

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 28, 2017 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) JANESVILLE, WI

### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday September 14, 2017
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
    - 2017 045 (Newark Township) Mark & Pauline Heffel
    - 2017 046 (Milton Township) Fredrick Farms LLP
    - 2017 049 (Milton Township) Arthur Donaldson
- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
  - A. Wisconsin Land Information Program
  - B. November & December Planning & Development Committee Meeting Dates
- 9. Adjournment

## **Future Meetings/Work Sessions**

October 12, 2017 (8:00 am) October 26, 2017 (8:00 am)



## **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

## INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

MEETING DATE: September 28th, 2017

## **Land Division Summary:**

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

2017 045 (Newark Township) – Mark & Pauline Heffel

2017 046 (Milton Township) - Frederick Farms LLP

2017 049 (Milton Township) – Arthur Donaldson

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions with conditions as presented.

ROCK COUNTY PLANNING, ECONOMIC & PROFIT PLANNING STREET
JANESVILLE, WI 53545

ALIC A 2017

AUG 4 2017 TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 FAA: (UUB) 757-5586
EMAIL: PLANNING@CO.ROCK.WINGCK CO, PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY COMMUNITY COMU AGENCY USE ONLY

Application Number: 

Received By – Date (MM/DD/YYYY): 

(MM/DD/YYYY): 

AGENCY USE ONLY

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**PLEAS	E DO NOT CO	OMPLETE :	THIS APPLICA	TION FO	RM UN	TIL Y	YOU HAVE RI	EAD THE RO	ск сс	UNTY		
PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**												
1. Applicant has con	tacted Town,	Rock Cou	nty Planning,	Economi	ic & Coi	mmı	unity Develop	ment Agen	cy, an	d City(s)/\	Village	
(if land division is land division is fea		Territorial	Plat Approva	ıl Jurisdic	tion (E	ГЈ) а	rea) officials	and these p	arties	have dete	*********	
2. Land division is co	nsistent with	Town's C	omprehensive	e Plan – I	Future I	Land	l Use Map:		acambolico	✓ Yes	□ No	
3. Land division area							rtified by the	State of Wi	scons	n: 🛭 Yes	□ No	
If you answered Y 4. Land division mee					********	-	and Preserva	ation zoning	distri	promote	-	
5. Land division will	require a zon	ing chang	e:			************		-	······	Yes ✓ Yes	Jacob S	
The Comment			APPLICAN	VT INFO	DRMA	TIC	N				Access From	
6. LANDOWNER OR	AUTHORIZED	LANDOW									and the same	
a. Name:	Mark S. &	Pauline .	l. Heffel					Telepho	one:	***************************************		
Address:	8520 W. B	eloit Nev	ark Road		City:	Ве	loit	State:	WI	Zip:	53511	
b. Name:					Leave to the same			Telepho	ne:		d-minutes in respect to the contract of the co	
Address:					City:	T	······································	State:		Zip:	T -	
7. AGENT (SURVEYO	R AND DEVE	LOPER)			Laurence Comment						Amazon	
a. Surveyor name:	R.H. Batter	man & C	o., Inc. (Jeff	f Garde)	)			Telepho	ne:	608-36	5-4464	
Address:	2857 Barte	lls Drive			City:	Ве	loit	State:	WI	Zip:	53511	
<b>b.</b> Developer name:	Dan Heffel					***************************************	<del></del>	Telepho	ne:	608-75	1-8769	
Address:	8236 W. Be	eloit New	ark Road		City:	Ве	loit	State:	State: WI Zip: 53			
8. Identify the individ	dual from <b>6.</b> d	or <b>7.</b> that	will serve as t	he prima	ry cont	act:	6a.	☐ 6b. 🔽	7a.			
			AND DIVIS	ION IN	FORM	IAT	ION					
9. Reason for land div	vision: 📝 Sa	le/owner	ship transfer	Far	m cons	olida	ation 🗌 Re	finance 🗌	] Oth	er:		
10. Land division area	a location:	Town of	Newark				NE 1/4	of SE 1	/4			
		Section					Tax parcel n					
11. Land division are: Yes  No	If Yes,	identify:	City(s)/Villa	ige of		Juri	isdiction (ETJ	) Area of a C	ity(s),	Village:		
12. Land division area		djacent to <mark>I/Town ro</mark>		it apply): <mark>ounty hi</mark> g			State hig	hway [	∪.s	. highway	/	
13. Landowner's con						E 26		Current zoni	ng of	land divis	ion	
(Square feet or ac L6. Number of new/a				feet or a				irea: A-1 IS. Future 2	onine	of parent	t lot:	
by land division:		, or carea		by land				A-1 (R			. 101.	
L9. Covenants or rest			on the land di	ivisìon ar	ea:	Y	es 🗸 No					
If Yes, Identify cov		oregreen was an investment		Iti at a tanana an		П.	( [7] N					
<ol><li>A residential build if Yes, the buildin</li></ol>	44	*	i in the land d ite onsite was			Y nent	Life and	Public sa	nitarı	sewer sy	/stem	
21. Public improveme					***************************************	***************************************	vement cons		***************************************		<del>Valori i se qual le si solo como como c</del>	
be submitted by (	mm/dd/yyyy	AND THE PERSON NAMED IN COLUMN TWO		CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	nm/dd/		Marie Company of the San Company of the Company					
			ANT STAT								10000	
as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION— IPPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible or me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
o me. mese statement	o are neme ma	ide to mad	ce Official action	ni oni tire l	Pair OI P	WUK!	County, its age	and, employe	cə, alı	u viiiciais,		
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	727	XI.	Z4.	14	4	DATE:	8/z	117		

