements on Land	House & Garage	The state of the s		
Proposed Use or Activity	Lifting House	the state of the s	ot	
	dana da managan da sa	IFORMATION		
Submit site plan (scale not l	ess than 1" = 200') indica proposed structures, an			ged, existing and
Amount of fill in cubic yards	400	tion to grammatic account and account and account account account and account	emplanta on approximate ou approximate ou provincia de la propertion de la companya de la companya de la compa	The state of the s
Amount of disturbed area (square	feet) 12,600	and and other section of the section	annamannama anglesis por 19 senama seperatura asserta de desar de desar de se	
Planned Completion Date	November 1	-, 2015	The state of the s	
Any cha Any change without prid (I/We) hereby request a Co	nditional Use Permit as a	ordinance and wil	l subject applicant to	
Property Owner Mark & 3 -		ATURE Agent/Surveyor		
Approved by the Rock County Pla	anning & Development C	ommittee on	ACTION TO THE CONTROL OF T	
Committee Designee			Date	

1 inch = 40 feet Airphoto: Spring 2010



4229 N. River Rd. Janesville Township



ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit 2015 002 – Mark Schattenschneider - Parcels 6-8-99.2A &

6-8-402, 4229 N. River Rd., SW1/4 of the SE1/4 Section 10, Janesville Township

DATE: March 31, 2015

Summary:

Zoning of Shorelands Rock County Code of Ordinances (Chapter 4 Part 2 Subpart 1) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits (CUP). These types of permits require a public hearing, review and action (to deny, approve or approve with conditions) by the Planning & Development Committee.

Per Section 4.213(3)(B) The Planning & Development Committee shall state, in writing, the grounds for granting or denying a conditional use permit.

Per Section 4.213(3)(C) Standards Applicable to All Conditional Uses. In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon:

- 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 on the 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 for 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 system.
- 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 use locations tending to increase that possibility.

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 4.208 outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more than 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Planning & Development Agency Staff has received a request from the Mark Schattscheider for a Shoreland Conditional Use Permit (CUP) for disturbing ground and placing fill adjacent to the Rock River just north of the West Highway 14 bridge. This application proposes to floodproof an existing single family residence.

In addition, the Applicant has submitted a Certified Survey Map for a Lot Combination to create a new lot in order to accommodate this project. The rational for that is to make sure no fill crosses an adjoining lot line. The consolidation of the two lots the Applicant owns eliminates this possibility. Also, there is a possibility the Applicant may build an accessory structure in the future in this area.

Recommendation(s) or Action(s):

P&D Agency Staff recommends approval of the Shoreland Conditional Use Permit to place fill in an effort to floodproof a residential structure in the Shoreland Zoning District of the Rock River for the following reasons:

- 1. The impact upon the adjacent lands, in terms of displaced floodwaters, is managed by FEMA Floodplain regulations. Floodplain regulations require data indicates that the Base Flood Elevation shall not be raised by more than .01 feet due to the fill. The proposed project shall meet these specifications.
- 2. The project will remove the potential for property damage due to flooding. Therefore, reducing the costs to the property owner and future Federal emergency funding.

Conditions of Approval:

- 1. Placement of fill shall be Floodplain Compliant.
- 2. Erosion control measures shall be in place during construction.
- 3. All disturbed ground shall be seeded and mulched by September 15, 2015.



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: March 31, 2015

Summary:

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

- LD2015 003 (Johnstown Township) Gordon Huber
- LD2015 011 (Center Township) Vielhuber Family Trust
- LD2015 023 (Union Township) Michael Wincapaw

Recommendation:

P&D Agency Staff recommends Preliminary Approval of LD2015 003, LD2015 011 and LD2015 023 with conditions as indicated.

