

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, DECEMBER 10, 2015 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

Amended 12-7-15

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday, November 12, 2015
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Public Hearing Rock County Farmland Preservation Plan 2013 Update Map Amendment
 - B. **Action Item:** Approval and Recommendation to the Rock County Board Farmland Preservation Plan 2013 Update Map Amendment Resolution
 - C. Action Item: Preliminary Land Division Approval
 - LD2015 045 (Janesville Township) Schneider (Postponed at 10/8/15 P&D Meeting
 - LD2015 065 (Johnstown Township) Moore
- 6. Finance
 - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrance
- 7. Community Development
 - A. Action Item: Project ID -64(b) = \$19,175
 - B. **Action Item:** Approval of Reduction in Accounts Receivable Rock County Community Development Rehab Loans
- 8. Committee Reports
- 9. Directors Report
 - A. Traynor CUP Update
 - B. UW Extension "Workshop for Local Land Use Officials"
- 10. Adjournment

Future Meetings/Work Sessions

2nd December Mtg. 2015 (TBD) January 14, 2016 (8:00am) January 28, 2016 (8:00am) February 11, 2016 (8:00am)



November 9, 2015

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hold a Public Hearing for the Rock County Farmland Preservation Plan 2013 Update Map Amendment. The Planning & Development Committee will review and make a recommendation to the Rock County Board for adoption.

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, December 10, 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

LG2015022 Rock Co Farmland Preservation 2013 Map Amendment

RESOLUTION NO.	AGENDA NO.

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning and Development Agency INITIATED BY



Wes Davis



Colin Byrnes DRAFTED BY

November 30, 2015 DATE DRAFTED

ROCK COUN	NTY AGRICULTURAL PRESERVATION PLAN 2013 UPDATE
	MAP AMENDMENT
	isconsin legislature adopted the Chapter 91 Farmland Preservation Act as an incentive to preserve agricultural land, and,
4 WHEREAS, the Ro	ock County Board of Supervisors, through Resolution 14-11D-158 (November 20, Rock County Agricultural Preservation Plan 2013 Update as an element of the Rock sive (Plan), and
	in is a comprised of the Towns' land use plans then prepared by Rock County Planning epartment; and,
	an will help to facilitate Farmland Preservation for the benefit of the citizens and the bunty; and,
WHEREAS, the W requested changes to	isconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has the Farmland Preservation Plan Map in the Towns of Bradford, Beloit, Janesville and y between the Plan and Town Zoning Ordinances and,
8 WHEREAS, The W	Visconsin Department of Agriculture, Trade and Consumer Protection issued an order and Preservation Plan Text and Map Amendment under s. 91.16 Wis. Stats. Through and,
WHEREAS, a PublDevelopment Comm	ic Hearing was to be held on December 10, 2015 by the Rock County Planning and littee.
6 this 10th day of Dece	RE, BE IT RESOLVED that the Rock County Board of Supervisors duly assembled ember, 2015 does hereby amend the Rock County Agricultural Preservation Plan 2013 certified by DATCP on November 23, 2015.
Respectfully submitt	ed,
PLANNING AND D	DEVELOPMENT COMMITTEE
Alan Sweeney, Chair	
Mary Mawhinney, V	ice Chair
Wayne Gustina	
Jason Heidenreich	<u>. </u>

ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2013 UPDATE MAP AMENDMENT Page 2 $\,$

FISCAL NOTE:

No direct fiscal impact to County operations.

Sherry Oja Finance Director

LEGAL NOTE:

Rock County is authorized to take this action pursuant to secs. 59.01, 59.51 and $91.1\cancel{p}$, Wis. Stats.

Jeffrey S Kuglitsch Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

osh Smith

County Administrator

EXECUTIVE SUMMARY

The Rock County Agricultural Preservation Plan 2013 Update was adopted November 20, 2014 and a Plan Map Amendment was adopted on May 14, 2015 by the Rock County Board. The purpose of an agricultural preservation plan is to help preserve our high quality agricultural lands and to help farmland owners qualify for the Wisconsin Farmland Preservation Program. The plan was drafted in accordance with the Wisconsin Statutes Chapter 91 Farmland Preservation which requires it, among other things, to "Clearly identify areas that the county plans to preserve for agricultural use and agriculture related uses, which may include undeveloped natural resource and open space areas but may not include any area that is planned for nonagricultural development within 15 years after the date on which the plan is adopted."

Once it was adopted, the Plan provided an opportunity for Wisconsin Farmland Preservation Program financial incentives to farmland owners, who may apply for agricultural preservation income tax credits as part of their Wisconsin income taxes. To claim a tax credit, the landowner must be located in an area zoned and certified for farmland preservation and must have \$6,000 in gross farm revenue in the past year or \$18,000 in the past three years.

In order for a Town to be certified for Farmland Preservation tax credits, the Town Zoning Map and the Rock County Farmland Preservation Plan Map must be consistent with respect to eligible and non-eligible parcels for tax credits. During the Town Zoning certification process, areas of inconsistency were noted. Typically, as the Town reviews their Zoning Map, specific issues arise and changes are made. This potentially creates an inconsistency with previously adopted Rock County Farmland Preservation Plan Map. In order to resolve these inconsistencies, the Rock County Planning, Economic and Community Development Agency is recommending an amendment to the Farmland Preservation Plan Map in the Towns of Bradford, Beloit, Janesville and Turtle.

The Rock County Agricultural Preservation Plan Map Amendment was certified by DATCP on November 23, 2015.



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Colin Byrnes, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: December 2, 2015

Summary:

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

2015 045 (Janesville Township) - Schneider

2015 065 (Johnstown Township) - Moore

Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2015 045 and 2015 065 with conditions as presented.

JANESVILLE, WI 53545

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



AGENCY USE ONLY

Application Number: $\frac{LD}{2015} \frac{045}{045}$ Received By – Date $\frac{8-6-15}{(MM/DD/YYYY)}$: AGENCY USE ONLY