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR			
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
following information?			
a. Location of the land division area by section, township, and range:	V		
<ul> <li>Approximate location and dimension of all EXISTING streets and property lines,</li> </ul>			
including name and ownership (if applicable), in and adjacent to the land	7	$+\Box$	
division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	1_	1	
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	V		
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	V		
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:	4	1 2	
(2) Streets, alleys, and public ways:	++		NA .
(3) Driveways:		+#	-
(4) Rail lines:		十十十	
(5) Private water wells or water supply systems:	++		NA NA
(6) Private onsite wastewater treatment systems or public sanitary sewer		+127	
systems:		V	NA
(7) Any other public utilities:	-	10	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	1 H		NA NA
(9) Vegetative land cover type:	一同	Ħ	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	十一	V	NA NA
(11) Productive agricultural soils, cultural resources, and woodlands:	16		NA .
(12) Surface water features:		V	NA
(13) Drainageways:	V	П	
(14) Detention or retention areas:		V	NA
(15) Cemeteries:		<b>V</b>	NA
(16) Bridges/culverts:		Ø	NA
(17) Rock outcroppings:			NA
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	الأديس ا		NA
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	NA
division area:			
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:	Ø	LL	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	-		r Romania Romania
inch, with the map pages numbered in sequence if more than one (1) page is	V	Щ	
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	<b>V</b>		
party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic	انتا		
copy of the map in a format compatible with the Agency's Geographic information  System (GIS), and the application fee?	Ø		

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

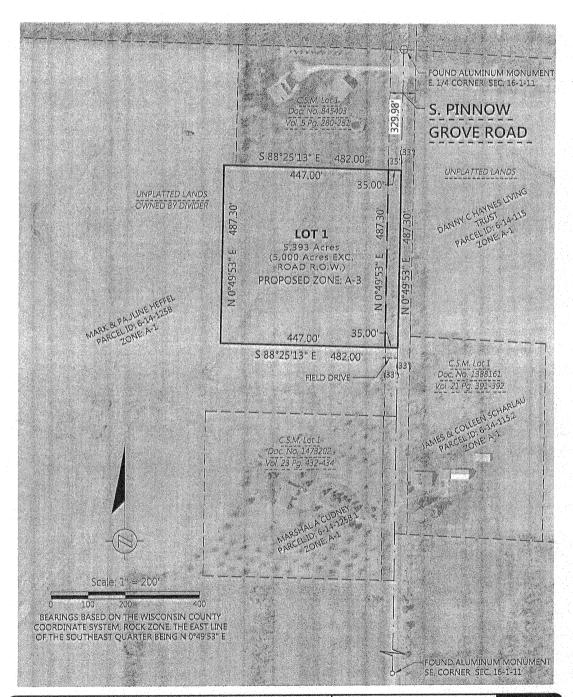
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

## PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T. 1 N., R. 11 E., OF THE 4TH P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



**ORDER NO: 32732** 

BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: DGM DATE: MAY 24, 2017 FOR THE EXCLUSIVE USE OF MARK HEFFEL 8520 W BELOIT NEWARK ROAD BELOIT, WI. 53511

-Batterman

enginéers surveyors planners

2857 Bartells Drive 608.365.4464 Beloit, Wisconsin 53511 www.rhbatterman.com



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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



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11	LD2017 045 Heffel
II .	LDZ017 043 Hellel
Application Number:	
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II .	
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## PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW	
<ol> <li>Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applied and these parties have determined land division is feasible:</li> </ol>	
	✓ Yes No ✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
44 Early division meets fown base rain made and any outer appreciate rainhand mester varion zoning district to	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes No
	✓ Yes No
If you answered <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7</b>	
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.	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	
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
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	
<b>d.</b> Approximate location and dimension of all <b>EXISTING/PROPOSED</b> lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	<b>I</b>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:  • Distance from all DROPOSED lat(s) and outlat(s) point of hadinains to coation account or guester.	
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 <b>EXISTING</b>	
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	П
(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:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	H
(12) Surface water features:	H
(13) Drainageways:	H
(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:	
Preliminary concept for collecting and discharging stormwater in the land division area:	П

Missing Information   Inform	AGENCY REVIEW	
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 Seographic Information System (GIS), and application fers with the Agency's Seographic Information System (GIS), and application fers.  8. Preliminary minor land division application is complete:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Preliminary minor land division application must be provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  10. Agency recommendation:  11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):  12. Utility easement(s) shall be placed on lots as requested by utility companies.  23. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1  34. until acceptable meaps of wastewater disposal is approved by the necessary governmental agencies."  12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  13. Town action:  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		Missing
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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:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Preliminary minor land division application must be provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, and if these parties have comments and if the Agency RECOMMENDATION  10. Agency recommendation:  11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):  12. Agency recommendation rations and findings of fact (Use additional sheet (2a) if necessary):  13. Town action:  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  15. Town action:  16. Approve Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  17. 2. Preliminary approval quanted by a partie of the parties for review and comment, and if the parties and findings of fact (Use additional sheet (2a) if necessary):		
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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:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:  9. Preliminary minor land division application has been provided to the Agency:  9. Preliminary minor land division application has been provided to the Agency:  9. Preliminary minor land division application has been provided to the Agency:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, and if these parties have comments, and if these parties have comments, and if the parties have comments have been provided to other reviewing parties for review and comment, and if these parties have comments have been provided to other reviewing parties for review and comment, and if these parties have comments have been provided to the Agency:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments have been provided to the Agency:  9. Agency recommendation:  10. Agency recommendation:  11. Agency recommendation rationate and findings of fact (Use additional sheet (2a) if necessary):  12. Agency recommendation rationate and findings of fact (Use additional sheet (2a) if necessary):  13. Town action:  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):  15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
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:  9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:    Yes   No   If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.    AGENCY RECOMMENDATION		H
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15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	2. Preliminary approval granted by Town Board	9/12/17
	3.	
DATE	15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
DATE		
TOWN SIGNATURE:	TOWN SIGNATURE: DATE:	
TITLE:	HILE:	