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

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



AGENCY USE ONLY
Application Number: 2015 003

Received By – Date (MM/DD/YYYY):

1-8-15

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**0.546	5 DO NOT 40										<u> </u>	
PRELIMINARY OF THIS FORM A	E DO NOT CO MINOR LAN	D DIVISIOI	N – APPLICAT	TION FOR	M INFO	ORN	1ATION.	PLEAS	E COMPLE	TF R	OTH PAGE	ES
1. Applicant has cont	tacted Town.	Rock Cour	nty Planning	Fconomi	c & Cor	nm	AS IDEN	HFIED (ON PAGE	2 OF	HIS FOR	VI.**
(if land division is	within Extra-	Territorial	Plat Approva	al Jurisdic	tion (ET	гл) a	rea) offi	cials an	d these na	:y, an arties	d City(s)/\ have dete	/Illage ermined
land division is fea	asible:										✓ Yes	☐ No
2. Land division is co											✓ Yes	
3. Land division area If you answered Y	es, proceed t	ο 4. If you	answered N	lo , proce	ed to 5							
4. Land division mee	ts Town Base	Farm Trac	ct and any ot	her appli	cable F	arm	land Pre	servatio	on zoning	distri	ct require	
5. Land division will	require a zon	ing change	e:								✓ Yes	
Villa Harriston		May Gir	APPLICA	NT INFO	ORMA	TIC	N				100 Paris	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
6. LANDOWNER OR						over the co					the Ax	our state Marie Season
a. Name:	GORDON								Telepho	ne:	931-47	51
Address:	8738 E CO	UNTY R	D MM		City:	JΑ	NESVI	LLE	State:	WI	Zip:	53546
b. Name:						L			Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)							<u> </u>			1
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	NC					Telepho	ne:	752-05	75
Address:	1409 W. M	ILWAUK	EE ST		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:									Telepho	ne:	T –	
Address:			-		City:				State:		Zip:	
8. Identify the indivi								6a. []6b.	7a.	7b.	1
	16	<u>L</u>	AND DIVIS	SION IN	FORM	1AT	ION		12 P. 15 1.			Santa Tari Selam
9. Reason for land div	vision: 🗸 Sa				m cons	olid	ation	Refir	nance 🗌	Oth	er:	
10. Land division are	a location:	Town of	JOHNSTO	WN			NW	1/4 of	SW 1/	4	•	
		Section							nber(s) - (
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes V No If Yes, identify: City(s)/Village of												
12. Land division area is located adjacent to (check all that apply):												
13. Landowner's con		/Town ro	ad . ✓ Co 14. Land div	ounty hig				e highv			. highway	
(Square feet or ac	cres): 80 ACR	ES M\L		vision are e feet or a		4.5 A			rrent zonii a: A-1	ng of	land divis	ion
Number of new/a by land division:		created	17. Future z					(s) 18 .	Future z	oning	of parent	t lot:
19. Covenants or rest		e placed o		by land ivision ar				No	A-1			
If Yes , identify cov	venants or res	trictions:										
A residential build If Yes, the buildin	ding is curren g utilizes a:		l in the land o te onsite wa			ven.		No	Public sa	nitan	, cower er	etom
21. Public improveme		on propos	sal/plan will						ction will			/sterri
be submitted by (mm/dd/yyyy		The state of the s	. (r	nm/dd/	′ууу	y):					
		ALCOHOL MAN CONTRACTOR	ANT STAT	CATO NEW YORK STREET,	Angual parameter of the	STATE OF THE	THE PERSON NAMED IN COLUMN	manager a series.		il his		
, as the undersigned, an	n a landowner	applying fo	r a minor land	division i	n uninco	orpo	rated Ro	ck Count	ty, or am se	erving	as the prir	nary
ontact for said landowr APPLICATION FORM INF	ier. Tao nereb ORMATION, re	y verny tha viewed and	it I have reviev I completed th	wed the <i>Ri</i> nis applica	OCK COU	JNT ma	Y PRELIM nd suhm	IINARY N itted all i	11NOR LAN Information	D DIV	SION —	r caid
documents, and that all o me. These statement	information is	correct, acc	curate, and tru	ue to the b	est of n	ην kr	nowledge	and be	lief, with al	Linfor	mation acc	essible
	ore nemigina		re omiciai actic	on the	part 01 h	KOCK	county,	its agent	s, employe	es, ar	a otticials.	
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Rel	L 1	1 C	<u></u>	h		DATE:	/-	7-15	
								_ '		·		

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			The transfer
	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?			
a. Location of the land division area by section, township, and range:	[7]	-	
b. Approximate location and dimension of all EXISTING streets and property lines,	V	\sqcup	
including name and ownership (if applicable), in and adjacent to the land division area:	V		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	V		
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: (2) Streets, alleys, and public ways:	<u> </u>		·
(2) Streets, alleys, and public ways: (3) Driveways:	V		
(4) Rail lines:		빝	
(5) Private water wells or water supply systems:		· 🗸	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		·
systems:	$\overline{\mathbf{V}}$		
(7) Any other public utilities:	7	П	BLDGS. HAVE UTILITY SERVICES
(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.):	Ī	7	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts: (17) Rock outcroppings:		Ø	NONE
		✓	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		V	NONE
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		V	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	\Box	
4. Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information	V		

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.