DIVISION – APPLICATION FORM

**PLEASE DO N					}					
			PLICATION FORM							
MAJOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**										
1. Applicant has con										
City(s)/Village (if I	and divisio	n is within Ex	ctra-Territorial Pl	lat Approval Ju	risdiction (F)	CI) are	a) officia	als and	r, anu I these na	ırties
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:										
2. Applicant has prep	oared a dev	/elopment m	ap to specificati	ons and attend	ed a consult	ation	with the	Town	, Rock Co	unty
Planning, Econom	ic & Comm	unity Develo	pment Agency a	ind City(s)/Villa	ge (if applic	able) d	officials:		✓ Yes	☐ No
3. Land division is co	nsistent wi	th Town's Co	omprehensive Pl	an – Future Lar	nd Use Map:				 ✓ Yes	☐ No
4. Land division is loc	cated in a F	armland Pre	servation zoning	district certific	d by the Sta	te of	Wiscons	in:	☐ Yes	☐ No
. If you answered Y					1					
5. Land division mee	ts Town Ba	ise Farm Trac	ct and any other	applicable Fari	nland Prese	rvatio	n zoning	distri	ct require	ment:
						***************************************			Yes	
6. Land division will	require a z	oning change							✓ Yes	. 🔲 No
	e en en la lace de lace		APPLICANT	INFORMATI	ON			an de Store		er e e e e e e e e e e e e e e e e e e
7. LANDOWNER OR A			NER REPRESENTA	ATIVE						
a. Name:	BRUCE SCI						Teleph		<u> </u>	
Address:	3001 N WES	ST RIVER DR		City: J	ANESVILLE		State:	WI	Zip:	53548
b. Name: Address:				City:	-		Teleph State:	one:	Zip:	T
8. AGENT (SURVEYO	R AND DEV	/FLOPER)	······································	City.			State.	٠	Zip.	1
a. Surveyor name:			CIATES, INC				Teleph	ono:	752-05	75
Address:		***************************************		City II	ANIEO) (II I	_		Т		T
	109 VV. N	MILWAUKE	E 31	City: J	ANESVILL	=	State:	WI	Zip:	53548
b. Developer name:		***************************************	***************************************		····		Teleph	one:	L	1
Address:	<u> </u>			City:			State:		Zip:	
9. Identify the individ	dual from A					a. [_] 7b.	✓ 8a	8b	•
		<u>L</u>	AND DIVISIO	N INFORMA	TION					
10. Land division nar		7-14		F7 _						
10. Land division nar 11. Reason for land		T	ership transfer	Farm cons	1		inance		ther:	
11. Reason for land	division:	T	ership transfer ANESVILLE	Farm cons	1	Ref	finance NW 1		ther:	
11. Reason for land	division:	Town of JA	ANESVILLE		1/ Tax parce	4 of I num	NW 1 ber (s)	/ 4 6-8-	134.2	
11. Reason for land12. Land division area13. Land division area	division: a location: a is located	Town of JA Section 15 within the E	ANESVILLE 5 xtra-Territorial P	lat Approval Ju	Tax parce	'4 of el num TJ) Arc	NW 1 ber (s)	/ 4 6-8-	134.2	
 11. Reason for land 12. Land division area 13. Land division area ✓ Yes ☐ No 	division: a location: a is located	Town of JA Section 15 within the Existence If Yes, identif	ANESVILLE	lat Approval Ju	Tax parce	'4 of el num TJ) Arc	NW 1 ber (s)	/ 4 6-8-	134.2	
 11. Reason for land 12. Land division area 13. Land division area Ves \(\sum \) No 	division: a location: a is located a is located a is located	Section 15 within the Edit Yes, identification	ANESVILLE	Plat Approval Ju ge of CITY O pply):	Tax parce risdiction (E F JANESVI	'4 of el num TJ) Arc LLE	NW 1 ber (s) -	- 6-8- City(s)/	134.2 Village:	
 Reason for land Land division area Land division area ✓ Yes ☐ No Land division are 	division: a location: a is located a is located Z L	Town of JA Section 15 within the Ex If Yes, identification adjacent to ocal/Town re	ANESVILLE oxtra-Territorial P fy: City(s)/Villa (check all that a oad Cou	lat Approval Ju ge of CITY O pply): unty highway	Tax parce risdiction (E F JANESVI	4 of el num TJ) Arc LLE e highy	NW 1 sber (s) - ea of a 0	6-8- City(s)/	134.2 Village: .S. highw	
 Reason for land Land division area Land division area ✓ Yes ☐ No Land division are Land division are Land division are 	division: a location: a is located a is located	Town of J/ Section 15 within the Edif Yes, identification adjacent to ocal/Town reports area	ANESVILLE c xtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway on area	Tax parce risdiction (E F JANESVI	74 of el num TJ) Arc LLE highw	NW 1 sber (s) - ea of a 0 way rent zor	L/4 - 6-8 City(s)/	134.2 Village: .S. highw land divis	
 11. Reason for land 12. Land division area 13. Land division area 14. Land division area 15. Landowner's con (Square feet or a) 	division: a location: a is located a is located v L tiguous procres): 68 A	Town of J/Section 15 within the Exif Yes, identification adjacent to ocal/Town respectly area CRES M\L	ANESVILLE c xtra-Territorial P c i city(s)/Villa (check all that a cad Cou 16. Land division (Square fee	Plat Approval Ju ge of CITY O pply): unty highway on area et or acres): ^{13 A}	Tax parce risdiction (E F JANESVI	74 of el num TJ) Arc LLE highw	NW 1 sber (s) - ea of a 0 way rent zor a: A-1 &	L/4 6-8-City(s)/	134.2 Village: .S. highw land divis	sion
 Reason for land Land division area Land division area ✓ Yes ☐ No Land division are Land division are Land division are 	division: a location: a is located a is located v L tiguous procres): 68 Ac additional I	Town of J/Section 15 within the Exif Yes, identification adjacent to ocal/Town respectly area CRES M\L	ANESVILLE cxtra-Territorial P cy: City(s)/Villa (check all that a cad	Plat Approval Ju ge of CITY O pply): unty highway on area et or acres): 13 A ing of new/add	Tax parce risdiction (E F JANESVI State GRES MIL itional	74 of Pl num TJ) Are LLE Phighy 7. Cur are: 20. F	NW 1 sber (s) - ea of a 0 way rent zor a: A-1 &	L/4 6-8-City(s)/ Uning of	134.2 Village: .S. highw land divis	sion
 Reason for land Land division area Land division area Yes □ No Land division are Land division are Landowner's con (Square feet or and an area Number of new/a by land division: Covenants or res 	division: a location: a is located a is located tiguous procres): 68 A additional I 12 trictions wi	Town of J/Section 15 within the Exif Yes, identification adjacent to ocal/Town respectly area CRES MIL ots created	ANESVILLE cxtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Ju ge of CITY O pply): Inty highway on area It or acres): 13 A ing of new/add d by land divisie	Tax parce risdiction (E F JANESVI State GRES MIL itional	74 of el num TJ) Are LLE highw 7. Cur are:	NW 1 ber (s) - ea of a C way rent zor a: A-1 & uture zo	L/4 6-8-City(s)/ Uning of	134.2 Village: .S. highw land divis	sion
 Reason for land Land division area Land division area Yes No Land division are Land division are Landowner's con (Square feet or and area) Number of new/a by land division: Covenants or resid Yes, identify co 	division: a location: a is located a is located tiguous procres): 68 A additional I 12 trictions wivenants or	Town of J/Section 15 within the Exif Yes, identification ocal/Town respectly area CRES M\L ots created iii be placed or restrictions:	ANESVILLE control of the control of	elat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area:	Tax parce risdiction (E F JANESVI State CRES MIL ditional on: SFRR	74 of el num TJ) Are LLE highw 7. Cur are:	NW 1 ber (s) - ea of a C way rent zor a: A-1 & uture zo	L/4 6-8-City(s)/ Uning of	134.2 Village: .S. highw land divis	sion
 Reason for land Land division area Land division area Yes No Land division are Land division are Land division are Land division are Number of new/a by land division: Covenants or res if Yes, identify co A residential buil 	division: a location: a is located a is located tiguous procres): 68 A additional I 12 trictions wivenants or ding is curr	Town of J/Section 15 within the Elf Yes, identification ocal/Town respectly area CRES M\L ots created lill be placed of restrictions:	ANESVILLE control of the land division of th	elat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area:	Tax parce risdiction (E F JANESVI State CRES MIL itional on: SFRR Yes V N	74 of el num TJ) Arc LLE highw 7. Cur are: 20. F	NW 1 sber (s) - ea of a C way rent zor as: A-1 & uture zor A-1	L/4 - 6-8 City(s)/ Ling of SFRF	134.2 Village: .S. highw land divis R	sion lot:
 Reason for land Land division area Land division area Yes No Land division are Land division are Landowner's con (Square feet or and an area of new/and division: Covenants or resing Yes, identify co A residential buillif Yes, the building 	division: a location: a is located a is located tiguous procres): 68 A additional I 12 trictions wivenants or ding is curr	Town of J/Section 15 within the Exif Yes, identification adjacent to ocal/Town respectly area CRES M/L ots created till be placed of restrictions: rently located at Privalent and privalent at I/S Privalent at I	ANESVILLE cxtra-Territorial P fy: City(s)/Villa (check all that a oad	elat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 Aing of new/add d by land division area:	Tax parce risdiction (E F JANESVI State CRES MIL itional on: SFRR Yes V N TYes Nent system	74 of el num TJ) Arc LLE highw 7. Cur are: 20. F	NW 1 sber (s) - ea of a C way rent zor a: A-1 & uture zor A-1	Uning of SFRF	134.2 Village: S. highw land divis R f parent l	sion lot:
 Reason for land Land division area Land division area Yes No Land division are Land division are Land division are Land division are Square feet or a Number of new/a by land division: Covenants or res if Yes, identify co A residential buil if Yes, the buildir Public improvem 	division: a location: a is located a is located cres): 68 A diguous proces): 68 A trictions will venants or ding is curr ng utilizes a ent constru	Town of J/Section 15 within the Elif Yes, identification ocal/Town respectly area CRES M/L ots created III be placed of restrictions: rently located at Privalent proposition	ANESVILLE cxtra-Territorial P fy: City(s)/Villa (check all that a oad	rlat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Ision area:	Tax parce risdiction (EF JANESVI State CRES MIL itional on: SFRR Yes Nent system rovement common specific s	74 of el num TJ) Arc LLE highw 7. Cur are: 20. F	NW 1 sber (s) - ea of a C way rent zor a: A-1 & uture zor A-1	Uning of SFRF	134.2 Village: S. highw land divis R f parent l	sion lot:
 Reason for land Land division area Land division area Yes No Land division are Land division are Landowner's con (Square feet or and an area of new/and division: Covenants or resing Yes, identify co A residential buillif Yes, the building 	division: a location: a is located a is located cres): 68 A diguous proces): 68 A trictions will venants or ding is curr ng utilizes a ent constru	Town of J/Section 15 within the Exif Yes, identification ocal/Town respectly area CRES M/L ots created to restrictions: rently located ax	ANESVILLE control of the land division of the land	elat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 Aing of new/add d by land division area: Ission a	Tax parce risdiction (E F JANESVI State CRES MIL itional on: SFRR Yes V Yes N Yes N rovement co (yy):	TJ) Ard LLE highway TJO Cur area 20. F	NW 1 sber (s) - ea of a C way rent zor a: A-1 & uture zor A-1	Uning of SFRF	134.2 Village: .S. highw land divis R of parent l	sion lot:
 Reason for land Land division area Land division area Yes No Land division are Land division are Land division are Land division are Square feet or a Number of new/s by land division: Covenants or res If Yes, identify co A residential buil If Yes, the building Public improvem be submitted by 	division: a location: a is located a is located cres): 68 Are additional I 12 trictions with the construction of the co	Town of J/ Section 15 within the Exif Yes, identification and poperty area CRES M/L ots created ill be placed of restrictions: ently located are in the property area created are in the placed of restriction are in the placed of the placed o	ANESVILLE cxtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway On area It or acres): 13 A ing of new/add d by land division area: Sicon area: Exwater treatme 24. Public imp (mm/dd/y	Tax parce risdiction (E F JANESVI State CRES MIL Itional on: SFRR Yes N Yes N ent system rovement co ryy): IGNATUR	4 of el num TJ) Ard LLE highw 7. Cur are: 20. F //	NW 1 sber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s	UU	134.2 Village: S. highw land divis R f parent l	sion lot: system
 Reason for land Land division area Land division area Yes No Land division are Land division are Landowner's con (Square feet or at 18. Number of new/aby land division: Covenants or res if Yes, identify co A residential buil if Yes, the building Public improvem 	division: a location: a is located a is located tiguous process): 68 Au additional la 12 trictions with venants or ding is curring utilizes a ent constru (mm/dd/y) m a landowr	Town of J/Section 15 within the Exif Yes, identification ocal/Town reporty area CRES M/L ots created ill be placed of restrictions: ently located at I/O Privation proposity): APPLICATE TOWN TO TOWN TO TOWN TO TOWN TO TOWN TO TOWN TO TOWN TOWN	ANESVILLE cxtra-Territorial P fy: City(s)/Villa (check all that a coad Cou 16. Land divisit (Square fee 19. Future zon lots created on the land divis ate onsite waste sal/plan will CANT STATEN or a major land divis	Plat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Sision area: Wewater treatme (mm/dd/y MENT AND Sision in unincorp	Tax parce risdiction (E F JANESVI State CRES MIL Itional on: SFRR Yes N Yes N ent system rovement co ryy): IGNATUR borated Rock	T4 of el num TJ) Ard LLE highw T. Cur are: 20. F f do co	NW 1 sber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s ction wil	U.U.U.U.U.U.U.U.U.U.U.U.U.U.U.U.U.U.U.	134.2 Village: S. highw land divis R f parent l	sion lot: system
 Reason for land Land division area Land division area Yes No Land division area Number of new/a by land division: Covenants or resif Yes, identify co A residential builif Yes, the buildir Public improvem be submitted by as the undersigned, area contact for said landow APPLICATION FORM INF 	division: a location: a is located a is located tiguous proces): 68 A additional I trictions wivenants or ding is curr ng utilizes a ent constru (mm/dd/y) m a landown ner. I do he FORMATION	Town of J/Section 15 within the Exif Yes, identification and cocal/Town respective area CRES MIL tots created at the placed of t	xtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Sion area: Wewater treatme 24. Public imp (mm/dd/y MENT AND S vision in unincorp I the ROCK COUN application form,	Tax parce risdiction (EF JANESVI State State CRES MIL itional on: SFRR Yes V N Yes Nent system rovement co yyy): IGNATUR borated Rock ITY PRELIMIN and submitt	'4 of el num TJ) Ard LLE highw 7. Cur area 20. F A lo CCounty ARY MARK MARK ARY MARK ARY MARK MARK ARY MARK MARK MARK MARK MARK MARK MARK MARK	NW 1 siber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s ction wil	U. U	134.2 Village: S. highw land divis f parent l ry sewer s n on as the prin ISION — Equired pe	sion lot: system mary
 Reason for land Land division area Land division area Yes No Land division area Number of new/a by land division: Covenants or resif Yes, identify co A residential buil if Yes, the building area Public improvem be submitted by I, as the undersigned, are contact for said landow APPLICATION FORM INFORM IN	a location: a located a is located a is located tiguous proces): 68 A additional l 12 trictions wivenants or ding is curring utilizes a ent constru (mm/dd/y) m a landowner. I do he	Section 15 within the Exif Yes, identification adjacent to ocal/Town respective area CRES ML. ots created all be placed or restrictions: rently located at your proposed of the placed of the placed or restriction proposed or proposed of the placed of the	xtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Sion area: Wewater treatme 24. Public imp (mm/dd/y AENT AND S vision in unincorp I the ROCK COUN application form, o the best of my	Tax parce risdiction (EF JANESVI State ST	'4 of el num TJ) Arc LLE highw 7. Cur area 20. F // Jo o	NW 1 siber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s ction will AJOR LA nformati ief, with	Garage Serving of Serv	134.2 Village: S. highw land divis f parent l y sewer s n on as the prin ision — equired permation ac	system mary er said
 Reason for land Land division area Land division area Yes No Land division area Number of new/a by land division: Covenants or resif Yes, identify co A residential builif Yes, the buildir Public improvem be submitted by as the undersigned, area contact for said landow APPLICATION FORM INF 	a location: a located a is located a is located tiguous proces): 68 A additional l 12 trictions wivenants or ding is curring utilizes a ent constru (mm/dd/y) m a landowner. I do he	Section 15 within the Exif Yes, identification adjacent to ocal/Town respective area CRES ML. ots created all be placed or restrictions: rently located at your proposed of the placed of the placed or restriction proposed or proposed of the placed of the	xtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Sion area: Wewater treatme 24. Public imp (mm/dd/y AENT AND S vision in unincorp I the ROCK COUN application form, o the best of my	Tax parce risdiction (EF JANESVI State ST	'4 of el num TJ) Arc LLE highw 7. Cur area 20. F // Jo o	NW 1 siber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s ction will AJOR LA nformati ief, with	Garage Serving of Serv	134.2 Village: S. highw land divis f parent l y sewer s n on as the prin ision — equired permation ac	system mary er said
 Reason for land Land division area Land division area Yes No Land division area Number of new/a by land division: Covenants or resif Yes, identify co A residential buil if Yes, the building area Public improvem be submitted by I, as the undersigned, are contact for said landow APPLICATION FORM INFORM IN	division: a location: a is located a is located cres): 68 Ar diguous proces): 68 Ar altiguous process altiguo	Town of J/ Section 15 within the Exif Yes, identification and control ocal/Town respective area CRES ML ots created fill be placed of restrictions: fently located are restrictions: fently located are restriction proposity): APPLICATE A	xtra-Territorial P fy: City(s)/Villa (check all that a oad	Plat Approval Juge of CITY Opply): Inty highway on area It or acres): 13 A ing of new/add d by land division area: Sion area: Wewater treatme 24. Public imp (mm/dd/y AENT AND S vision in unincorp I the ROCK COUN application form, o the best of my	Tax parce risdiction (EF JANESVI State ST	4 of el num TJ) Arc LLE highw 7. Cur area 20. F // Countrue Countrue ARYM ed all in ind beli agents	NW 1 siber (s) - ea of a C way rent zor a: A-1 & uture zor A-1 Public s ction will y, or am s AJOR LA informati ef, with s s, employ	G-8-ity(s)/ G-8-ity(s)/ I U U I I I I I I I I I I I I I I I I	134.2 Village: S. highw land divis f parent l y sewer s n on as the prin ision — equired permation ac	sion lot: system mary er said excessible