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

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

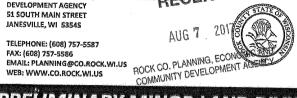
JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION								
16.	Committee action: Approve Approve With Conditions	Deny							
17.	If you answered Approve With Conditions to 16., list conditions (Use addition	nal sheet (2a) if necessary):							
	1.								
	2.								
	3.								
18.	Committee action rationale and findings of fact (Use additional sheet (2a) if r	necessary):							
coi	MMITTEE SIGNATURE:	DATE:							
TIT	TLE: Chair — Rock County Planning & Development Committee	<u>ee</u>							

	in the state of th
	AGENCY RECOMMENDATION
1. If you answer	red <b>Approve With Conditions</b> to <b>10.</b> , list conditions:
3. The 7	Town of Newark shall the rezone of the proposed lot area as determined necessary according to the Zoning Ordinan
4. Dedi	icate road right of way as indicated on the preliminary CSM at the discretion of the Town.
5. A res	stricted area shall be delineated on the final CSM in the wetland areas included on the Wisconsin Wetland Inventory m
6.	A note on the Final CSM shall indicate that all building and land disturbance is prohibited in these area
7.	unless a Certified Wetland Delineation is completed by the owner prior to development.
8. Fina	al CSM shall be submitted to and approved by the Agency one year after preliminary approval.
	's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approv
10.	
12. Agency recom	nmendation rationale and findings of fact:
rezone to A3 is being re owner of the subject pa. voted to make the appro Division application wou rezone request (and es: Town of Newark is no Ic There are limitations in included in the State' W	rision creates one 5.0 acre lot from an existing approximately 90 acre parcel in Newark Township. Due to the size of the proposed new lot equested as required by the minimum lot size requirements found Town Zoning Ordinance. It is pertinent to note that when the previous rent parcel obtained approval from the Town in August of 2000 to divide the 5 acre parcel to the south of the proposed, the Town Board oval conditioned on the stipulation of no further rezoning of the remaining acreage. The proposed request for a rezone as part of this Land uld be contrary to that decision if approved. It is County Staff's recommendation that the Town P&Z and Board base the decision on the sentially this land division) based on that decision by a previous Board AND with the Town regulations currently in place. For example, the onger a certified participant in the Farmland Preservation Program, which it was in 2000. siting a building location and septic system on the proposed lot due to potential wetland soils. In fact, any area of the proposed Lot is related inventory maps. The MOA with the Town of Newark authorizes the County to review and plan around these Environmentally and administer Conservation Easements or Building Restrictions through the Land Division process. The proposed conditions above refle
	TOWN ACTION
14. If you answer	ed Approve With Conditions to 13., list conditions:
3,	
4.	
5.	
6.	
7.	
9.	
10.	
	ationale and findings of fact:
13. TOWIT action T	ationale and infulligs of fact.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17 If you answer	ed Approve With Conditions to 16., list conditions:
3.	ed Approve with Conditions to 10., list conditions.
4.	
5.	
6.	
7.	
8.	
9.	
10.	
<b>18.</b> Committee ac	tion rationale and findings of fact:



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



	AGENCY USE ONLY
4 4 4 4	Application Number: 12017 046
	Received By – Date (MM/DD/YYYY): 9-7-17