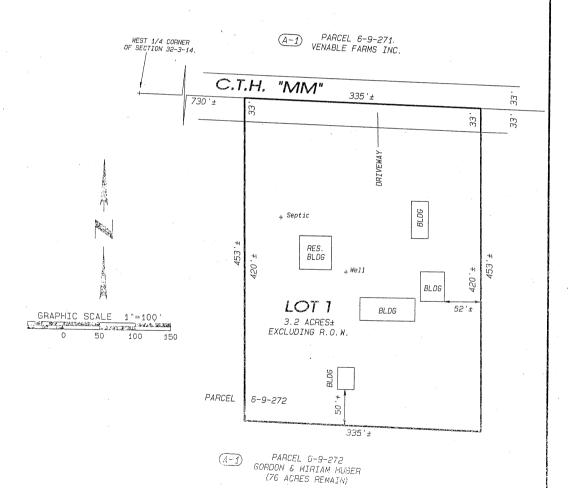
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 32, T.3N., R. 14E.OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



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

(THE BASIS OF BEARINGS IS ASSUMED.

Project No. 1)4 - 420 Par HUDER

DATE: JANUARY 6TH, 2014



· LAND SURVEYING · LAND PLANNING

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

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

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

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



" " " " " " " " " " " " " " " " " " "	LD2015 003 Huber

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

AGENCI REVIEW	Grand A. A. C.
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applications)	
and these parties have actermined tand arriston to reacted.	✓ Yes No
Z. Land division is consistent with rown a comprehensive rate.	✓ Yes No
5. Land division is located in a farmana . Teel taken to the	✓ Yes 🔲 No
If you answered Yes , proceed to 4 . If you answered No , proceed to 5 .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes No
7. I telliminary immeritant approaches to expense	✓ Yes
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	l 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	ennormations:
land division area and containing all of the following information:	
	П
 a. Location of the land division area by section, township, and range: b. Approximate location and dimension of all EXISTING streets and property lines, including name and 	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
division area:	L
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED , in the land division area:	<u> </u>
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	├
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	一一一
(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:	

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 contents these parties have comments, said comments have been provided to the Agency: Yes Note if you answered No, the application must be provided to other reviewing parties before completing any for 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):	
Existing structures shall meet setback regulations.	
CSM Note: Since Lot 1 contains existing buildings which utilize an exisiting private sewage system notes.	o soil evaluation
3. was required at the time of this survey. However, soils may be restrictive to the replacement of the	existing system.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Law Management Agency DATE: 1/13/15 Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	
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 PLAN	VING AND DEVELOPMENT CO	DMMITTEE ACTION
16. Committee action:	Approve	Approve With Conditions	Deny
17. If you answered Appr	ove With Condition	s to 16. , list conditions (Use addition	al sheet (2a) if necessary):
1.			
2.			
3.			
18. Committee action rat	ionale and findings o	of fact (Use additional sheet (2a) if ne	ecessary):
COMMITTEE SIGNATURE:			DATE:
		Planning & Development Committee	2

Page 2 of 2

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3.40-foot 1/2 road-right-of-way-dedicated along CTH MM.
4. Final CSM to be submitted to and approved by the Planning & Development Agency one year after preliminary approval.
5. CSM subject to local approval shall be recorded within 6 months of it's last approval.
6.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The applicant is splitting existing farm buildings from a 80 acre Parent Parcel. The property will rezoned to A-3 by the Town of Johnstown.
TOWN ACTION
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:
THE COLOR ATTER ACTION
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3
4.
5.
6.
7.
9.
10.
18. Committee action rationale and findings of fact:

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

TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WIDSK CO. PLANNING, ECONOMIC MAIL: PLANNING@CO.ROCK.WIDSK CO. PLANNING DEVELOPMENT AGENCY DE

ii AGE	NCY USE ONLY
H Application Number:	LD 2015 011
Received By – Date (MM/DD/YYYY):	2-12-2015