REVISED 12/2011

Doge 1 of 2

APPLICATION CHECKLIST			
	Yes	₹No*	Comment Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land division area and containing all of the following information?	Ø		The state of the s
a. Location of the land division area by section, township, and range:	V	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	v	П	
division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	ļ		
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to	Ø	П	
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and	- C-1		
block(s), numbered for reference, in the land division area:	V	Ш	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	[7]	_	
residential, in the land division area:	V	ш	
f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section	V		
corner or quarter corner, in the land division area:		Ш	
g. Approximate location, dimension (if applicable), and name (if applicable) of all	П	П	
of the following, whether EXISTING or PROPOSED, in the land division area:	Ш	Ш	
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	<u> </u>		
(3) Driveways:	4		
(4) Rail lines:	닏	V	NONE
(5) Private water wells or water supply systems:	V	ᄔ	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	V		
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		+	
(9) Vegetative land cover type:	讨	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7	Ħ	OLL AINT HOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	Ħ	7	NONE
(12) Surface water features:	V		
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		$\overline{\Omega}$	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		✓	NONE
(17) Rock outcroppings:		V	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		Ø	
private reservation, including any conditions, in the land division area:			
Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and		Ø	NONE
treatment and disposal of sewage, in the land division area:		Ľ	
j. Preliminary concept for collecting and discharging stormwater in the land			
division area:		V	NONE
k. Contour at two (2) foot intervals in the land division area:	V	П	
I. Scale, north arrow, and date of creation:	Ø	ᆔ	
m. Any other information required by the Agency:	Ħ	7	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	V		
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 the application form?	V		
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?	1		

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

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

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

JANESVILLE, WI 53545

Hackbarth Radition

PRELIMINARY MAP

PART OF GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 15, 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.





mukes St. to 3: 608 752-0575 CERT SCHNEIDER

S II MOJECINO. 112-295

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

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



tt		LD2015 0	45-Schneide	ar.
" " Annlicati	ion Number:	LD2010 C	TO COMMON	٠.
ıı Applicati	on Number.			
11				

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

AGENCY REVIEW	
LAND DIVISION NAME:	
 Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and Ci applicable) officials and these parties have determined land division is feasible: 	ty(s)/Village (if ✓ Yes
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock (Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:	County √ Yes □ No
	✓ Yes 🗌 No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes 🗌 No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.	
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	🗌 Yes 🔽 No
7. Land division will require a zoning change:	✓ Yes 🗌 No
8. Preliminary major land division application is complete:	✓ Yes 🗌 No
If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below	, 8a. – 8e.
After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided	ed until all
missing information has been supplied by the applicant.	
	Missing Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
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), and block(s),	
numbered for reference, in the land division area:	L
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:	
(2) Streets, alleys, and public ways:	H
(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.):	H
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	<u> </u>
(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:	

AGENCY REVIEW	
AGENCY REVIEW	Missing
	Information
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
k. Contour at two (2) foot intervals in the land division area:	
I. Scale, north arrow, and date of creation:	
m. Any other information required by the Agency:	
8b . Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one page is required, and total map pages identified on each page:	
8c. Map prepared by a land surveyor licensed in Wisconsin:	
8d. All required application form information and required party's signature on the application form:	
8e. 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 the application fee:	
9. Preliminary major land division application is complete:	Yes
10. Preliminary major land division application has been provided to other reviewing parties for review and of the control of	
if these parties have comments, said comments have been provided to the Agency: Yes	
If you answered No , the application must be provided to other reviewing parties before completing any	further
sections of this form.	
AGENCY RECOMMENDATION	
11. Agency recommendation:	
	I.E. b. D. d. O
1. The Plat's access onto USH 14 shall be approved by the Wisconsin State Department of Transportation and access onto N CTF	1 E by Rock County.
2. Indicate the FEMA Floodplain on Final Plat	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Com M. Zamul 9/29/	11
AGENCY SIGNATURE: Com M. Byrule DATE: 9/29/	/3
TITLE: Administrator - Rock County Planning,	-
Economic & Community Development Agency	and the second second
TOWN ACTION	
14. Town action: Approve Approve With Conditions Deny	
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
16. 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 COMMITTEE ACTION						
17. Committee action:	Approve Approve With Conditions	Deny				
18. If you answered Ap	prove With Conditions to 17., list conditions (Use additiona	sheet (2a) if necessary):				
1.						
2.		·				
19. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):						
COMMITTEE SIGNATURE	·	DATE:				
TITLE:	<u>Chair – Rock County Planning & Development Committee</u>					

REVISED 12/2011 Page 2 of 2

AGENCY RECOMMENDATION 3. Note on Final Plat: "Since lots 1 thru 12 have existing buildings which utilize existing private sewage syste 4. no soll evaluation on the lots was required at the sme of this survey. However, soils on the lots may be restrictive to to 5. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the syst 6. Require a Roak County Comercials Essenent for areas of seve soils 12% or until 8 30 Dislage Essenent in initiate dislage aware between Los 6 7. Show septic and well illocations on Final Plat. 8. Indicate "TO" Reserved For Public Road Purposes" area on Lots 1, 2, 8, 3. 9. Final Subdivision Plat to be auterited to ack approved by the Planning and Development Agency within 2 years of Committee approved 10. Plat must be recorded within 6 months from the least approval and 24 months of first approval. 3. Agency recommendation rationale and findings of fact: the proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of ensemble has approved this subdivision plat without requiring decication for roads but has indicated a "TO" Reserved has been been been been been been been bee	OCK COUNTY	PRELIMINARY MAJOR LAND DIVISION – REVIEW, RECOMMENATION, AND ACTION FO
2. If you answered Approve With Conditions to 11., list conditions: 3. Note on Finial Plat: "Since lots I thru 12 have existing buildings which utilize existing private sewage system." 4. No soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to 1. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system. 6. Require a Road Compt Conservation (Seament Fe areas of state) aspose 12% or greating 8.30 that proposed a state of the system area with the building that utilizes the system. 7. Show septic and well locations on Final Plat. 8. Indicate "70 Reserved For Public Road Purposes" area on Lots 1,2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approach and proposed seeks to create lots for existing residential structures currently resting on leased land. The Town of analysis are some seeks to create lots for existing residential structures currently resting on leased land. The Town of analysis are some seeks to create lots for existing residential structures currently resting on leased land. The Town of analysis has approved this subdivision plat without requiring dedication for roads but has indicated a "70" as a schieved recommendation rationale and findings of fact: 1. **Application of the section of the section of the section for the section of the investment of the District Staff is requiring onservation and dedicated to the Town as part of the local road network for maintenance by the Town. Note of the section of the sectio		AGENCY RECOMMENDATION
3. Note on Final Plat: "Since lots 1 thru 12 have existing buildings which utilize existing private sewage syste 4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to 15. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system of the existing systems." Proposed lots shall include the system area with the building that utilizes the system of the existing systems. The system of the existing systems are also the system area with the building that utilizes the systems. The system of the existing systems are also that the system area with the building that utilizes the systems. The systems are systems are systems are systems are systems are systems are systems. The systems are systems. The systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. 5. If you are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems. The systems are systems are systems are systems are systems are systems.	2. If you answered Ap	
4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to 1. 5. replacement of the existing systems. "Proposed lots shall include the system area with the building that utilizes the syst 6. Require a Fisck County Conservation Essement for arises of steep stope (12% or greater) 4.37 Oranizage Essement in natural dramage scale between Lass 4. 7. Show septic and well locations on Final Plat. 8. Indicate "70" Reserved For Public Road Purposes" area on Lots 1,2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee appro 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 8. Agency recommendation rationale and findings of fact: he proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of answille has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserved or Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and US shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town see future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, sees is achieved via crose seasments on an existing interior private road network. The plat area is within the Roc county Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. 10		
5. replacement of the existing systems.* Proposed tots shall include the system area with the building that utilizes the syst 6. Require Reak County Conservation Eastment for areas of steep place (1% or greater) & 30 Drainage Eastment in natural drainage sease between Lots 4. 7. Show septic and well locations on Final Plat. 8. Indicate "70" Reserved For Public Road Purposes" area on Lots 1, 2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approach 20. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 3. Agency recommendation rationale and findings of fact: the proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of anesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserver or Future Public Road Purposes" area abuting all lots. The Future Public Road intersecting with N. CTH E and US 4 shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. See future road intersection points shall be approved by the expropriate jurisdictions (County & State). Currently, coses is achieved via cross easements on an existing interior private road network. The plat area is within the Rocounty Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. TOWN ACTION 5. If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 11. 12. 13. 14. 5. 6. 7. 8. 9. 10. 10. 10. 10. 10. 10. 10.		
6. Require a Rock County Commercation Easternor for emast of steep alops (12% or greater) & 37 Desinage Statement in natural drainage seate between Lon's 4 7. Show septic and well locations on Final Plat. 8. Indicate "70" Reserved For Public Road Purposes" area on Lots 1,2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee appro 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 8. Agency recommendation rationale and findings of fact: 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 8. Agency recommendation rationale and findings of fact: 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 11. Agency recommendation rationale and findings of fact: 12. Agency recommendation rationale and findings of fact: 13. Agency recommendation rationale and findings of fact: 14. Experimental provided and decidated to the Town as part of the local road network for maintenance by the Town see future road intersecting with N. CTH E and US shall be constructed and decidated to the Town as part of the local road network. The plat area is within the Roc ounly Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. 15. For the contract of the purpose of the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. 16. For the purpose of the purpose of the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. 17. Agency of the purpose of the		
7. Show septic and well locations on Final Plat. 8. Indicate "70" Reserved For Public Road Purposes" area on Lots 1,2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee appro 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 6. Agency recommendation rationale and findings of fact: 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. 6. Agency recommendation rationale and findings of fact: 11. Plat must be recorded by the form of the property of the proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of measylile has approved by subdivision pile with twithout requiring decication for roads but has indicated a "70" Reserve or Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and US I shall be constructed and decicated to the Town as part of the local road network for maintenance by the Town as part of the local road network. The plat area is within the Roc unity Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. 10. Town Action 11. Town Action 12. Town action rationale and findings of fact: 13. **A ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 10. ** ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 19. ** 19. ** 10. ** 10. ** 11. ** 12. ** 13. ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 10. ** 10. ** 11. ** 12. ** 12. ** 13. ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 10. ** 10. ** 10. ** 11. ** 12. ** 13. ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 10. ** 10. ** 11. ** 12. ** 13. ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 10. ** 10. ** 11. ** 12. ** 12. ** 13. ** 14. ** 15. ** 16. ** 17. ** 18. ** 19. ** 1		
8. Indicate "70" Reserved For Public Road Purposes" area on Lots 1,2 & 3. 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee appro 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. Agency recommendation rationale and findings of fact: the proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of neswille has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserver Future Public Road Purposes" area abuting all lots. The Future Public Road Intersection CTHE and US shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town see future road intersection points shall be approved by the appropriate pursdictions (County & State). Currently, cess is achieved via cross easements on an existing interior private road network. The plat area is within the Roc points shall be approved by the appropriate pursdictions (County & State). Currently, cess is achieved via cross easements on an existing interior private road network. The plat area is within the Roc points achieved via cross easements on an existing interior private road network. The plat area is within the Roc points achieved via cross easements to manage development in areas of steep slope 12% or greater. **TOWN ACTION** If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. **TOWN ACTION* If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. **TOWN ACTION* If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee appro 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. Agency recommendation rationale and findings of fact: be proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of mesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserve or Future Public Road Intersecting with N. CTH E and V. Shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. Shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. Shall be constructed and dedicated to the Town as part of the local road network. The plat area is within the Roc burly Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring onservation Easement to manage development in areas of steep slope 12% or greater. **TOWN ACTION** **TOWN ACTION** **ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION** **If you answered Approve With Conditions to 14., list conditions: **3.* **4.* **5.* **6.* **7.* **8.* **9.* 10.* **NOCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION** **NOTE OF TOWN ACTION** **NOTE OF TOWN ACTION** **ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION** **1. If you answered Approve With Conditions to 17., list conditions: **3.* **4.* **5.* **6.* **6.* **7.* **8.* **9.* **10.* *		
10. Plat must be recorded within 6 months from the last approval and 24 months of first approval. Agency recommendation rationale and findings of fact: the proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of neswille has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserver in Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and US shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. sees future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, cess is achieved via cross easements on an existing interior private road network. The plat area is within the Rocounty Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring enservation Easement to manage development in areas of steep slope 12% or greater. TOWN ACTION If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. Town action rationale and findings of fact:		
Agency recommendation rationale and findings of fact: le proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of nesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70" Reserver Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and Us shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. lesse future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, cess is achieved via cross easements on an existing interior private road network. The plat area is within the Roc putry Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring inservation Easement to manage development in areas of steep slope 12% or greater. **TOWN ACTION** If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. **ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION* If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 17 you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 17 you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
e proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of nesseline has approved this subdivision plat without requiring dedication for roads but has indicated a "70' Reserver ruture Public Road Purposes" area abutting all lots. The Future Public Road indiresecting with N. CTH E and US shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. If the conditions of intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, case is achieved via cross easements on an existing interior private road network. The plat area is within the Roc purply shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring miservation Easement to manage development in areas of steep slope 12% or greater. **TOWN ACTION** If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. **ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION* **If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 17. 8. 9. 10.		
TOWN ACTION If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	ne proposal seeks to nesville has approve or Future Public Road shall be constructed nese future road intel coess is achieved via bunty Shoreland Zon	create lots for existing residential structures currently resting on leased land. The Town of ad this subdivision plat without requiring dedication for roads but has indicated a "70' Reserved Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and US and dedicated to the Town as part of the local road network for maintenance by the Town. section points shall be approved by the appropriate jurisdictions (County & State). Currently, cross easements on an existing interior private road network. The plat area is within the Rocling District therefore, in order to meet the purpose and intent of that District, Staff is requiring a
If you answered Approve With Conditions to 14., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9.	711001 (411011 24101110	and the control of th
3. 4. 5. 6. 7. 8. 9. 10. 7. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 6. If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	If you answered An	
4. 5. 6. 7. 8. 9. 10. 6. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 6. If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
5. 6. 7. 8. 9. 10. 6. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 8. If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
6. 7. 8. 9. 10 Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION . If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
7. 8. 9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
8. 9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
9. 10. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9.		
Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9.		
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 17., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.	. Town action ration	ale and findings of fact:
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9. 10.		
3. 4. 5. 6. 7. 8. 9.	RO	CK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
4. 5. 6. 7. 8. 9.	. If you answered Ap	prove With Conditions to 17., list conditions:
5.6.7.8.9.10.	3.	
6. 7. 8. 9. 10.	4.	
6. 7. 8. 9. 10.		
7. 8. 9. 10.		
8. 9. 10.		
9. 10.		
10.		
). Committee action rationale and findings of fact:		
	. Committee action r	ationale and findings of fact:

JANESVILLE, WI 53545

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY ELVED
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET FAA: (608) 757-5586

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

AGENCY USE ONLY

Application Number: LD 2015 065

Received By – Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

***************************************	F DO NOT TO							ļ		10000		
PRELIMINARY	E DO NOT CO	DMPLETE T	'HIS APPLICA'	TION FO	RM UN	TIL	YOU HA	VE REAL	THE RO	ск со	UNTY	
OF THIS FORM A	ND PREPARE	A MAP C	ONTAINING A	ALL INFO	RMATI	ON.	ΛΑΤΙΟΝ. ΔS IDEN	PLEAS	E COMPL	ETE BO	OTH PAG	ES
1. Applicant has con	tacted Town,	Rock Cour	nty Planning	Fconom'	ic & Co	mm	unity Da				104 () 6	
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: 2. Land division is consistent with Town's Comprehensive Plan − Future Land Use Map: ✓ Yes No												
2. Land division is Co	insistent with	Town's Co	omprehensive	e Plan —	Future I	Land	Use Ma	p;			✓ Yes	☐ No
3. Land division area If you answered Y	a is located in	a Farmlar	nd Preservatio	on zoninį	g distric	t ce	rtified b	y the Sta	ate of Wi	sconsi	n: 🗌 Yes	☐ No
4. Land division mee	ts Town Base	Farm Trac	rt and any oth	o, proce	ed to 5	•	land Des					
				ici appii	cable r	allii	iano Pre	servatio	n zoning	distri	ct require Yes 🔲	
5. Land division will	require a zon	ing chang	e:	***************************************							√ Yes	
			APPLICAN	VT INFO	ORMA	ПС	N				<u></u>	
6. LANDOWNER OR										Arablana da		militar di sangatan Ada
a. Name:	GEORGE	MOORE	III & NANCY	/ MOOI	RE				Telepho	ne:	608-29	5-6345
Address:	1105 N. C	DUNTY F	RD M		City:	А١	/ALON		State:	WI	Zip:	53505
b. Name:									Telepho	ne:	T	1
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO						-			L	l		
a. Surveyor name:			ATES, INC						Telepho	ne:	752-05	75
Address:	109 W MIL	WAUKE	STREET		City:	JΑ	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:				*****	•				Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from 6.							6a. 🗌]6b. [∕	7a.	☐ 7b.	
O Dooron for level di	ti File		AND DIVIS					: 	en armainas an an			
9. Reason for land div	vision: [▼] 2a				m cons	olid		Refin		Oth	er:	
10. Land division are	a location:		JOHNSTO	WN				1/4 of	NE 1			
11. Land division are	a is located w	Section :		-1 DI-4 4		\sqcup	Tax pai	cel nun	nber(s) -	6-9-2	50	
11. Land division are ☐ Yes ☑ No	If Yes,	identify:	City(s)/Villa	iai Plat A ige of	pprova	Jur	isdiction	(ETJ) A	rea of a C	ity(s)/	Village:	
12. Land division area	a is located a	djacent to	(check all tha	t apply):								
Local/Town road												
(Square feet or a	cres): 106 M\L	erty area	(Square			4 M	v l		rent zoni a: A-1	ng of	land divis	ion
16. Number of new/a			17. Future z	oning of	new/a	ddit	ional lot	(s) 18.	Future 7	oning	of parent	t lot:
by land division:	1	i	created	by land	division	1: A-	3		A-1	oming	or parent	. 101.
19. Covenants or rest If Yes, identify cov	trictions will b	e placed o	on the land di	vision ar	ea:	<u>ا</u>	res 🔽	No				
20. A residential build	ding is curren	tly located	l in the land d	livision a	rea	V	Vec 🗆	No				
If Yes, the buildin	g utilizes a:	✓ Priva	ite onsite was	stewate	r treatn				Public sa	nitary	sewer sy	/stem
21. Public improvement	ent construct	ion propos	sal/plan will	22. P	ublic im	pro	vement		ction will	begin	on	
be submitted by	(πιτη/αα/ γγγγ		ANT CTAT		mm/dd/			a pa				
Lastha undersigned au			ANT STAT									
I, as the undersigned, ar contact for said landowr	ier. I do nereb	y verify tha	it I have review	ℓ ed the $R\ell$	OCK COI	INT	Y PRELIM	INIARVA	HAIND I AN	ועות חו	CIONI	1
AFFLICATION FURIVITINE	<i>UKIVIA HUN,</i> re	viewed and	d completed th	is annlica	ition for	m a	nd cuhmi	ttod all to	nfarmati-			said
documents, and that all to me. These statement	iniormation is	correct, acc	curate, and tru	e to the t	nest of m	7W /	anuladar	and hali	المساعلين عما	11:		
				, ,		cn	/	agent	, ciribioye	es, an	u omciais,	
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Kal		Lu	6	_	r	ΔΤΕ•	/n -	2-1	_
				7					MIC: _	U	<u> </u>	

APPLICATION CHECKLIST			
	Voc	*NIS*	* Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	<u>≋162§</u>	*INO	Comment
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ιп	П	
Tollowing information?		-	
a. Location of the land division area by section, township, and range:	1	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			
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:			
Approximate location dimension (if a little	ļ <u> </u>	<u> </u>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	П		
(1) Buildings:		_	
(2) Streets, alleys, and public ways:	2	片	
(3) Driveways:	12	片	
(4) Rail lines:	14	님	
(5) Private water wells or water supply systems:	 		NONE .
(6) Private onsite wastewater treatment systems or public sanitary sewer		<u> </u>	
systems:			
(7) Any other public utilities:	n	П	BLDGS. HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ħ	\overline{n}	NONE PROPOSED
(9) Vegetative land cover type:	V	Ħ	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:	<u> </u>	V	NONE
(14) Detention or retention areas: (15) Cemeteries:	\Box	V	NONE
(16) Bridges/culverts:	└ ┞	V	NONE
(17) Rock outcroppings:	┝	<u> </u>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	<u> </u>	✓	NONE
dedicated public parks or outdoor recreation lands, or any other public or			NONE
private reservation, including any conditions, in the land division area:	╽⊔	V	
i. Preliminary concept for connection with existing public sanitary sewer and	-		
water supply system or an alternative means of providing water supply and		V	
treatment and disposal of sewage, in the land division area:		V	
j. Preliminary concept for collecting and discharging stormwater, in the land			,
division area:		Ø	
k. Scale, north arrow, and date of creation:	Ø	П	
I. Any other information required by the Agency:		7	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	Ø		
required, and total map pages identified on each page?		_	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required			
party signed this application form?	V	Ц	
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?	1		

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

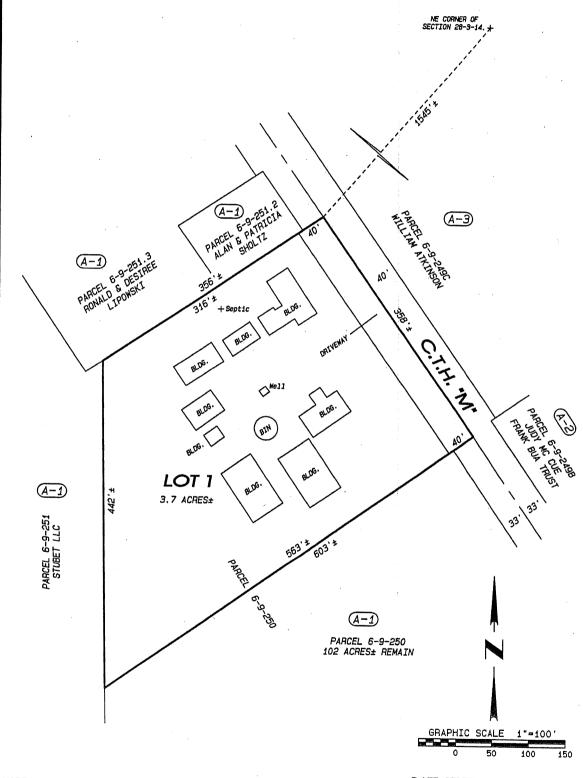
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T.3N., R. 14E OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 344 For: MOORE

DATE: SEPTEMBER 24TH, 2015



- · LAND SURVEYENG
- O . CIVIL ENGINEERING

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

tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ÉCONOMIC & 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	• •
II II II Anniination Niverban	LD2015 065 Moore
" Application Number: _	
II .	

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

AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appliand these parties have determined land division is feasible: 	
	✓ Yes No ✓ Yes No
If you answered Yes , proceed to 4. If you answered No , proceed to 5.	✓ Yes No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement: Ves No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e . After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti information has been supplied by the applicant.	
	Missing
70. A seem of conference of #DDSUMANADY DEAT OF SURVEY OD SECTIONS OF SURVEY AND HELD OF	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 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	Ħ
division area:	L
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:	Ц
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(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:	
 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 "
k. Scale, north arrow, and date of creation:	Information
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	man nages
numbered in sequence if more than one (1) page is required, and total map pages ic	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the app	lication form:
7e. A hard copy of the application form and the map, an electronic copy of the map in a	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 par	
these parties have comments, said comments have been provided to the Agency:	✓ Yes No
If you answered No , the application must be provided to other reviewing parties bef	fore completing any further sections
of this form.	Address to the cost of the management of the state of the
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions	Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional she	et (2a) if necessary):
1. Dedicate 40' half road right of way along CTH.M.	en en statut programming villigians, straktivans och en en en prositivens som på til en e
Existing structures shall meet setback regultaions.	
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize	an existing private sewage syster
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if n	ecessary):
AGENCY SIGNATURE: Land M. Bynns DA	TE: 10/18/15
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	and the second section of the second section section section sections.
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet	et (2a) if necessary):
4	
2.	•
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:DA	TE:
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 COM	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions το 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

A CENTRY DECOMMAND ATTOM
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.
4. Indicate septic and well locations on the Final CSM.
5. Final CSM shall be submitted to and approved by the Planning & Development Agency within one year of Preliminary Approval
6. Certified Survey maps that are subject to local approval must be recorded within 6 months of their last approval
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact: The proposed CSM splits existing Ag buildings from the parent parcel. Setting off existing Ag buildings from production land on a separate lot is consistent with preserving agricultural lands if the split is for consolidation of production land. The Town of Johnstown may want to consider placing a deed restriction on the parent parcel limiting development. The remaining parent parcel meets minimum lot size in the A-1 District of the Town of Johnstown. Since the proposed CSM adjoins CTH M a 40' 1/2 road right of away shall be dedicated to the public.
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

COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1500213	10/31/2015	BELOIT DAILY NEWS	3	58.56
	Budget 315.00	YTD I 385	Exp 5.93	YTD Enc 0.00	Pending 58.56	Closing Balance (129.49)
64-6400-0000-63200	PUBL/SUBCR/DUI	ES				
		P1503467	11/02/2015	MILTON COURIER,TI	HE	27.00
	Budget 1,303.00	YTD I 1,414	*	YTD Enc 0.00	Pending 27,00	Closing Balance (138.67)
			PLANNI	NG PROG TOTAL	85.56	·
64-6900-0000-62100	CONTRACTED SE	ERV P1503618	11/12/2015	VON BRIESEN PURT	ELL AND ROPER	307.98
	Budget 3,632.00	YTD I 21,163		YTD Enc 0.00	Pending 307,98	Closing Balance (17,839.84)
64-6900-0000-63107	PUBL & LEGAL	P1500213	10/31/2015	BELOIT DAILY NEWS	5	38.37
	Budget 320.00	YTD E 417	Exp 7.84	YTD Enc 0.00	Pending 38.37	Closing Balance (136.21)
		BOARD O	F ADJUSTME	NT PROG TOTAL	346.35	

I have examined the preceding bills and encumbrances in the total amount of \$431.91

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

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

Date:	DEC 1 0 2015	Dept Head	
		Committee Chair	

Rock County

COMMITTEE APPROVAL REPORT

2016...

Pre-Approved Encumbrances

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6460-0000-62119 ENC	OTHER SERVICES	R1600130	01/01/2016	WISCONSIN PART	NERSHIP FOR HOUS	118,359.00
	Budget 118,359.00	YTD E	Exp 0.00	YTD Enc 0.00	Pending 118,359.00	Closing Balance 0.00
	HOUSING GR	ANT CLEAF	RING ACCOU	NT PROG TOTAL	118,359.00	

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

\$118,359.00

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

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

Date:	DEC 1 0 2015	Dept Head	
,		Committee Chair	



NOT OFFICIAL UNTIL APPROVED BY COMMITTEE ACTION

Rock County Planning & Development Agency 51 S. Main Street Janesville, WI 53545 (608) 757-5587

DATE:

December 1, 2015

TO:

Rock County Corporation Counsel

FROM:

Colin Byrnes, Director – Planning & Development Agency

Cheryl Martin, Accountant – Planning & Development

CC:

Sherry Oja, Finance Director – Financial Services

RE:

Reduction in Accounts Receivable – Rock County's Community

Development Loan Program

Please find attached supporting information regarding Rock County Community Development home rehabilitation loans that have outstanding mortgage balances. The majority of the loan properties have been foreclosed by a first mortgagor — were sold at a sheriff's sale - and are currently owned by parties other than the individual(s) that Rock County had loans with. The remaining properties under consideration did not go through the foreclosure process, but they have been examined and confirmed that the loan balances are no longer recoverable.

Therefore, after review and approval from the County's Corporation Counsel – final approval from the Planning & Development Committee is required before the loan balance can be removed from the County's General Ledger as a future receivable. The Committee's recommendation will be forwarded to Financial Services in the form of a General Ledger Journal Entry to reduce the Accounts Receivable fund balance.

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

D-1			2015		T		C 4 (L)			
Date: December 7, 2015					Project ID: 64 (b)					
Project Recommended By:			WPHD							
Project Funding Source			Lead Hazard Reduction Grant							
HOUSEHOLD INFO										
Househo	ld Size	9		Household	\$65,848 Project			Town of		
				Income			Locatio		Clinton	
FAIR MARKET VALUE INFORMATION						ASSESS	ED VALU	E INFORM		
LAND \$13,900			LAND			\$15,300	· · · · · · · · · · · · · · · · · · ·			
BUILDING	SS ———————————————————————————————————	····	\$63,300			BUILDINGS \$6			\$69,500	
TOTAL			\$77,300		TOTAL			\$84,800)	
				MORTGAG	E AND L	ENS				
1. (Bank)		\$87,849)	2.					
3.					PROPO	SED ROCK	(\$19,175	5	
			J		COUN	TY LOAN				
TOTAL M	ORTGA	GES	\$87,849)	LOAN	TO VALUE	(WITH	NA		
AND LIEN	IS				ROCK	COUNTY LO	OAN)			
ELIGIBILITY VERIFICATIONS										
⊠ II										
☐ Loan to Value less than 120% (NA) ☐ Mortgage Current						 t				
		lue (afte		<u>`</u>		Taxes Cu				
1	\$143,000 (NA)									
				\boxtimes	Conflict	of Interes	t Signed			
☐ Flood Insurance (if required)					Lead Pan	nphlet re	ceived ar	nd signed		
SUMMAR	Y OF W	ORK:								
The Lead	Hazard	Grant wi	II be com	bined with a HON	⁄IE loan i	n the amo	unt of \$7	.105 to c	omplete needed	
l				fety issues in the l				-	•	
discretion				•				•		
	•									
Recomme	ended L	oan Amo	unt:				5	\$19,175.C	00	
							<u></u>			
COMMIT	TEE ACT	ION								
	APPRO\	/F				DENY				
LOAN AV			D		\$	DLINI				
20/114/414										
Signature	-Comm	ittee Cha	ir		Date					

Workshop for Local Land Use Officials

Wednesday, January 27, 2016 6:00 p.m. - 8:30 p.m.

Whitewater University Technology Park 1221 Innovation Drive Whitewater, WI 53190

About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

Agenda

6:00 pm - Role of the Plan Commission and Governing Body

- Planning and Plan Implementation
- Development Review
- Rezones
- Conditional Uses and Special Exceptions
- Land Divisions and Certified Survey Maps

7:30 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges









Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rebecca Roberts, Land Use Specialist Center for Land Use Education rebecca.roberts@uwsp.edu
715-346-4322

Chris Munz-Pritchard, Planner / Director City of Whitewater Neighborhood Services CMunz-Pritchard@whitewater-wi.gov 262-473-0143

Michelle Staff, Zoning/On-Site Waste Technician Jefferson County Planning and Zoning MichelleS@jeffersoncountywi.gov 920-674-8638



Center for Land Use Education
College of Natural Resources
University of Wisconsin-Stevens Point

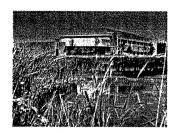


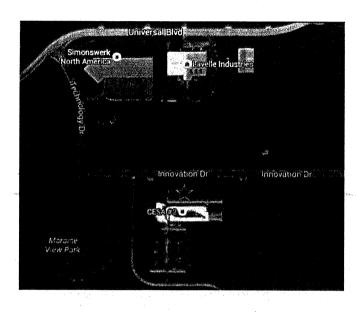




Location:

Whitewater University Technology Park Meeting Room 105 1221 Innovation Drive Whitewater, WI 53190





Workshop cost: The cost of the workshop is \$15 and includes printed workshop materials and light refreshments.

Handbook: The Plan Commission Handbook is designed to serve as a reference for new and continuing plan commission members. It is not required to attend the workshop, but we do recommend that all members have access to a copy. You may purchase print copies of the handbook for \$15 apiece or access an electronic copy for free at: www.uwsp.edu/cnr-ap/clue Click on 'Publications & Resources' followed by 'Plan Commissions' from the drop down menu.

Register online at: http://bit.ly/1HWmF3T

Or contact: Center for Land Use Education 800 Reserve Street, Stevens Point, WI 54481

Email: landcenter@uwsp.edu

Phone: 715-346-3783

Contact Name:	Address:
Town/City/Village of:	City, State, Zip:
Telephone:	Email:

The state of the s			
List Workshop Participants:	Jan 27 Workshop	PC Handbook	Total
1.			
2.			
3.			
4.			
5.			
6.		·	
Total Amount Owed:			\$