## PRELIMINARY MINOR LAND

	<i></i>				P	4	18	M	lle/Al	HU.	N FU	KIVI
**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY  PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES  OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**												
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is co	nsistent with	Town's Co	omprehensiv	e Plan – I	Future	Land	Use Map:	***************************************		****	√ Yes	□No
3. Land division area	is located in	a Farmlar	nd Preservation	on zoning	distric	t ce	rtified by t	he Sta	te of Wis	consi	n: 🗆 Yes	□No
If you answered Y	es, proceed to	o 4. If you	ı answered N	o, proce	ed to 5							
4. Land division mee	ts Town Base	Farm Trac	ct and any ot	her appli	cable F	arm	land Prese	rvatio	n zoning	distric	pominosing	
5. Land division will	require a zon	ing change	e:	***************************************	- American de la companya de la comp				······································	*	☐ Yes	
11			APPLICAL	VT INF	JE MA	7716	N I		1 30		M i.es	. □ MO
6. LANDOWNER OR	AUTHORIZED	LANDOW										
a. Name:	FREDRICK				-		*		Telepho	ne:		
Address:	7011 E HIC	3H ST			City:	М	LTON		State:	WI	Zip:	53563
b. Name:			·	· · · · · · · · · · · · · · · · · · ·	1	1			Telepho			00000
Address:	***************************************	<del></del>			City:	T			State:		Zip:	T
7. AGENT (SURVEYO	R AND DEVE	OPER)	·	***************************************	I					L	Trib.	<u> </u>
a. Surveyor name:	COMBS &	ASSOCI	ATES, INC	***************************************				T	Telepho	ne:	***************************************	
Address:	109 W. MIL	WAUKE	E ST		City:	JA	NESVILL	E	State:	WI	Zip:	53548
<b>b.</b> Developer name:				······································		·	·		Telepho	ne:	<del></del>	1
Address:		······································		***************************************	City:	T	****		State:	<u> </u>	Zip:	T T
8. Identify the individ	dual from 6.	or 7. that s	will serve as t	he prima	ary con	tact:	☐ 6a	. 🗖		7a.	7b.	1
			AND DIVIS									
9. Reason for land div	/ision: 📝 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation 🔲	Refin	ance 🗌	Oth	er:	
LO. Land division area	a location:	Town of	MILTON		****		SW 1/	4 of	SE 1,	/4		
		Section							mber(s) - 6-13-209			
L1. Land division area  Ves No	If Yes,	identify:	City(s)/Villa	age of C	O YTIC	l Jur F M	isdiction (E ILTON	TJ) Ar	ea of a C	lity(s)/	Village:	
L2. Land division area		ijacent to /Town ro		it apply): ounty hi			State I	.lash	ľ	7116	. highwa	
L3. Landowner's con-	tiguous prope		14. Land div	/ision are	ea	37	15	. Cur	rent zoni			
L6. Number of new/a	dditional lots	created	17. Future :	oning of	new/a	ddit	ional lot(s)			oning	of paren	t lot:
L9. Covenants or rest		e placed	on the land d	l by land ivision ar	ea:	n: B	·∠ ∕es ☑ No	 >	A-1	***************************************	<del>.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	
If Yes, identify cov	enants or re	strictions:						*************	·			
<ol><li>A residential build If Yes, the buildin</li></ol>						√. nen			Public sa	nitan	sewer c	vstem
If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system  21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE  22. Public improvement construction will begin on (mm/dd/yyyy):												
APPLICANT STATEMENT AND SIGNATURE												
as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — IPPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible o me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Rel	l,	1	2	1	.   b	ATE:	7/2	2/1	7_
				7						·····		ليسسسسيسيس

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Vec	No.	Comment Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	163	1.0	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:	Ø	Г	
b. Approximate location and dimension of all EXISTING streets and property lines,	<u>                                   </u>	<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:	Ø	П	
<ul> <li>d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:</li> </ul>	Ø		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>		П	B-2
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		A transfer de la
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:	7		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:			
(4) Rail lines:		✓	NONE
(5) Private water wells or water supply systems:	Ø		
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø		
(7) Any other public utilities:	1	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	一一	N	NONE PROPOSED
(9) Vegetative land cover type:	7		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	ПП	Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		Ø	NONE
(12) Surface water features:		Ø	NONE
(13) Drainageways:		<b>✓</b>	NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:		✓	NONE
(16) Bridges/culverts:			NONE
(17) Rock outcroppings:	$\sqcup \Box$	Ø	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	П	Ø	NONE
<ul> <li>Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:</li> </ul>	П	Ø	NONE
<ol> <li>Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ol>	П	Ø	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
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?	Ø		•
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