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**PLEASE PRELIMINARY			HIS APPLICATI N – APPLICATIO								FS
OF THIS FORM A											
1. 'Applicant has cont											
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined											
land division is feasible:											
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:											
3. Land division area							by the S	tate of Wis	consi	n: U Yes	∐ No
If you answered Yes , proceed to 4. If you answered No , proceed to 5.									ment:		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No											
5. Land division will	5. Land division will require a zoning change: ✓ Yes No										; □ No
			APPLICAN ^T	ΓINFO	DRMA	TION					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	TATIVE		el ele-sentida est. Alexanocción			0.004		and the state of the state of
a, Name:	VIELHUBE	R FAMIL	Y TRUST				•	Telepho	ne:	201-38	23
Address:	9316 W. To	OPP RO	AD		City:	EVANS	VILLE	State:	WI	Zip:	53536
b. Name:								Telepho	ne:	1	
Address:					City:			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVEL	LOPER)			·						
a. Surveyor name:									752-05	75	
Address:	109 W. MIL	WAUKE	E STREET		City:	JANES'	/ILLE	State:	WI	Zip:	53548
b. Developer name:					1-			Telepho	ne:		•
Address:	lress: City: Sta						State:		Zip:		
8. Identify the individ	dual from 6. d	or 7. that v	will serve as th	e prima	ry cont	act:] 6a. [6b.	7a.	7b.	
		Ĺ	AND DIVISION	NI NC	FORM	IATION					
9. Reason for land div	vision: 🗸 Sa	le/owner	ship transfer	☐ Far	m cons	olidation	Ref	inance 🗌	Oth	ner:	
10. Land division are	a location:	Town of	CENTER				1/4 o	f NW 1,	/4		
zor zana arvision arci		Section	15			Тах р	arcel nu	mber(s) -	6-4-1	111 & 10	8
11. Land division are Yes No		ithin the E identify:	xtra-Territoria City(s)/Villag		pprova	l Jurisdicti	on (ETJ)	Area of a C	ity(s)	/Village:	
12. Land division area is located adjacent to (check all that apply): ✓ Local/Town road ☐ County highway ☐ State highway ☐ U.S. highway											
13. Landowner's con			14. Land divis					urrent zoni			-
(Square feet or a		•	(Square f	eet or a	acres):	31.5 ACRES M		ea: A-1 AN	-		
16. Number of new/a by land division:		s created	17. Future zo created I				ot(s) 18	3. Future z A-1	oning	g of paren	t lot:
19. Covenants or res		oe placed	L				⊘ No				
If Yes, identify co											
A residential build If Yes, the building	-	·	d in the land di			Yes	∐ No ┌	□ Bublic ca	nitar	y sewer s	vetom
21. Public improvement								uction will			ystem
be submitted by					nm/dd,	•			~-6		
		APPLIC	CANT STATE	MEN	T AND	SIGNAT	TURE				
I, as the undersigned, ar	n a landowner	applying fo	or a minor land o	livision	in uninc	orporated	Rock Cou	nty, or am s	erving	as the pri	mary
contact for said landowi APPLICATION FORM INF											r cold
documents, and that all			•								
to me. These statemen	ts are being ma	ade to indu	ce official action	on the	part of I	Rock Count	y, its age	nts, employ	ees, a	nd officials	a.
			101		1 /	/					
LANDOWNER/PRIMARY	Y CONTACT SIG	SNATURE:	RU		<u></u>			DATE:	10	- 15.	-14

REVISED 12/2011

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? a. Location of the land division area by section, township, and range: b. Approximate location and dimension of all EXISTING streets and property lines,	Comment
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:	
a. Location of the land division area by section, township, and range:	
, , , , , , , , , , , , , , , , , , , ,	
b. Approximate location and differsion of an existing streets and property infes,	
including name and ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	
(3) Driveways:	_
(4) Rail lines:	=
(5) Private water wells or water supply systems:	
systems:	
(7) Any other public utilities:	-
	E PROPOSED
	AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	DS
(12) Surface water features:	
(13) Drainageways:	=
(14) Detention or retention areas:	.
(15) Cemeteries:	Ξ
(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:	NE
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:	NONE
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 	NONE
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	HING 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?	
4. Have you provided all required application form information and has the required party signed this application form?	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	

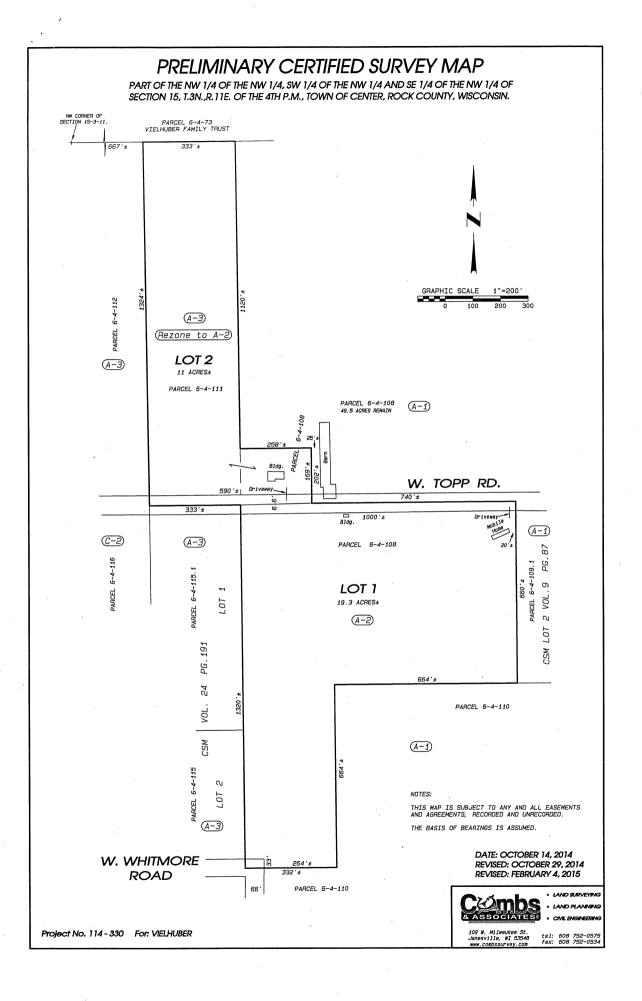
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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



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

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



II	LD2015 011 Vielhuber
"Application Number: _	ED2013 011 Vieillubei
" Abburgation Manifer	· · · · · · · · · · · · · · · · · · ·
	!

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

	a with a Robert State of
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and Development Agency, and City(s)/Village (if application of the County Planning and City(s)/Village (if application of the County Pl	able) officials
	✓ Yes 🗌 No
	✓ Yes No
	✓ Yes 🗌 No
If you answered Yes , proceed to 4 . If you answered No , proceed to 5 .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
NA NA	YesNo
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes No
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	√Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7.	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	
	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	П
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	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:	П
(2) Streets, alleys, and public ways:	H
(3) Driveways:	H
(4) Rail lines:	F
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	片片
(16) Bridges/culverts:	片片
(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	n
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	Г П
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

A CENTRAL PROPERTY.		
AGENCY REVIEW		Missing Information
k. Scale, north arrow, and date of creation:		imormation vs
I. Any other information required by the Agency:		H
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the	ne man 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:		님
7d. All required application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application form information and required party's signature on the application formation and required party's signature on the application formation and required party's signature on the application formation for the application formation for the application for the applic		L L
7e. A hard copy of the application form and the map, an electronic copy of the map in with the Agency's Geographic Information System (GIS), and application fee:	n a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing p 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 b of this form.	🛮 Yes 🗌 No)
AGENCY RECOMMENDATION		
	Deny	
10. Agency recommendation: Approve ✓ Approve With Conditions 11. If you answered Approve With Conditions to 10., list conditions (Use additional s		
		ad machila bama
Acceptable soil and site evaluation report received on Lot 1 if no septic system	em is present for indicat	ed mobile nome.
2. Indicate well and septic system location on final map if present.		
3. If septic system is present include the following note: "Since Lot 1 contains existing buildings whi	ch utilize an existing private se	ewage system no soil
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) in	f necessary):	
	DATE: 2 20 19	5
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 st	neet (2a) if necessary):	· · · · · · · · · · · · · · · · · · ·
1,		
2.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE:	DATE:	
TITLE:		
11,55		

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

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

JANESVILLE, WI 53545

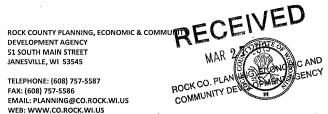
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK	COUNTY PLAN	NING AND DEVEL	OPMENT CON	MMITTEE ACTIO	ν
16. Committee action:	Approve	Approve With C		Deny	
17. If you answered Appro	ve With Condition	s to 16., list condition	s (Use additional	sheet (2a) if necessa	iry):
1.			:		
2.					
3.					
18. Committee action ratio	onale and findings o	of fact (Use additional	sheet (2a) if nece	essary):	
COMMITTEE SIGNATURE: _				DATE:	
TITLE: C	hair – Rock County	Planning & Developm	ent Committee		·

Page 2 of 2

	AGENCY RECOMMENDATION
	Approve With Conditions to 10., list conditions:
	on on the lot was required at the time of the survey. Soils on the lot may be restrictive to the replacement of the existing system.
	e, at the discretion of the Town Center, a 33' half road right of way for Lot 1 along W. Topp Rd. and W. Whitmore Rd.
	M shall be submitted to and approved by the Planing & Development Agency one year after the date of Preliminary Approva
6. A CSM tha	at is subject to local approval must be recorded within 6 months of their last approval and 24 months of their first approval in an Exclusive Ag Distric
7.	
8.	
9.	
10.	
2. Agency recomm	endation rationale and findings of fact:
imultaneously so oth steps will be	poses to create a new 19.3 acre lot on the south side of W. Topp Rd. and ell to an adjoining lot an existing structure on the north side from Parent Parcel 6-4-108. A accomplished with the proposed 2-lot Certified Survey Map. Some of the conditions of to whether or not there is a septic and well on the proposed lot south of W. Topp Rd.
	TOWN ACTION
4. If you answered	Approve With Conditions to 13., list conditions:
3.	
4.	\$
5.	
6.	
7.	
8.	
9.	
10.	•
5. Town action rat	ionale and findings of fact:
The same of a first and a second of the same of the sa	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
8. 9. 10.	
8. 9. 10.	on rationale and findings of fact:
8. 9. 10.	on rationale and findings of fact:
8. 9. 10.	on rationale and findings of fact:
8. 9. 10.	on 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: <u>LDZ01</u>5 Received By – Date (MM/DD/YYYY):

PRELIIVIIN	AKY IVI	INUK	LAND	ופועוע	U	V — APPL	.ICA I	IU	N FU	KIVI
· ·	MINOR LAND	DIVISION	I – APPLICATIO	N FORM INI	ORN	YOU HAVE REAL MATION. PLEAS AS IDENTIFIED O	E COMPLI	ETE BC	TH PAGE	
 Applicant has cont (if land division is land division is feat 	within Extra-T					•	-	• •		rmined
2. Land division is co	nsistent with	Town's Co	mprehensive F	Plan – Future	Land	d Use Map:			✓ Yes	☐ No
3. Land division area	is located in	a Farmlan	d Preservation	zoning distr	ict ce	rtified by the St	ate of Wis	sconsi	n: Yes	No
If you answered Y				•		•			-	_
4. Land division mee	ts Town Base	Farm Trac	t and any othe	r applicable	Farm	land Preservation	on zoning	distric	t requirer	
5. Land division will	require a zoni	ng change	2:						☐ Yes	 ✓ No
			APPLICANT	ΓINFORM	ATIO	N	4 .			
6. LANDOWNER OR	AUTHORIZED	LANDOWI	and the second s	The second second second second				3W 355		
a. Name:	MICHAEL 8						Telepho	one:		
Address:	3845 W US			City	1/	NESVILLE	State:	WI	Zip:	53548
b. Name:	3043 11 00	7 1 1 0 0 1 1 -	T 1	City	07	AINLO VILLE	Telepho		210.	00040
Address:				Cit.			 	Jile.	7:	T
	D AND DEVE	ODED)		City			State:		Zip:	
7. AGENT (SURVEYO	T		NOLATED INC				Talauk		750.05	7.
a. Surveyor name:			CIATES, INC		т		Telepho	T	752-057	Τ
Address:	109 W. MIL	WAUKE	E ST	City	J/	NESVILLE	State:	WI	Zip:	53548
b. Developer name:				·			Telepho	one:		,
Address:				City			State:		Zip:	
8. Identify the indivi	dual from 6. d	or 7. that v	will serve as th	e primary co	ntact	: 🗌 6a. [ີ່ 6b. ເ	∕ 7a.	☐ 7b.	
4		Ĺ	AND DIVISION	ON INFOR	MA	TION				
9. Reason for land di	vision: 🗸 Sa	le/owner	ship transfer	Farm co	rsolic	dation 🗌 Refi	nance 🗌	Oth	er:	
10. Land division are	a location:	Town of	UNION			SW 1/4 of	SW 1	./4		
10. Land division are	a location:	Section	19 Tax parcel number				mber(s) -	per(s) - 6-20-155		
11. Land division are ☐ Yes ✓ No		ithin the E	xtra-Territoria City(s)/Villag		/al Ju	risdiction (ETJ)	Area of a	City(s)	/Village:	
12. Land division are	a is located a	djacent to	(check all that	apply):						
		/Town ro		unty highwa	У	State high			S. highwa	
13. Landowner's cor (Square feet or a				sion area eet or acres	. 33/		ırrent zon ea: A-1	ing of	land divis	ion
16. Number of new/								zonine	of paren	t lot:
by land division:		Cicatca		by land divis		1	`A-1	ZUIIIIE	s or paren	t lot.
19. Covenants or res						Yes 🕢 No				
20. A residential buil			d in the land di	vision area:	V	Yes No				
If Yes, the building			ate onsite was	tewater trea	tme	nt system] Public s	anitar	y sewer s	ystem
21. Public improvem			sal/plan will			ovement constr	uction wi	II begi	n on	
be submitted by	(mm/dd/yyyy			(mm/c				4		
areas the englishment of the control	market in the second of	APPLIC	CANT STATE	MENT AN	D S	GNATURE			manusco e e como es	
I, as the undersigned, a contact for said landow APPLICATION FORM INI documents, and that al to me. These statemer	ner. I do herek FORMATION, re I information is	oy verify the eviewed an correct, ac	at I have reviewed completed this curate, and true ce official action	ed the ROCK of a application of the best of the best of the part o	orm, of my	TY PRELIMINARY and submitted al knowledge and book County, its ager	MINOR LA I information elief, with	<i>ND DIV</i> on as r all info	<i>ISION —</i> equired pe rmation ac	er said ccessible
İ				n A	A					

LANDOWNER/PRIMARY CONTACT SIGNATURE:

DATE: 9-26-14

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST	\		or or in the second of the sec
ya, wali watan naka waka watan ka wa wa wasan kuta watan watan wa wana waka kata ka ka waka wata ka watan waka ka wa waka ka waka waka waka wak	Yes	No.	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR			NUMBER OF THE PROPERTY OF THE
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	V		
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,	<u> </u>		
including name and ownership (if applicable), in and adjacent to the land	Ø	П	
division area:	لين	J	·
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	V		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	Ø	П	
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	Ø		· .
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings:	7		
(1) Buildings: (2) Streets, alleys, and public ways:		H	
(3) Driveways:	7	H	
(4) Rail lines:	旹	月	NONE
(5) Private water wells or water supply systems:	7	盲	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	V	ᄖ	
(7) Any other public utilities:	V		BLDG. HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:	M	片	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	⊢井		NONE
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	H		NONE
(12) Surface water features: (13) Drainageways:	 	V	NONE
(14) Detention or retention areas:	+		NONE
(15) Cemeteries:	+H	爿	NONE
(16) Bridges/culverts:	H	V	NONE
(17) Rock outcroppings:	一一	V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or		V	NONE
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		Ø	
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: k. Scale, north arrow, and date of creation:	[7]		
	<u> </u>	님	NOTUNO DECUESTES
I. Any other information required by the Agency:			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		П	
required, and total map pages identified on each page?			
Has the map been prepared by a land surveyor licensed in Wisconsin?	7		
Have you provided all required application form information and has the required		ᆖ	
party signed this application form?		│ □.	
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information	V		
System (GIS) and the application foo?	1	1	I

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

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

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

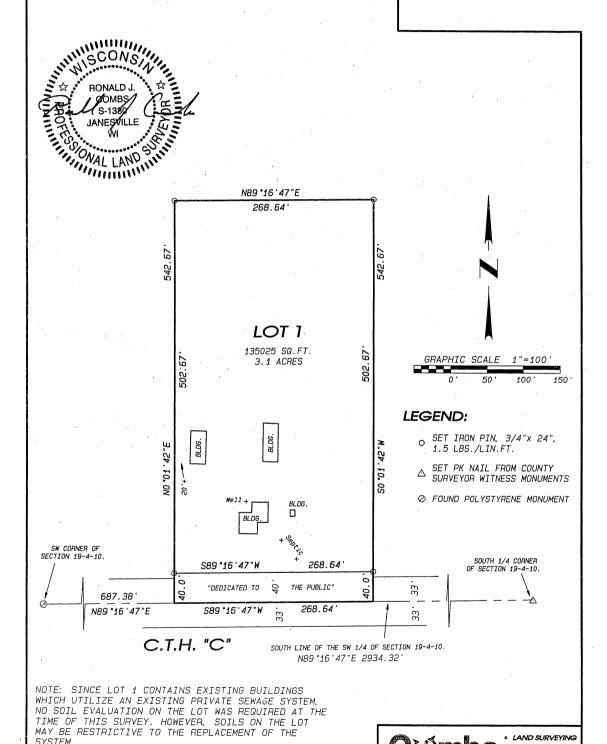
CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

NOTE: ASSUMED N89 °16 '47 "E ALONG THE SOUTH LINE OF

THE SE 1/4 OF SECTION 19-4-10.

Project No. 114 - 313 For: WINCAPAW



SHEET 1 OF 4 SHEETS

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

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



II II II Application Number:	LD2015 023 Wincapaw
11 11	

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

A line de la line de la line de la	
AGENCY REVIEW	经分析管理企成
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted town).	cable) officials
	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ✓ No
6. Land division will require a zoning change:	☐ Yes ✓ No
	✓ Yes
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	
그는 그는 물에 하는 그런 경기에 있다. 이탈리는 아이에 어디를 모르겠다.	Missing
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	Information
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
	Ц
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area: (1) Buildings:	
	
(2) Streets, alleys, and public ways: (3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	- H
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features;	
(13) Drainageways:	H
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	-H
(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	l – n
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.	

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW	J. Var et a val
AGENCY REVIEW	Missing
In Continue at a constant of seathers	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:	✓ Yes
8. Preliminary minor land division application is complete:	
9. Preliminary minor land division application has been provided to other reviewing parties for review and c these parties have comments, said comments have been provided to the Agency:	
If you answered No , the application must be provided to other reviewing parties before completing any f	
of this form.	arther sections
AGENCY RECOMMENDATION	
	(- pri sellengalent mytmen.
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
Separate Access for parent lot via W CTH C or N STH 104.	
2. Dedicate a 40' half road right-of-way to Rock County along the front of Lot 1 of the proposed	I CSM.
3 Utility easements put on lot as required by utility companies.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Colin M. Byrus DATE: 3/30/19	5
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	,
TOWN ACTION	t the state of the
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	•
13. Town action rationale and findings of fact (ose additional sheet (2a) if fiecessary).	
DATE	
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

113	ROC	K COUNTY PLAN	NING AND DEVELOPMENT C	OMMITTEE ACTION
16.	Committee action:	Approve	「 _ Approve With Conditions	☐ Deny
17.	If you answered Ap	prove With Condition	s to 16., list conditions (Use additio	nal sheet (2a) if necessary):
	1.			
	2.			
	. 3.			
18.	Committee action ra	ationale and findings	of fact (Use additional sheet (2a) if n	ecessary):
co	MMITTEE SIGNATURE	•		DATE:
TI	TLE:	Chair - Rock County	Planning & Development Committe	<u>e</u>

REVISED 12/2011

	AGENCY RECOMMENDATION
	answered Approve With Conditions to 10., list conditions:
	3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
	4. no soil or site evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the
	5. replacement of the existing system."
	6. Final CSM submitted to and approved by the Planning & Development Agency one year after Preliminary Approval
	7.
	8.
	9.
	0.
	recommendation rationale and findings of fact:
the north	osed split entails creation of a lot for existing Ag buildings. It appears there is a access point an end of the parent parcel along N STH 104. Access to the southern end should come off W CTH nt separate from the Ag building access.
•	
	TOWN ACTION
14. If you a	inswered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	5.
	7.
	8.
	9.
	0.
	ction rationale and findings of fact:
	and the state of the
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you a	inswered Approve With Conditions to 16., list conditions:
	3.
	4.
	5.
· · · · · · · · · · · · · · · · · · ·	6.
· · · · · · · · · · · · · · · · · · ·	7.
	8.
	9.
	0.
	ittee action rationale and findings of fact:
	and delicational differential of their

REVISED 12/2011