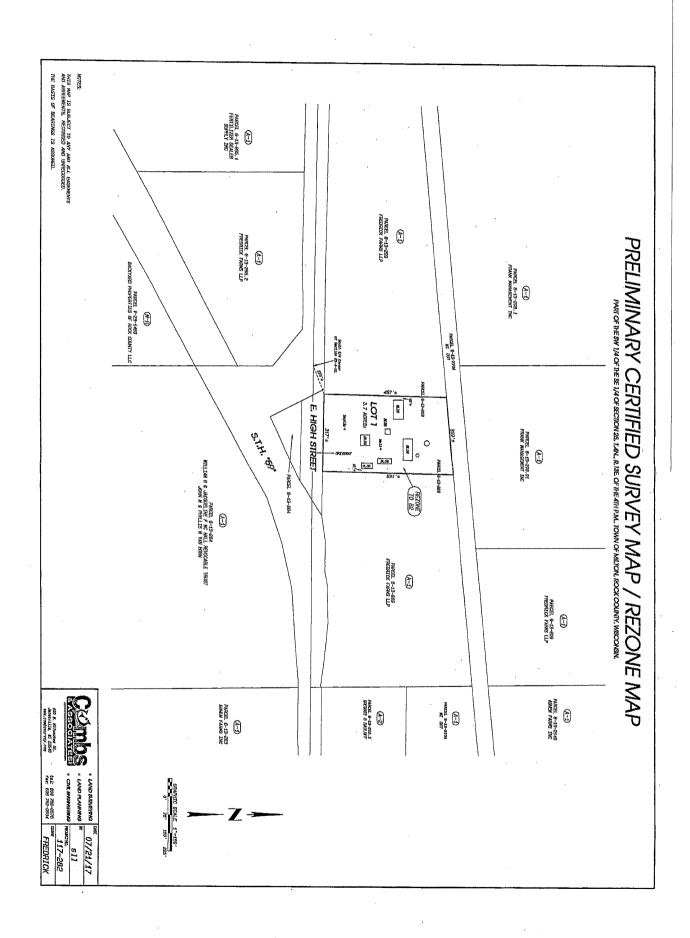
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



ROCK COUNTY 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



17	
II II	LD2017 046 Frederick
"Application Number:	
ii ii	

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

AGENCY REVIEW		
f 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) of	fficials
	✓ Yes	□No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	√Yes	No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes	No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	eguirem	ent:
	Yes	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes	<b>√</b> No
5. Land division will require a zoning change:	✓ Yes	No
7. Preliminary minor land division application is complete:	✓Yes	□No
If you answered <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7</b>		
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until		
information has been supplied by the applicant.	ii aii iiiiss	onig
The second spends of the approach	Mis	sing
	Inform	April 18 april 19 apr
<b>7a.</b> A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	F	7
land division area and containing all of the following information:	L	
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	r	
ownership (if applicable), in and adjacent to the land division area:	L	J
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	F	
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	L	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	Г	7
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	Г	7
division area:	L	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	Ιr	٦
corner, in the land division area:		
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	Г	٦
or PROPOSED, in the land division area:		
(1) Buildings:	<del>├</del>	<u> </u>
(2) Streets, alleys, and public ways: (3) Driveways:	<u> </u>	╡
(3) Driveways: (4) Rail lines:	<u> </u>	┥
(5) Private water wells or water supply systems:		┪
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		=
(7) Any other public utilities:	F	<del>-</del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ť	
(9) Vegetative land cover type:	Ī	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ī	
(11) Productive agricultural soils, cultural resources, and woodlands:	Ī	
(12) Surface water features:		]
(13) Drainageways:		]
(14) Detention or retention areas:		]
(15) Cemeteries:		
(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	l F	J
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	-	7
division area:	-	J
i. Preliminary concept for collecting and discharging stormwater in the land division area:	Г	7

Review

REVISED 12/2011 Page 1 of 2

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	
<b>7b.</b> Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	П
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:	
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible	П
with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	omment, and if
these parties have comments, said comments have been provided to the Agency: 🗸 Yes 🗌 No	
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any formal of the completion of the co	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
<b>11.</b> If you answered <b>Approve With Conditions</b> to <b>10.</b> , list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system	n at the time of
3. this survey. However soils on the lot may be restrictive to the replacement of the exi	sting system."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
// 20 /	
AGENCY SIGNATURE:	
TITLE: Administratór - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. Approved by Rtz and Town Board as recommended	bu
3. PLD Agency (with recommended condition)	J
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
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 PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additiona	I sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nec	essary):
COMMITTEE SIGNATURE:  TITLE: Chair – Rock County Planning & Development Committee	DATE:
THEE. CHAIN ROCK COUNTY HAMMING & DEVElopment Committee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
4. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approva
6.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 54 acre parcel in Milton Township, which will include approximately 3.7 acres with an existing residence and other buildings. The parent parcel is currently Zoned A1 by the Town of Milton and the future land use for the area is Urban Transition. Based on the proposed land use of Lot 1, a rezone to B2 (Large Scale Commercial) is being requested. The A1 District is certified by DATCP for the Farmland Preservation Program. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District, where applicable. If approved, this division will create three separate blocks of land (on the east, west and north sides of the proposed area) which will remain part of parent parcel 6-13-209. Since no portion of the parent parcel subject to this approval, those lands cannot be transfered or sold separately without first going through the land division approval process at the Town and County level.  This Land Division is within the Extra Territorial Jurisdiction review area for the City of Milton.
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:

14

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

TELEPHONE: (608) 757-5587

AUG 1 1 2017



DZOIT 049 Application Number: Received By - Date (MM/DD/YYYY):

AGENCY USE ONLY

EMAIL: PLANNING@CO.ROCK.WI.US PLANNING, ECONOMIC AND WEB: WWW.CO.ROCK.WI.@OCK.CO. PLANNING, ECONOMIC AND

### COMMUNITY DEVELOPMENT AGENCY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM \*\*PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.\*\* 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined Yes No land division is feasible: 2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: ✓ Yes ☐ No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No Yes No 5. Land division will require a zoning change: APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE ARTHUR DONALDSON Telephone: a. Name: City: BELOIT State: WI Zip: |53512 Address: PO BOX 976 Telephone: b. Name: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: | COMBS AND ASSOCIATES, INC Telephone: 752-0575 **JANESVILLE** State: WI Zip: 53548 109 W. MILWAUKEE ST City: Address: Telephone: b. Developer name: Zip: Address: City: State: 7b. 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. ☐ 6b. √ 7a. LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of MILTON 1/4 of SE 1/4 10. Land division area location: Tax parcel number(s) - 6-13-252 Section 34 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No If Yes, identify: City(s)/Village of 12. Land division area is located adjacent to (check all that apply): U.S. highway ✓ Local/Town road County highway ✓ State highway 13. Landowner's contiguous property area | 14. Land division area 15. Current zoning of land division area: B-2 **16.9 ACRES** (Square feet or acres): 16.9 ACRES (Square feet or acres): 18. Future zoning of parent lot: 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) by land division: 1 B-2 created by land division: B-2 19. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: 20. A residential building is currently located in the land division area: Yes V No Private onsite wastewater treatment system Public sanitary sewer system If Yes, the building utilizes a: 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION -APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials. LANDOWNER/PRIMARY CONTACT SIGNATURE:

REVISED 12/2011

DATE:

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		
following information?	Ø	J1	
a. Location of the land division area by section, township, and range:     b. Approximate location and dimension of all EXISTING streets and property lines,	157		
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø	О	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø	П	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		V	NONE
(2) Streets, alleys, and public ways:		닏	
(3) Driveways:	<b>⊢</b>		NONE
(4) Rail lines:	<b></b>	V	NONE
(5) Private water wells or water supply systems:		V	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		<u> </u>	NONE
(7) Any other public utilities:	16	7	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	7	Ħ	NONE PROPOSED
(9) Vegetative land cover type:	7	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	一一	Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:		V	NONE
(13) Drainageways:		Ø	NONE
(14) Detention or retention areas:		7	NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		Ø	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	П	Ø	NONE
<ul> <li>Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:</li> </ul>		Ø	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>	П	Ø	NONE
k. Scale, north arrow, and date of creation:			
l. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	図		
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?	Ø	П	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø	П	

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

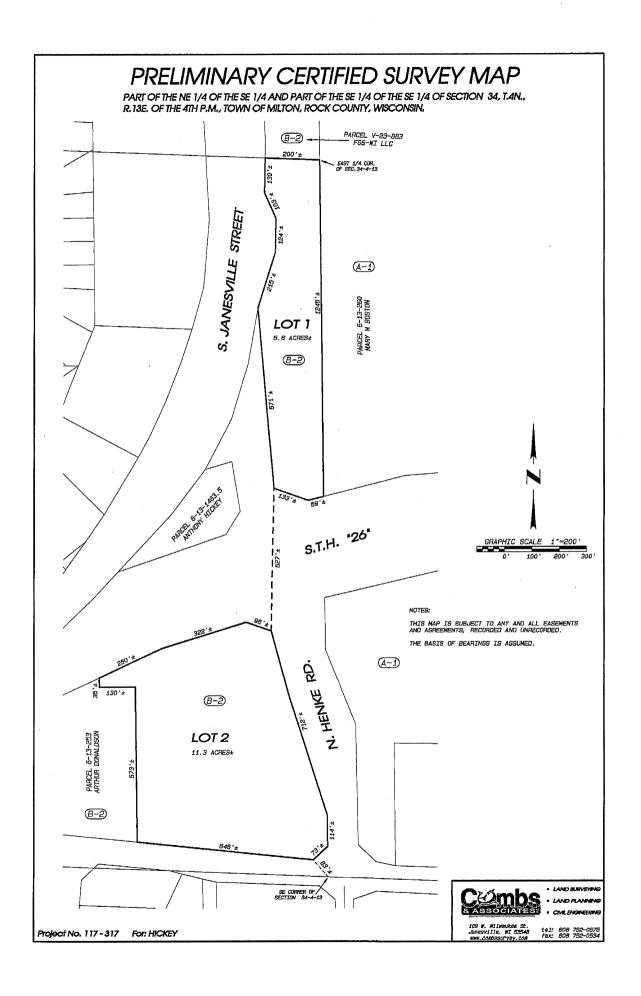
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



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

AGENCY REVIEW		
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) offici	ials
and these parties have determined land division is feasible:	✓ Yes	] No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes	]No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 🗸	No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement	t:
	☐ Yes 🗸	-
<b>5.</b> Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	☐ 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. – <b>7e</b> . Al	fter
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt		
information has been supplied by the applicant.		
	Missing	g
	Informati	ion
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	п	
land division area and containing all of the following information:		
a. Location of the land division area by section, township, and range:		
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and		
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:		
<b>d.</b> Approximate location and dimension of all <b>EXISTING/PROPOSED</b> 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:		
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 <b>EXISTING</b>		
or PROPOSED, in the land division area:		
(1) Buildings:	П	
(2) Streets, alleys, and public ways:	Ħ	
(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:	<u> </u>	
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 U	
land division area:		
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	_	
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		
j. Preliminary concept for collecting and discharging stormwater in the land division area:		
J. Tremminary concept for concerning 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:	ᆜ
7d. All required application form information and required party's signature on the application form:	Ш
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	
these parties have comments, said comments have been provided to the Agency:	I
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any fu of this form.	irther sections
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
	-1
1. Utility easement(s) shall be placed on lots as requested by utility companies and existing easements shall be	
2. Note on Final CSM: "No buildings which produce wastewater allowed on Lots 1 or 2 until accep	table means
3. of waste water disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
ACENIC/CICNATURE 8/25/17	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. Approved by Town with no conditions	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE: 9/11/17	
TITLE:	

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on final CSM indicating no access along Hwy 26 frontage on each lot.
4. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval
6.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from an existing 16.9 +/- acre parcel in Milton Township. Lot 1 will consist of approximately 5.6 acres and Lot 2 will consist of approximately 11.3 acres. The parent parcel is currently zoned Local Business District (B1) by the Town of Milton and the future land use for Lot 1 is Commercial and Lot 2 is Mixed Use. The proposed two lot CSM formalizes a division of the once larger parent parcel which resulted from right of way acquisition for the Hwy 26 bypass project. A survey of the remaining land was not completed as part of that process.  The Land Division is within the extraterritorial approval jurisdiction of the City of Milton.
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:
10. Committee action rationale and initings of lact: