

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 27, 2018 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday September 13, 2018 at 8:00 am.
- 4: Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Rock County Floodplain Zoning Ordinance Amendment
 - B. **Action Item:** Review and Recommendation for Approval to the Rock County Board of Supervisors Rock County Floodplain Zoning Ordinance Amendment
 - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
 - 2108 047 (Plymouth Township) Nelson Family Farms, LLC
 - 2018 048 (Newark Township) Pitt
 - 2018 049 (Fulton Township) Lakewoods Subdivision Fifth Addition
 - 2018 050 (LaPrairie and Turtle Township) Radloff
 - 2018 059 (Fulton Township) Anderson

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

- 6. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
 - A. 2nd Planning & Development Committee Meeting Date in November
 - B. Rock County Surveyor New Equipment Review
- 9. Adjournment

Future Meetings/Work Sessions

October 11, 2018 (8:00 am) October 25, 2018 (8:00 am) November 8, 2018 (8:00 am)



Public Notice

ROCK COUNTY FLOODPLAIN ZONING ORDINANCE REVISION

The Rock County Planning and Development Agency has drafted revisions to the Rock County Floodplain Zoning Ordinance consistent with state and federal law based on the model ordinance developed by the State of Wisconsin Department of Natural Resources. The draft ordinance is available at the P&D Agency offices at the Courthouse. The proposed revisions pertain to the unincorporated portions of Rock County only.

All communities participating in the National Flood Insurance Program (NFIP) must comply with both federal and state requirements. The purpose of the floodplain regulations are to: protect life, health and property; minimize public expenditures for costly flood control projects; minimize rescue and relief efforts; minimize business interruptions; minimize damage to public facilities; minimize the occurrence of future flood blight areas; discourage the victimization of unwary land and home buyers; and prevent increases in the regional flood from occurring.

The proposed revisions include both what would be considered clean up type changes and substantive changes. For example, one substantive change that is being made are the adoption of a Letter of Map Revision (LOMR) approved by FEMA, which effects the official Flood Insurance Rate Maps (FIRMs) along a portion Allen Creek outside the City of Evansville. Another substantive change is that Flood Storage District Maps will be adopted and added to the list of official maps. Other minor changes are proposed.

A 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, September 27, 2018** at the regular meeting of the Rock County Planning and Development Committee. Interested parties are welcome to attend and/or submit comments prior to the meeting.

Please contact the Rock County Planning & Development Agency with any questions or to be informed of the complete list of changes at 608-757-5587.

			,								
	RESO	LUTI	ION NO	AGENDA NO							
			ORDINANCE	GINYDIIGODG							
			ROCK COUNTY BOARD OF	SUPERVISORS							
	PLANN DEVEL COMM INITIA PLANN DEVEL COMM SUBMI	OPM LITTE TED NING OPM LITTE	EENT EE BY & MENT EE EE MENT EE	ANDREW BAKER, SENIOR PLANNER DRAFTED BY AUGUST 28, 2018 DATE DRAFTED							
	AMENDING VARIOUS SECTIONS OF THE ROCK COUNTY FLOODPLAIN ZONING ORDINANCE (CHAPTER 4 PART 4)										
1.		The	County Board of Supervisors of the County of R	ock does ordain as follows:							
3		I C	hanter A Part A of the Rock County Ordinances	shall be amended to read as follows (new							
4	langua	I. Chapter 4, Part 4, of the Rock County Ordinances shall be amended to read as follows (<u>new language underscored</u> , <u>deleted-language crossed-out</u>):									
5 6 7	4.401 Statutory Authorization, Finding of Fact, Statement of Purpose, Title and General										
8											
9											
11		(A)	Areas To Be Regulated	,							
13 14 15 16 17 18 19 20			This ordinance regulates all areas that would be flood as shown on the Flood Insurance Rate Ma DNR. Base flood elevations are derived from the Study (FIS) and are shown as AE, A1-30, and a zones are displayed as A and AO zones. Region from other studies. If more than one map or reinformation shall apply.	ap (FIRM) or other maps approved by the flood profiles in the Flood Insurance AH Zones on the FIRM. Other regulatory and Flood Elevations (RFE) may be derived							
21		(B)	Official Maps & Revisions								
23 24 25 26 27 28 29 30 31 32 33 34			The boundaries of all floodplain districts are de the maps based on the Flood Insurance Study (flood elevations (BFE) or any changes to the bor on the Flood Insurance Rate Map (FIRM) m and FEMA through the Letter of Map Change it is effective. No changes to regional flood elebe effective until approved by the DNR. These of the Planning, Economic and Community De more than one map or revision is referenced, the apply.	FIS) listed below. Any change to the base bundaries of the floodplain or floodway FIS ust be reviewed and approved by the DNR process (see sec. 4.408 <i>Amendments</i>) before evations (RFE's) on non-FEMA maps shall a maps and revisions are on file in the office velopment Agency, County of Rock. If							
35 36 37 38	551050 551050 551050	C001 C001 C004	MAPS: Flood Insurance Rate Map (FIRM), Ma 2E, 55105C0014E, 55105C0015E, 55105C0016 9E, 55105C0030E, 55105C0031E, 55105C0033 2E, 55105C0044E, 55105C0045E, 55105C0065	SE, 55105C0017E, 55105C0018E, BE, 55105C0034E, 55105C0040E, BE, 55105C0053E, 55105C0054E,							

40 55105C0066E, 55105C0070E, 55105C0076E, 55105C0077E, 55105C0078E, 55105C0079E,
 41 55105C0081E, 55105C0083E, 55105C0084E, 55105C0090E, 55105C0091E, 55105C0092E,
 42 55015C0095E, 55105C0105E, 55105C0110E, 55105C0115E, 55105, C0120E, 55105C0130E,
 43 55105C0131E, 55105C0135E, 55105C0140E, 55105C0145E, 55105C0155E, 55105C0157E,
 44 55105C0160E, 55105C0161E, 55105C0162E, 55105C0164E, 55105C0166E, 55105C0168E,
 45 55105C0169E, 55105C0176E, 55105C0177E, 55105C0178E, 55105C0179E, 55105C0181E,

FLOODPLAIN ZONING ORDINANCE (CHAPTER 4 PART 4)
Page 2
46 55105C0183E, 55105C0184E, 55105C0186E, 55105C0187E, 55105C0188E, 55105C0189E, 47 55105C0191E, 55105C0192E, 55105C0193E, 55105C0201E, 55105C0202E, \$\frac{5}105C0203E}{5}, 48 55105C0204E, 55105C0208E, 55105C0209E, 55105C0211E, 55105C0212E, 55105C0216E, 49 55105C0240E, 55105C0243E, 55105C0244E, 55105C0255E, 55105C0260E, 55105C0261E, 55105C0262E, 55105C0263E, 55105C0264E, 55105C0266E, 55105C0267E, 55105C0268E, 55105C0269E, 55105C0280E, 55105C0282E, 55105C0285E, 55105C0268E, 55105C0269E, 55105C0289E, 55105C0292E, 55105C0293E, 55105C0294E, 55105C0301E, 55105C0302E, 55105C0305E, 55105C0306E, 55105C0307E, 55105C0308E, 55105C0309E, 55105C0312E, 55105C0331E, 55105C0314E, 55105C0318E, 55105C0319E, 55105C0348E, 55105C0337E, 55105C0331E, 55105C0334E, 55105C0341E, 55105C0342E, 55105C0343E, 55105C037E, 55105C035E, 55105C035E, 55105C0354E, 55105C036E, 55105C035E, 55105C0354E, 55105C036E, 55105C0376E, 55105C0358E, 55105C0354E, 55105C036E, 55105C037E, 55105C0358E, 55105C035E, 55105C036E, 55105C037E, 55105C037E, 55105C038E, 55105C038E, 55105C036E, 55
65 Approved by: the DNR and FEMA
67 OFFICAL MAPS: Based on other studies. Any maps referenced in this section must be approved by 68 the DNR and be more restrictive than those based on the FIS at the site of the proposed development.
70 1. <u>Letter of Maps Revision: LOMR 16-05-6630P dated May 4, 2017</u>
 Rock County Flood Storage Maps, Panel Number 1-5, Dated September 16, 2015, Prepared by the Wisconsin Department of Natural Resources
74 75 4.406 Nonconforming Uses
76 77 (1) General
78 79 (A) Applicability
If these standards conform with Wis Stat. §§ 59.69(10), 87.30 and NR116.15 State Administrative Code, they This section shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto.
86 II. The amendments to Chapter 4, Part 4, shall be effective upon publication.
Respectfully submitted:
PLANNING AND DEVELOPMENT COMMITEE
Alan Sweeney, Chair
Mary Mawhinney, Vice-Chair
Wes Davis
Wayne Gustina
Phillip Owens

AMENDING VARIOUS SECTIONS OF THE ROCK COUNTY FLOODPLAIN ZONING ORDINANCE (CHAPTER 4 PART 4) Page 3

LEGAL NOTE:

The County Board is authorized to take this action by Wisconsin Statutes sections 59.02(2).

VRichard Greenlee Corporation Counsel

FISCAL .NOTE:

No fiscal impact.

Sherry Oja Finance Director

ADMINISTRATIVE NOTE:

Recommended.

Josh Smith

County Administrator

Amending Chapter 4 Part 4 of the Rock County Ordinances



Executive Summary Amending Various Sections of the Rock County Floodplain Zoning Ordinance (Chapter 4 Part 4)

Revisions to the Rock County Floodplain Zoning Ordinance have been drafted to conform to Wisconsin Administrative Code NR 116, the most recent state model ordinance and the minimum standards of the National Flood Insurance Program (NFIP). All communities participating in the NFIP must comply with both federal and state requirements. The purpose of the Floodplain regulations are to: protect life, health and property; minimize public expenditures for costly flood control projects; minimize rescue and relief efforts; minimize business interruptions; minimize damage to public facilities; minimize the occurrence of future flood blight areas; discourage the victimization of unwary land and home buyers; and prevent increases in the regional flood from occurring.

In general, without an approved Floodplain Zoning Ordinance federal flood insurance would not be available in unincorporated Rock County. More specifically, failure to update the Ordinance when deemed necessary and maintain general compliance with the NFIP may prohibit federal officers or agencies from approving any form of loan, grant, guaranty, insurance, payment, rebate, subsidy, and disaster assistance loan or grant, for acquisition or construction purposes with Floodplain areas.

Through this action, various section 4.4 of the Rock County Code of Ordinances will be amended. The revisions include both substantive changes and what would be considered "clean up" type changes. The substantive changes include:

- 1. Six map panels are being removed because the areas are not within County jurisdiction. These panels were inadvertently included in the Rock County list since 2015 when the maps were last amended.
- 2. A Letter of Map Revision (LOMR) approved by FEMA is added to the list of official maps. This map revision was necessary due to a bridge project in the City of Evansville, the construction of which changed the Floodplain boundaries up and downstream.
- 3. Rock County Flood Storage Maps are added to the list of official maps. These maps only effect a small portion of the existing Floodplain Zoning District, primarily in the area around Lake Koshkonong and often in wetlands. The text for the Flood Storage District standards is already included in the Ordinance and does not require amendment. The Flood Storage District specifies certain portions of the area mapped as Floodfringe on the Flood Insurance Rate Maps (FIRMs) that were specially considered in the hydraulic modelling done when the maps were updated in 2015. As the name suggests, the flood water storage capacity in these areas allows for lower predicted Floodplain elevations downstream, which positively impacts property owners both in terms of potential for flood damage and the flood insurance rates. Therefore, the purpose of the Flood Storage District is to preserve and maintain that capacity to an extent that is more restrictive than other areas of the Floodplain.

The draft revisions have been reviewed and approved by the Wisconsin Department of Natural Resources.



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 27, 2018

Land Division Summary:

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

2018 047 (Plymouth Township) - Nelson Family Farms, LLC

2018 048 (Newark Township) - Pitt

2018 049 (Fulton Township) - Lakewoods Subdivision Fifth Addition

2018 050 (LaPrairie and Turtle Township) - Radloff

2018 059 (Fulton Township) -- Anderson

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

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

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



	LD2018 047 Nelson
II ''	-

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

ACENICY DEVIEW	
AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applied to the contact of the contact o	
	✓ Yes No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: 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:
	☐ Yes ☐ No
5. 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
	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti information has been supplied by the applicant.	I all missing
	Missing
	Information
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. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	l man
division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	П
or PROPOSED, in the land division area:	L-J
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(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:	П
(15) Cemeteries:	П
(16) Bridges/culverts:	i ii
(17) Rock outcroppings:	F
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:	<u> </u>
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:	

AGENCI REVIEW	Description of the second				
•	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:	<u> </u>				
7d. All required application form information and required party's signature on the application form:	<u> </u>				
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible					
with the Agency's Geographic Information System (GIS), and application fee:					
8. Preliminary minor land division application is complete:	✓ Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for review and co					
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 fi					
of this form.	urther sections				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1. Utility easement(s) shall be placed on lots as requested by utility companies.					
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable					
3means of wastewater disposal is approved by the necessary governmental agencies."					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
AGENCY SIGNATURE: 8/20/18					
TITLE: Administrator - Rock County Planning,					
Economic & Community Development Agency					
TOWN ACTION					
13. Town action: Approve Mith Conditions Deny					
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):					
1.					
2 Approved by Town Board 9/11/18 subject to					
3. County recommended conditions					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):					
TOWN SIGNATURE:					
TITLE:					

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

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

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

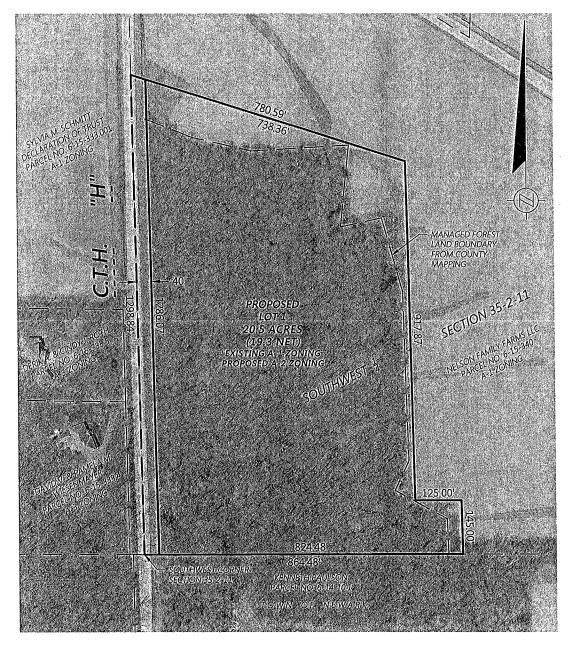
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION							
16.	Committee action: Approve Approve W	th Conditions	Deny					
17.	7. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):							
	1.							
l	2.	_						
	3.							
18.	Committee action rationale and findings of fact (Use addition	nal sheet (2a) if necess	sary):					
co	COMMITTEE SIGNATURE: DATE:							
TIT	TLE: Chair – Rock County Planning & Develo	pment Committee						

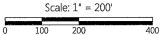
noon goon in	TABLEWAY TO A STATE OF THE TOTAL THE TOTAL THE TABLE THE	ACTION I ONLY
	AGENCY RECOMMENDATION	
11. If you answered App	prove With Conditions to 10., list conditions:	
3. Dedicate a	40 foot wide half road right of way along County Hwy H.	
4. Due to the	profile of Hwy H in this area and limited site distance, a Rock County Driveway/Acce	ss permit
5applicatio	on shall be submitted and reviewed by County staff prior to approval of final CSM.	
	sements shall be delineated on the final CSM based on the topography and shall be a minimum of	30 feet wide,
7. The final CS	SM shall indicate a potential building site consistent with Town of Plymouth and Rock County	Ordinances.
	shall be submitted to and approved by the Agency one year after preliminary approv	
	ct to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their	
10.		approxim
	ation rationale and findings of fact:	
The proposed Land Division cre proposed new lot has been enro zoned Exclusive Agriculture (A1 this process, based on the prop	eates one new lot from an existing 97 acre property Plymouth Township, consisting of approximately 20.5 acres. olied in the Manage Forest Land program since 1999 and is therefore a separate tax parcel. The parent parcel is 1) by the Town of Plymouth and the future land use for the parcel is Agriculture, Woodland and Scattered Resider posed lot size a request for a zoning change to A2 has been made to the Town of Plymouth. This property is with ad each of the agriculturally zoned districts in the Town are certified by DATCP for the program.	s currently ntial. As part of
the standards of the Rock Coun could consider placing a deed re	eatures including continuous woodland area, steep slopes and natural drainage ways which should be preserved ity Land Division and Management Ordinance if building is proposed on the lot in the future. The Town and/or P estriction on the lot which would limit the options for a building site. The Memorandum of Agreement between th Staff to make recommendations in this regard where applicable based on site characteristics.	&D Committee
	TOWN ACTION	
14. If you answered App	rove With Conditions to 13., list conditions:	
3.		
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10.		
15. Town action rational	e and findings of fact:	
i		
ROCI	K COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
	rove With Conditions to 16., list conditions:	
3.		
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5.		
· 6.		
7.		
8,		
9.		
10.		
	tionale and findings of fact:	
16. Committee action rat	nonale and infulngs of fact:	
	·	

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, T. 2 N., R. 11 E., OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.

ZONING CHANGE





ORDER NO: 33083

BOOK: SEE FILE FIELD CREW: N/A DRAWN BY: KJB DATE: July 30, 2018 FOR THE EXCLUSIVE USE OF: LYLE W. CLEM 441 CLARK STREET SOUTH BELOIT, IL 61080



engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511

608.365.4464



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

RECEIVED



AGENCY USE ONLY

Application Number:

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

TELEPHONE: (608) 757-5587 AUG 7 2018 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US FOCK 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 A	ND PREPARE	A MAP CO	NTAINING ALL	INFORMATI	ON	AS IDENTIFIED (ON PAGE	2 OF 1	THIS FORM	:S √I.**
1. Applicant has cont	OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.** Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village									
land division is	(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined									
2. Land division is co		Town's Co	mnrehenciva Pl	an – Euturo	Lanc	A Flee Men	***************************************		✓ Yes	∐ No.
3. Land division area		····					nto of W		✓ Yes	No
If you answered Y	es, proceed to	4. If you	answered No, 1	proceed to 5),	runea by the st	ate or wi	SCONS	n: L ves	₩ INO
4. Land division mee						land Preservation	on zoning	distri	r	***************************************
5. Land division will	require a zon	ing change					***************************************	·····	Yes ✓ Yes	, , , , , , , , , , , , , , , , , , ,
			APPLICANT	INFORMA	XTIC	DN) - X - ()	े हैं हैं इ. इ इ.च.		
6. LANDOWNER OR	AUTHORIZED					erfelie "Zijryzki za bije tz	N. S. Goden, See			
a. Name:	Nelson Far	nily Farms	s, LLC			Mar. 21	Telepho	one:		
Address:	8842 W. PI	ymouth C	hurch Road	City:	Oı	rfordville	State:	WI	Zip:	53576
, b. Name:						Married to great and a second a	Telepho	one:	<u> </u>	
Address:				City:	<u> </u>		State:	1	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)								
a. Surveyor name:	R.H. Batter	man & Co	o., Inc.				Teleph	one:	608-369	5-4464
Address:	2857 Barte	lls Drive		City:	Ве	eloit	State:	WI	Zip:	53511
b. Developer name:	Lyle W. Cle	m (Electr	ol Specialties	Company)		Telepho	one:	815-389	9-2291
Address:	PO Box 7			City:	Sc	outh Beloit	State:	IL	Zip:	61080
8. Identify the indivi-	dual from 6. c	The second second second	And the second of the second of the second	The second second second	4 4 4 4		ີ່ 6b. ເ	7a.	☐ 7b.	
			ND DIVISIO			A Property of the State of the Control of the State of th				
9. Reason for land div	vision: [✓] Sa			Farm con	solid	I	nance [ner:	
10. Land division are	a location:		Plymouth	Matternation and an annual a		SW 1/4 of	in and the balance of the state of the	•		· · · · · · · · · · · · · · · · · · ·
Mr. A. D. A. D. A. D.		Section 3		-1		Tax parcel nui				40A
11. Land division are Yes V No		ithin the Ex identify:	ctra-Territorial City(s)/Village		al Jui	risdiction (ETJ) A	rea of a	City(s)	/Village:	
12. Land division are	····			····						
-Mornidative existing realizations		/Town roa		nty highway		State high			S. highwa	^
13. Landowner's con			14. Land division		20			ing of	land divis	ion
(Square feet or a 16. Number of new/				et or acres); ing of new/	TOTAL SOLUTION OF	tional lot(s) 18	ea: A-1	zonine	of naren	t lot:
by land division:		, created		land division			A-1 (N			. 100,
19. Covenants or res			n the land divis	ion area:		Yes 🔽 No				
If Yes, identify co	****		المالم المصامات	-1	<u></u>	V [7] 81-			······	
A residential building If Yes, the building	-	·*	in the land divi te onsite waste			Yes 🔽 No nt system	Public s	anitar	y sewer s	ystem
21. Public improvem						ovement constr				
be submitted by (mm/dd/yyyy): (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 INF	FORMATION, re	viewed and	completed this	application fo	rm, a	and submitted all	Informati	on as r	equired pe	
documents, and that all to me. These statemen										
		111440		pset 6 01		1.0 4861	, wpio	,,	0,1101010	
			\cap							~7
LANDOWNER/PRIMAR	Y CONTACT SIG	INATURE:	Rock	ut i	he	fan-	DATE:	8	.4-1	8

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	Nov	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	Ø	П	10.00
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:	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		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:		井-	
(2) Streets, alleys, and public ways:		井	
(3) Driveways:		井	
(4) Rail lines: (5) Private water wells or water supply systems:		井	
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer		لسا	
systems;			
(7) Any other public utilities:		П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		一一	
(9) Vegetative land cover type:	H	Ħ	And the state of t
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7	Ħ	
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:			
(13) Drainageways:			
(14) Detention or retention areas:			
(15) Cemeteries:			
(16) Bridges/culverts:			
(17) Rock outcroppings:			
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:			·
 i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 			
j. Preliminary concept for collecting and discharging stormwater, in the land division area:			
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:	V		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	Ø		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	🖳	
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	V		

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

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

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

JANESVILLE, WI 53545

REVISED 12/2011

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



)) 	LD2018 048 Pitts
" Application Number:	
ii	
<u>()</u>	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icable) officials
and these parties have determined land division is feasible:	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 📝 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district (
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes No Yes No
6. Land division will require a zoning change:	✓ Yes \ \ \ \ No
7. Preliminary minor land division application is complete:	✓ Yes
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below,	7a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided untinformation has been supplied by the applicant.	il all missing
The final of the sect supplied by the applicant.	Missing
	-Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	<u> </u>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>
(11) Productive agricultural solls, cultural resources, and woodlands: (12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area: 1. Preliminary concept for collecting and discharging stormwater in the land division area:	ļ
h Fremming v concept for confecting and discharging stormwater in the land division area:	

NA

AGENCY REVIEW	
	oilVilsaing -
Ir Copie posth guaru and data of marking	Information
k. Scale, north arrow, and date of creation: I. Any other information required by the Agency:	<u> </u>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	<u>LJ</u>
numbered in sequence if more than one (1) page is required, and total map pages identified on each	5 71
page:	1-1 .
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	<u>—</u>
with the Agency's Geographic Information System (GIS), and application fee:	<u> </u>
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	
these parties have comments, said comments have been provided to the Agency: Yes No	
If you answered No , the application must be provided to other reviewing parties before completing any function of this form.	irther sections
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage syste	
3of this survey. However, soils on the lot may be restrictive to the replacement of the exis	ting systems."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
1mo	
AGENCY SIGNATURE: DATE: DATE:	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION 13. Town action: Approve Approve With Conditions Denv	
 If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 	
2. Approved by Town of Newark 9/10/18	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	·
TITLE:	,

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	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 Appro	ove With Conditions to 10., list conditions:
	t lines must include the POWTS with the building which utilizes the system.
	to foot wide half road right of way along County Hwy H as indicated on the Preliminary CSM.
	hall be submitted to and approved by the Agency one year after preliminary approval.
	to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval
7.	to read approval shall be received with the read do. register of beeds within a months of their tast approval
8.	
9.	
10.	
·	ion rationale and findings of fact:
As proposed, the 2.7 acre leapproximately 65 acres. E land use for the parcel is Acchange to A2 has been madarger parcel will remain zor	In is effectively a reconfiguration of two existing properties owned by the same landowner in Newark is a 2.7 acre lot with existing buildings and a larger farm parcel consisting of approximately 74 acres of would be expanded to 11.7 total acres (via a 1 Lot CSM), thereby reducing the farm parcel to ach of the properties are currently zoned Agriculture One (A1) by the Town of Newark and the future griculture, Woodland and Scattered Residential. As part of this process, a request for a zoning defort Lot 1 in order to appropriately conform to the lot size standards in the Zoning Ordinance. The need A1. The Town of Newark does not currently have a zoning district certified by DATCP for the gram. The new lot also meets Newark's 400 foot road frontage requirement.
	TOWN ACTION
	eve With Conditions to 13., list conditions:
3,	
4.	
5.	
6.	1
7,	
8,	
9,	
10.	
15. Town action rationale a	and findings of fact:
*	•
•	
ROCK	COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	ve With Conditions to 16., list conditions:
3,	
4.	
5.	
6,	
7.	
8.	
9.	
10.	
8. Committee action ration	nale and findings of fact:
•	
	•

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NUMBER 971806, AS RECORDED IN VOLUME 11, PAGE 258-260, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T. 1 N., R. 11 E. OF THE 4th P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN



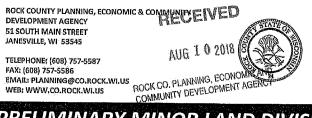
ORDER NO: 33090

BOOK: SEE FILE FIELD CREW: xx DRAWN BY: LC DATE: August 3, 2018 FOR THE EXCLUSIVE USE OF: NANCY PITT 8209 S COUNTY RD H BELOIT, WI 53511

Batterman
engineers surveyors planners

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





AGENCY USE ONLY

Application Number: <u>LD201</u>

Received By – Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**PLEASI	E DO NOT CO	MPLETE THIS APPLICATI	ON FORM UN	rii. \	OU HAVE READ	THE ROCK	croi	INTV	Real/Sections	
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.										
1. Applicant has cont	acted Town,	Rock County Planning, E	L INFORMATIO)N /	as IDENTIFIED O	N PAGE 2	OF T	HIS FORM	llago	
(if land division is	within Extra-T	erritorial Plat Approval.	Jurisdiction (ET	J) a	rea) officials and	these par	ties l	nave dete	rmined	
land division is fea								✓ Yes	☐ No	
	2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:									
	3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: V Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5.									
		Farm Tract and any other			land Preservatio	n zoning d	istric	t requirer		
5. Land division will	require a zoni	ing change:	· · · · · · · · · · · · · · · · · · ·				1410 <i>1</i>	✓ Yes	∐ No	
APPLICANT INFORMATION										
6. LANDOWNER OR	AUTHORIZED	LANDOWNER REPRESEN	ITATIVE							
a. Name:	DENIS AND	D NANCY PITT		,		Telephon	e:			
Address:	8209 S Cot	unty RD H	City:	Вє	eloit	State: \	Νi	Zip:	53511	
b. Name:	DENIS & N	ANCY PITT REV TRI	JST			Telephon	e:			
Address:	8209 S Cou		City:	Вє	eloit	State: \	<i>N</i> ì	Zip:	53511	
7. AGENT (SURVEYO		······································								
a. Surveyor name:	RH BATTE			T		Telephon		608.365		
Address:	2857 BART	ELLS DRIVE	City:	BE	LOIT	State: \	WI	Zip:	53511	
b. Developer name:	Telephone:									
Address:		nd - manatin distant and a state of the stat	City:	<u>L</u> ,,		State:		Zip:		
8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.										
LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other; LOT.LINE ADJUSTMENT										
5. Reason for land un	vision: [] sa	le/ownership transfer Town of NEWARK	rarm.cons	ona	NW 1/4 of	ance <u>√</u> SW 1/4		er: rouring	ADJUSTMENT	
10. Land division are	a location:	Section 11			Tax parcel num			81AA. 6-	14-81A	
11. Land division are		ithin the Extra-Territorial identify: City(s)/Villag		Jur						
	a is located ad	ljacent to (check all that	apply):				_			
10 (10)		// // // // // // // // // // // // // 	unty highway		State highw		TT	i. highway	·	
Landowner's con (Square feet or a	- , .		sion area feet or acres):	11.7	ACRES are	rent zonin a: A-1 Zoni		iano divisi	on	
	additional lots	s created 17. Future zo		ddii	tional lot(s) 18.	Future zo A-1	ning	of parent	: lot:	
19. Covenants or res	trictions will b	oe placed on the land div		L-mend	Yes 🗸 No	kadan kananggaran Padil di semenyan Milike di makadi	11-20-04-04-04-04-04-04-04-04-04-04-04-04-04	Alliaka minasaka di mbaranni manasanni		
	ding is curren	tly located in the land di			Yes No	n.l.17		-		
If Yes , the buildir 21. Public improvem		✓ Private onsite was ion proposal/plan will	22. Public in	npro	ovement constru	Public sar ction will l			/stem	
be submitted by (mm/dd/yyyy): (mm/dd/yyyy):										
and the second second		APPLICANT STATE								
contact for said landow	ner. I do herek	applying for a minor land by verify that I have review	ed the <i>ROCK CC</i>	UNT	TY PRELIMINARY N	INOR LAND	D DIV	ISION –		
documents, and that all	information is	eviewed and completed this correct, accurate, and truc ade to induce official action	e to the best of	my k	nowledge and bel	lief, with all	Infor	mation ac	cessible	
	as are isomig inc	/ -	. on and part of		. coulty, its agent	, angraya	, 41			
LANDOWNER/PRIMAR	Y CONTACT SIG	GNATURE: KOLUE	Cunnin	76	than !	DATE: 🗵	19	1/18		
REVISED 12/2011			Page 1 of 2	6	, たいか_					

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	/No/	Comment
 Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? 	Ø	П	200
a. Location of the land division area by section, township, and range:	\square	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
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		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø	П	7
(1) Buildings:	V		
(2) Streets, alleys, and public ways:		ᆜ	
(3) Driveways:		井	
(4) Rail lines: (5) Private water wells or water supply systems:		屵	N/A
(6) Private water water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer		_ــــــــــــــــــــــــــــــــــــــ	
systems:			į
(7) Any other public utilities:		П	N/A
(8) Easements (Utility, drainageway, pedestrian way, etc.):			N/A
(9) Vegetative land cover type:	V.		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			N/A
(11) Productive agricultural soils, cultural resources, and woodlands:			N/A
(12) Surface water features:	<u> </u>	<u> </u>	N/A
(13) Drainageways:		屵	N/A
(14) Detention or retention areas: (15) Cemeteries:	- -	井	N/A N/A
(16) Bridges/culverts:			N/A
(17) Rock outcroppings:		+	N/A
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:			N/A
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 			N/A
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:			
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	团		
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

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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0		=											-	-	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	100

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

AGENCY REVIEW	
LAND DIVISION NAME: Lakewoods Fifth Addition (Fulton Towns	ship)
 Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and Capplicable) officials and these parties have determined land division is feasible: 	ity(s)/Village (if Ves No
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 Ves No
	✓ Yes □ No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes V 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 r	equirement:
	Yes 🗸 No
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 After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provid missing information has been supplied by the applicant.	led until all
	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:	1
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<u> </u>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following,	<u></u>
whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways: (3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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	4

AGENCY REVIEW		
		Missing Information
 Preliminary concept for connection with existing public sanitary sewer and walternative means of providing water supply and treatment and disposal of sedivision area: 		
j. Preliminary concept for collecting and discharging stormwater in the land divi	sion area:	ГТ
k. Contour at two (2) foot intervals in the land division area:	or arear	
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		
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	<u></u>
with the Agency's Geographic Information System (GIS), and the application fee		L
9. Preliminary major land division application is complete:		✓Yes
10. Preliminary major land division application has been provided to other reviewir	- ·	
if these parties have comments, said comments have been provided to the Age		
If you answered No , the application must be provided to other reviewing parti- sections of this form.	es before completing any	further
AGENCY RECOMMENDATION		
11. Agency recommendation: Approve Approve With Conditions	Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional		
See attached separate memo document addressed to the P&D Con	mittee dated Septembe	er 12, 2018
2.		
13. Agency recommendation rationals and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE:	DATE: 9/12/10	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency		
TOWN ACTION		
14. Town action: Approve Approve With Conditions De	ıy	
15. If you answered Approve With Conditions to 14., list conditions (Use additional	sheet (2a) if necessary):	
1. Approved by Town of Fulton in January 2018.	· · · · · · · · · · · · · · · · · · ·	
2.		
16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary)		
TOWN SIGNATURE:		
TITLE:	DATE:	
Particular Cold Cold Cold Cold Cold Cold Cold Cold		
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR E ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVE		
51 N. MAIN ST.		
JANESVILLE, WI 53545		
EMAIL: BRYNES@CO.ROCK.WI.US		
ROCK COUNTY PLANNING AND DEVELOPMENT CON	MITTEE ACTION	
17. Committee action: Approve Approve With Conditions	Denv	
18. If you answered Approve With Conditions to 17., list conditions (Use additional		

	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION								
17.	Committee action	n: Approve	Approve With Conditions	☐ Deny					
18.	If you answered	Approve With Condition	s to 17., list conditions (Use additions	onal sheet (2a) if necessary):					
	1.				-				
	2.				_				
19.	Committee action	n rationale and findings	of fact (Use additional sheet (2a) if	necessary):					
со	MMITTEE SIGNATU	RE:	135-30-30-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3	DATE:					
TIT	TLE:	<u> Chair – Rock County</u>	Planning & Development Committe	tee					

REVISED 12/2011 Page 2 of 2

ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545

Phone: 608-757-5587 Fax: 608-757-5586

Website: www.co.rock.wi.us

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Lakewoods Subdivision Fifth Addition Land Division (Fulton Township)

Recommended Conditions of Approval

LD 2018 049

DATE: September 12, 2018

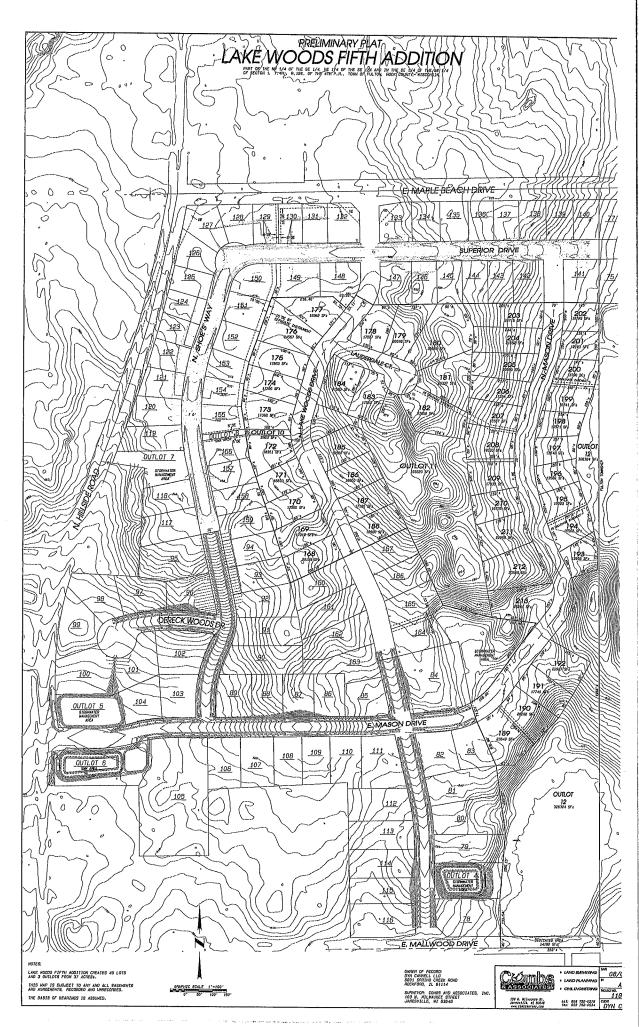
Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval. The proposed subdivision consists of 46 lots and 3 outlots and will be served by sanitary sewer. Preliminary approval has been granted by the Town of Fulton and City of Edgerton (for Extraterritorial Jurisdiction for Plat Review).

- 1. Utility easements to be located on lots as requested by utility companies.
- 2. Utilities shall be installed prior to the final approval of the subdivision plat.
- 3. A vision easement triangle shall be located at each intersection. Vision easements at interior intersections shall extend twenty five feet in each direction measured from the edge of the right-of-way. All vision easement triangles shall be kept clear of vegetation under six inches in diameter. Trees larger than six inches, if applicable, may remain if trimmed up to eight feet above the ground.
- 4. Areas of slopes greater than 16% shall be delineated on the final plat on applicable lots based on existing topographic data. Based on the preliminary plat, this delineation would apply to lots 160, 161, 164-167, 169, 179-193 and 203-213. P&D Agency staff shall have the discretion to approve the extent of the delineated boundaries on the final plat on behalf of the P&D Committee. A note on the final plat shall indicate a prohibition of buildings, accessory buildings and earth-disturbing activity within the delineated areas unless a specific site plan is approved by the Rock County Planning and Development Agency. Each site plan shall include minimal encroachment into the areas of steep slopes and a specific grading and erosion control plan.

- 5. Construction Site Erosion Control and Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department.
- 6. All storm water management facilities and designated conveyance areas outside of the dedicated road right of way shall be located on Outlots rather than drainage easements where possible based on natural topography and layout of the development. Designating the areas as Outlots is intended to reduce the conflicts associated with easements on private property.
- 7. All storm water conveyance facilities shall be delineated thirty feet wide at a minimum on the Final Plat unless otherwise designed based on the Storm Water Management Plan and Permit.
- 8. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as previously established via the Covenants and Restrictions associated with the original subdivision plat. Documentation that steps have been taken to establish the Association, or update the Association documents to account for this Fifth Addition, shall be provided prior to approval of the final plat.
- 10. A note shall be included on the final plat on each Outlot which states "Refer to recorded storm water management agreement for required facility maintenance."
- 11. Road construction plans shall be submitted to and approved by the Town of Fulton or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 12. The developer shall be responsible for all costs to the Town of Fulton (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 13. The developer shall reimburse the Town of Fulton for the installation of the necessary road signs as included and approved in the road construction plans.
- 14. A performance bond or similar financial instrument shall be provided to the Town of Fulton to provide assurance for the road construction work (e.g. final lifts of asphalt, Lakewoods Fifth Addition Subdivision (Fulton Township)

 Review and Recommended Conditions of Approval

- gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Fulton and be released only after final acceptance of the roads by the Town of Fulton.
- 15. Developer shall provide the Town of Fulton as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 16. Developer shall provide sufficient evidence that each lot is serviced by sanitary sewer and that the sanitary sewer is installed, constructed and accepted by the Consolidated. Koshkonong Sanitary District.
- 17. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.



Bolded lots are included in Fifh Add.

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

AUG 8 2018 TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

ROCK CO. PLANNING. ECONOMICALE

ROCK CO. PLANNING. ECONOMICALE

ROCK CO. PLANNING OF THE PROPERTY AGENCIES

AGE	NCY USE ONLY	5 5 2 5 5 1 1
Application Number:	LD2018 0	49
Received By — Date (MM/DD/YYYY):	8-8-18	

PRELIMINARY MÁJOR LAND DIVISION – APPLICATION FORM

		A STATE OF THE PARTY OF THE PAR	antistated of processing fires	1. 0 4.5 M. E. S.	regressor, serie	retrievin de	and the second		
**PLEASE DO N	OT COMPL	ETE THIS AP	PLICATION FOR	M UNTIL YOU	HAVE RE	AD THE F	OCK COUNTY	PRELIMINARY	
MAJOR LAND DI	/ISION AI	PPLICATION	FORM INFORM	IATION. PLEA	SE COMP	LETE BOT	H PAGES OF T	HIS FORM AND	
1 Applicant has con	tacted the	Town Book	G ALL INFORMA	ATION AS IDEN	TIFIED O	N PAGE 2	OF THIS FOR	M.**	
City(s)/Village (if I	1. Applicant has contacted the 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	have determined land division is feasible:								
2. Applicant has prep	pared a dev	elopment n	ap to specificat	ions and atter	nded a co	nsultation	n with the Tow	n, Rock County	
Planning, Econom 3. Land division is co							officials:	✓ Yes □ No	
4. Land division is loc							5 VA //	✓ Yes □ No	
If you answered Y	es, proceed	to 5. If you	i answered No,	proceed to 6.	nea by th	e State of	r 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 requirement:									
6. Land division will	require a z	oning change	a:					YesNo Yes ☑ No	
A. (1997) (1987)			APPLICANT	INFORMA	TION	The Court	FILOMOTOR TO	Tas A M	
7. LANDOWNER OR A	AUTHORIZE	D LANDOWI			11014			3. (2.4.) (4.) (2.) (2.4.) (2.) (3.) (3.) (3.) (3.) (3.) (3.) (3.) (3	
a. Name:	DYN Cannel		**************************************	TITLE			Telephone:	815-222-6257	
Address;	6801 Spring	Creek Rd.		City:	Rockford		State: IL	Zip: 61114	
b. Name:					l·-		Telephone:		
Address:				City:			State:	Zip:	
8. AGENT (SURVEYO	R AND DEV	ELOPER)				~~~~			
a. Surveyor name:	Combs 8	Associate	s, Inc.				Telephone:	608-752-0575	
Address:	109 W. N	/lilwaukee s	Street	City:	Janesvi	lle	State: WI	Zip: 53548	
b. Developer name:							Telephone:		
Address:				City:			State:	Zip:	
9. Identify the individual from 7. or 8. that will serve as the primary contact:									
			AND DIVISIO	N INFORM	ATION				
10. Land division nan	ne: Lake Wo					Self-energy fem		51 11 <u>25</u> 25 4 4 1 5 25 1	
11. Reason for land	division: [Sale/own	ership transfer	Farm co	nsolidatio	n 🔲 R	efinance 🗌	Other:	
		Town of F	ulton			1/4 of	SE 1/4	www.w.	
12. Land division area	location:	Section 1		**************************************	Тах г	parcel nui	mber (s) - 6-6	-10	
13. Land division area	is located	within the E	xtra-Territorial	Plat Approval					
✓ Yes ☐ No		f Yes, Identi	y: City(s)/Vill	age of Edger			in car or a city(s	// Tildget	
14. Land division area		adjacent to ocal/Town r		apply): unty highway		State high		II C himburgus	
15. Landowner's con								U.S. highway of land division	
(Square feet or a	.comproviprovo com compro			et or acres): 2	···		ea: RGS		
 Number of new/s by land division: 		ots created	19. Future zoi			1	Future zoning	of parent lot:	
21. Covenants or res		ll be placed		ed by land divi		No	RGS	and the hidden and hidden hidd	
			on the land divi	sion arca.	W. I i.es	INO			
If Yes, identify covenants or restrictions: 22. A residential building is currently located in the land division area: Yes No									
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system									
23. Public improvement construction proposal/plan will 24. Public improvement construction will begin on									
be submitted by	(mm/dd/yy				/yyyy): 08		ł .		
			CANT STATE						
l, as the undersigned, ar	n a landowr	er applying fo							
	ممالملم أيسمه	بمانية ومكالم مريد والمرسا ومرسا				IIVIINARY I		NISION -	
APPLICATION FORIVITINE			at I have reviewe d completed this				information as		
documents, and that all	ORMATION information	, reviewed an	d completed this curate, and true	application for to the best of n	m, and sub ny knowle:	omitted all	ellef, with all inf	required per said ormation accessible	
documents, and that all	ORMATION information	, reviewed an	d completed this curate, and true	application for to the best of n	m, and sub ny knowle:	omitted all	ellef, with all inf	required per said ormation accessible	
documents, and that all to me. These statemen	ORMATION Information ts are being	, reviewed an is correct, ac made to indu	d completed this curate, and true ce official action	application for to the best of n	m, and sub ny knowle:	omitted all dge and be ty, its ager	ellef, with all inf its, employees,	required per said ormation accessible and officials.	
documents, and that all to me. These statemen	ORMATION Information ts are being	, reviewed an is correct, ac made to indu	d completed this curate, and true ce official action	application for to the best of n	m, and sub ny knowle:	omitted all dge and be ty, its ager	ellef, with all inf	required per said ormation accessible and officials.	

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			:
	Yes	No	
1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land			
division area and containing all of the following information?	<u> </u>	ш	
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land			
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	☑	□.	
block(s), numbered for reference, in the land division area:		l-ad	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
residential, in the land division area:		<u></u> J	***************************************
f. Distance from these 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	Ø		,
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings: /	✓		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	V		
(4) Rail lines:		Ш	
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer	Ø		
systems:			
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V	Щ	
(9) Vegetative land cover type:	Щ.	빝	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V	<u> </u>	
(11) Productive agricultural soils, cultural resources, and woodlands:	ᆜ	Ш	
(12) Surface water features:	<u>V</u>	<u> </u>	,
(13) Drainageways:	V	Η	
(14) Detention or retention areas: (15) Cemeteries:	M	片	
(16) Bridges/culverts:	<u> </u>	井	
(17) Rock outcroppings:	片	H	
	<u> </u>	<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 	П	П	
private reservation, including any conditions, in the land division area:		Ш	
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:	IX.1	<u> </u>	
j. Preliminary concept for collecting and discharging stormwater in the land			
division area:	7		,
k. Contour at two (2) foot intervals in the land division area:	171	T-i	
		井	
I. Scale, north arrow, and date of creation:	V	닏	
m. Any other information required by the Agency:	V		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		_	
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Į 		
4. Have you provided all required application form information and has the required	Ø	· 🖂	
party signed the application form?			
5. Have you included a hard copy of this application form and the map, an electronic		-	
copy of the map in a format compatible with the Agency's Geographic Information		Ш	

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

REVISED 12/2011

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 55545

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



HApplication Number:	LD2018050 Radloff
H	

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

AGENCY REVIEW	
	h
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli 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
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.	LI 163 IVI
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	
and any other approaches a transfer of the process of a transfer of the process o	Yes V No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	Yes No
	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
Information has been supplied by the applicant.	N. C.
	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:	П
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	grang .
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:	<u> </u>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area: (1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features: (13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	H
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
Proliminary concept for collecting and discharging stormwater in the land division areas.	

AGENCY REVIEW						
	Missing Information					
k. Scale, north arrow, and date of creation:						
I. Any other information required by the Agency:						
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages						
numbered in sequence if more than one (1) page is required, and total map pages identified on each						
page:						
7c. Map prepared by a land surveyor licensed in Wisconsin:						
7d. All required application form information and required party's signature on the application form:						
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible						
with the Agency's Geographic Information System (GIS), and application fee:						
8. Preliminary minor land division application is complete:	✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing parties for review and or these parties have comments, said comments have been provided to the Agency:						
If you answered No , the application must be provided to other reviewing parties before completing any f						
of this form.	ui tilei sections					
AGENCY RECOMMENDATION						
10. Agency recommendation: Approve Approve With Conditions Deny						
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):						
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applica	ble)					
2. Note on Final CSM: "Lot 2 contain existing buildings which utilize an existing private sewerage system at the ti						
3"However, soils on the lot may be restrictive to the replacement of the existing syst						
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	.0111.					
1 100						
AGENCY SIGNATURE: 8/29/18	ĺ					
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 Turtle and La Prairie						
3.						
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary);						
TOWN SIGNATURE: DATE:						
TITLE:						

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

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

JANESVILLE, WI 53545

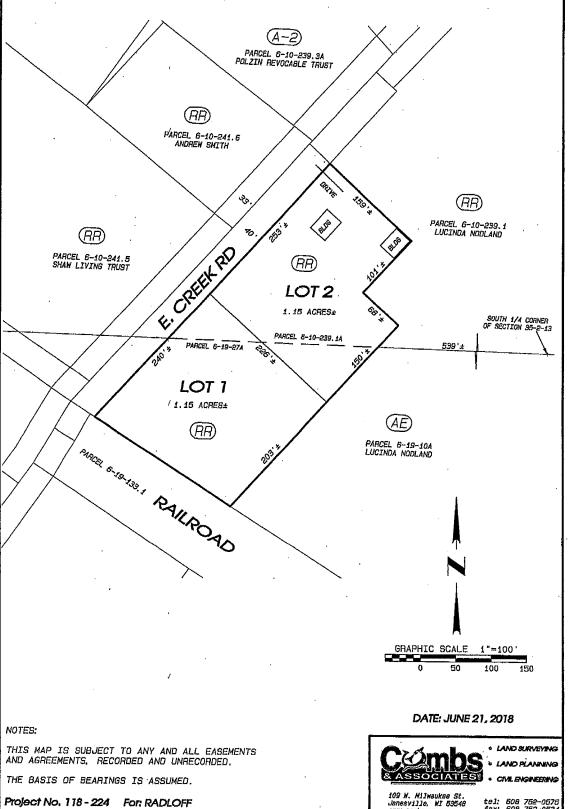
EMAIL: BRYNES@CO.ROCK.WI.US

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

11. If you answered Approve With Conditions to 10, list conditions: 3. Proposed lot lines must include the system area with the building which utilizes the POWTS. 4. Final CSM shall be submitted to and approved by the Agency within one year after prellminary approval. 5. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval. 6. 7. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates two new lots from a 2.3 zero parent lot, each approximately 1.15 acres. New Lot 2 will include the williance and of other buildings, Lot 11 sevant and inherided to be used as a new building site. A Sanitary Permit has already seen approved for proposed Lot 1, therefore no notes are required on the CSM in that regard. The parent lot is currently zoned Rural redictional, therefore no zoning change is required. 1. This proposity is unique because it lies in the Town of LaPrakle and Turts. Furthermore, each of the new lots will be partially in each of the two Towns. This proposal is acceptable in this case because o CSM is being done and the "thrighles" of each lot (vinich will be in a lifferent Town from the primary building elle area) are small enough to not be construed as a separate buildable lot. However, each lot will consist of two tax parcel because parcel boundaries cannot cross Frow lines. 1. TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 9. 10.	A CENICY DECOMANDATION
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8. Committee action rationale and findings of fact:	10.
	18. Committee action rationale and findings of fact:
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PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8, PAGES 167 THRU 169 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.897736 AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T.2N., R.13E. OF THE 4TH P.M., TOWN OF LA PRAIRIE AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 2, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ALL BEING IN ROCK COUNTY, WISCONSIN.



109 W. Milwaukee St. Janesville, WI 69548 WWW.Combssurvey.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



AGENCY USE ONLY

pplication Number: LD26

D2018 05

Received By – Date (MM/DD/YYYY): 8-10-18

RELIMINARY MINOR LAND DIVISION - APPLICATION FORM **PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.** 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ✓ Yes No 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ✓ Yes No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes 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 requirements Yes No 5. Land division will require a zoning change: Yes No APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: GORDON E RADLOFF JR Telephone: Address: 3743 S MILTON SHOPIERE RD City: **JANESVILLE** State: WI Zip: 53546 b. Name: Telephone: Address: City: State: Zip: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: Address: 109 W. MILWAUKEE STREET City: **JANESVILLE** State: VVI Zip: |53548 b. Developer name: Telephone: Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. 6b. ___ 7a. ∏7b. LAND DIVISION INFORMATION 9. Reason for land division: 🗸 Sale/ownership transfer 🔲 Farm consolidation 🔲 Refinance Other: Town of LA PRAIRIE & TURTLE 1/4 of 1/4 10. Land division area location: Section 35-2-13 & 2-1-13 Tax parcel number(s) - 10-2391.A & 19-27A 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: If Yes, identify: City(s)/Village of Yes No 12. Land division area is located adjacent to (check all that apply): ✓ Local/Town road County highway State highway U.S. highway 13. Landowner's contiguous property area | 14. Land division area 15. Current zoning of land division (Square feet or acres): 2.3 (Square feet or acres): 2.3 area: RR 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 1 created by land division: RR 19. Covenants or restrictions will be placed on the land division area: Yes No If Yes, Identify covenants or restrictions: 20. A residential building is currently located in the land division area: ✓ Yes ✓ No Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION -APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials. LANDOWNER/PRIMARY CONTACT SIGNATURE:

APPLICATION CHECKLIST			
	Voc	ENT AND	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	Carrie a W	PANUS	******Comment
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
1000ming information?		-	
a. Location of the land division area by section, township, and range:	Ø	П	
b. Approximate location and dimension of all EXISTING streets and property lines		Н.	
including name and ownership (if applicable), in and adjacent to the land			
division area:	151	-	
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	Ø	П	
the land division area:	1		
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	ļ		
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:	121	-	l ama
(2) Streets, alleys, and public ways:		무	LOT 2
(3) Driveways:		님.	
(4) Rail lines:		<u> </u>	LOT 2
(5) Private water wells or water supply systems:	<u> </u>	井	
(6) Private onsite wastewater treatment systems or public sanitary sewer			LOT 2
systems:			LOT 2
(7) Any other public utilities:	-	-	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		片	LOT 2
(9) Vegetative land cover type:	 - -		NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		밅	SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	- -		NONE
(12) Surface water features:	-	7	NONE NONE
(13) Drainageways:	┝┾╬╌		NONE
(14) Detention or retention areas:	片	<u> </u>	
(15) Cemeteries:	┝┾┩╌	V	NONE .
(16) Bridges/culverts:	 	7	NONE
(17) Rock outcroppings:	片片	爿	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	<u> </u>	LIY.	
dedicated public parks or outdoor recreation lands, or any other public or		M	NONE
private reservation, including any conditions, in the land division area:		الكا	
i. Preliminary concept for connection with existing public sanitary sewer and			NOVE
water supply system or an alternative means of providing water supply and	П	[Z]	NONE.
treatment and disposal of sewage, in the land division area:	'''	IX.1	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		$ \mathbf{V} $	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
I. Any other information required by the Agency:	片片	万	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	 -	<u> [Y.]</u>	NOTTING NEGOESTED
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?	LY		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	7	П	
4. Have you provided all required application form information and has the required		<u> </u>	
party signed this application form?	V		
5. Have you included a hard copy of this application form and the map, an electronic	 	ļ	
copy of the map in a format compatible with the Agency's Geographic information	Ø		
System (GIS), and the application fee?			

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

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

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

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



Application Number:	L	D2	20	18	3				rs		
u u	_				_						

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 applic	able) officials
	√ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	√Yes □No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes ✓ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
	Yes ✓ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes ✓ No
6. Land division will require a zoning change:	✓ Yes 🗌 No
7. Preliminary minor land division application is complete:	√Yes □No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7.	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	П
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	F
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:	1
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 EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	L.J
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	terane
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:		<u></u>		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the man pages			
numbered in sequence if more than one (1) page is required, and total map pag				
page:				
7c. Map prepared by a land surveyor licensed in Wisconsin:				
7d. All required application form information and required party's signature on the				
7e. A hard copy of the application form and the map, an electronic copy of the map	in a format compatible	П		
with the Agency's Geographic Information System (GIS), and application fee:		<u> </u>		
8. Preliminary minor land division application is complete:		✓ Yes		
9. Preliminary minor land division application has been provided to other reviewing				
these parties have comments, said comments have been provided to the Agency If you answered No , the application must be provided to other reviewing parties				
of this form.	before completing any n	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				
Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).				
2. Note on Final CSM: "No buildings which produce wastewater are all		ptable means		
of wastewater disposal is approved by the necessary government				
12. Agency recommendation rational and findings of fact (Use additional sheet (2a)	if necessary):			
AGENCY SIGNATURE:	DATE:9/18/18			
TITLE: Administrator - Rock County Planning,				
Economic & Community Development Agency				
TOWN ACTION				
13. Town action: ☐ Approve ☑ Approve With Conditions ☐ Der	v			
14. If you answered Approve With Conditions to 13., list conditions (Use additional				
1. Separate lot on north side of parent lot (adjacent to Knudsen Rd) be		nt.		
2,	The state of the s			
3.				
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)				
1 Town declor radionale and knames of face (ase additional sheet (2a) if necessary)				
TOWALCICALATURE.	DATE: 9/11/18			
TOWN SIGNATURE:	DATE.			
TITLE:				

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

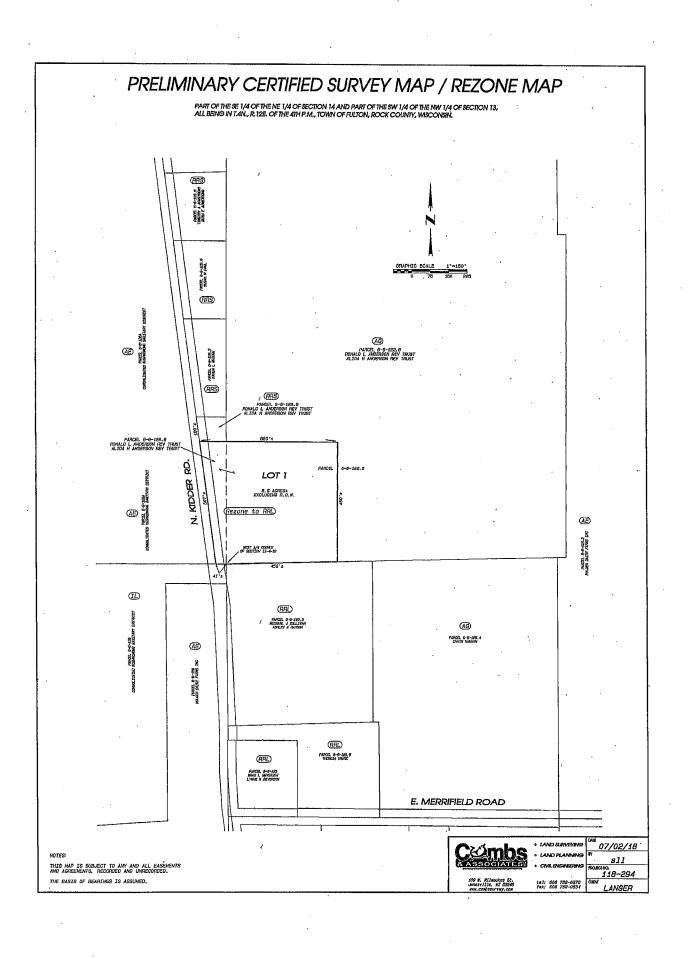
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUN	TY PLANNING AND DEV	ELOPMENT COM	MITTEE ACTION
16. Committee action:	pprove 🔲 Approve Wi	th Conditions	Deny
17. If you answered Approve With	1 Conditions to 16., list condit	tions (Use additional sl	heet (2a) if necessary):
1.		•	
2.			
3.			
18. Committee action rationale an	d findings of fact (Use additio	nal sheet (2a) if neces	sary):
COMMITTEE SIGNATURE:			DATE:
TITLE: <u>Chair – Ro</u>	ock County Planning & Develo	pment Committee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Dedicate a thirty three foot half road right of way along N Kidder Rd at the discretion of the Town of Fulton
4. Applicant shall provide an engineered plan to construct a driveway in the steep slopes adjacent to Kidder Rd
5. A Permit for Construction Site Erosion Control shall be obtained from the Rock County Land Conservation Department
6if deemed necessary based on the scope of the driveway construction.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval
Solve shall be subtritted to and approved by the Agency within one year after preliminary approval Solve subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval
9,
10.
10. 12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from a 55 acre parent lot in Fulton Township. New Lot 1 will consist of approximately 5.5 acres which currently contains no improvements. A portion of new Lot 1 (adjacent to Kidder Rd) is currently a separate tax parcel due to the location in the different section from the larger parent. As part of this process, the Town has provided preliminary and final approval of the GSM. The frontage along Kidder Rd has slopes in excess of 20% for the entire lot width extend approximately 100 feet back from the right of way. Some areas exceed 33%. Town of and County Ordinances restrict development in slopes exceeding 20%. While the proposed new residence can be located out side of this area, the driveway will be a concern, especially considering it will be up grade from Kidder Rd. This causes problems with runoff, not to mention the safety of a steep driveway intersecting the public road. Therefore, it is recommended that an engineered plan be provided to show the construction of the new driveway prior to approve of the Final CSM. Based on the scope of the work, a permit may be required from the Land Conservation Department for Erosion Control and possibly Storm Water Management. This land division is within the extraterritorial approval jurisdiction of the City of Edgerton.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:



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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US CO. PLANNING ECONOMY
WEB: WWW.CO.ROCK.WI.US ROCK

COMMUNITY DEVELOPMENT AND COMMUNITY DEVELOPMEN



AGENCY USE ONLY

Application Number: 120

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

9-17-18

PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM

MINOR KIW						
**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINA	ARY					
INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**						
1. Applicant has contacted the 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						
Applicant has prepared a development map to specifications and attended a consultation with the Town, Book Co	No unty					
Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials: Yes Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes	☐ No					
I and dividen to be the first to the state of the state o						
If you answered Yes, proceed to 5. If you answered No, proceed to 6.	No					
Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district require						
Land division will require a zoning change:						
APPLICANT INFORMATION	•					
LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE						
Name: RONALD & ALIDA ANDERSON REV TRUST . Telephone:						
Address: 3702 GRAND VIEW CT City: ST. CHARLES State: IL Zip:	60175					
Name: Telephone: Address: City: State: 710.						
Address: City: State: Zip: AGENT (SURVEYOR AND DEVELOPER)	L					
Survey COMPO & ACCOUNTS						
Address: 400 M MI WALLEY OTTO						
Devotes Office O	53548					
Address	Т					
Address: City: State: Zip:						
Identify the individual from 7. or 8. that will serve as the primary contact:						
Identify the Individual from 7. or 8. that will serve as the primary contact: 7a. 7b. 8a. 8b. LAND DIVISION INFORMATION						
Identify the individual from 7. or 8. that will serve as the primary contact: 7a. 7b. 8a. 8b. LAND DIVISION INFORMATION Land division name:						
Identify the individual from 7. or 8. that will serve as the primary contact:						
Identify the Individual from 7. or 8. that will serve as the primary contact:						
Land division area location: Land d						
Land division area location: Town of FULTON Section 13 AND 14 Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Village of CITY OF EDGERTON Ref. 7b. 8a. 8b.						
Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: VERNO DIVISION INFORMATION Land division name: Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of FULTON 1/4 of 1/4 Section 13 AND 14 Tax parcel number (s) - 6-6-122.6 & 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 CITY OF EDGERTON Land division area is located adjacent to (check all that apply):	128.8					
LAND DIVISION INFORMATION Land division name: Reason for land division: Land division area location: Town of FULTON Section 13 AND 14 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 CITY OF EDGERTON Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply): Land division area is located adjacent to (check all that apply):	128.8					
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LAND DIVISION INFORMATION Land division name: Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of FULTON 1/4 of 1/4 Land division area location: Town of FULTON 1/4 of 1/4 Section 13 AND 14 Tax parcel number (s) - 6-6-122.6 & 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 CITY OF EDGERTON Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway. Landowner's contiguous property area (Square feet or acres): 55 Number of new/additional lots created by land division: 2 Covenants or restrictions will be placed on the land division area: Yes No If Yes, identify covenants or restrictions:	128.8 ay					
LAND DIVISION INFORMATION Land division name: Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of FULTON 1/4 of 1/4 Section 13 AND 14 Tax parcel number (s) - 6-6-122.6 & City(s)/Village of CITY OF EDGERTON 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 CITY OF EDGERTON Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway Landowner's contiguous property area (Square feet or acres): 6 Number of new/additional lots created by land division: 2 Covenants or restrictions will be placed on the land division area: Yes No If Yes, identify Covenants or restrictions: A residential building is currently located in the land division area: Yes No	128.8 ay sion ot:					
LAND DIVISION INFORMATION Refinance Other: Town of FULTON Tax parcel number (s) - 6-6-122.6 & Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Ves No If Yes, identify: City(s)/Village of CITY OF EDGERTON County highway State highway U.S. highway U.S. highway Square feet or acres): 55 Square feet or acres): 6 Square feet or acres): 7 Square feet or acres Square feet or acre	128.8 ay sion ot:					
Land division area location: Town of FULTON Section 13 AND 14 Tax parcel number (s) - 6-6-122.6 & Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Ves No If Yes, identify: City(s)/Village of CITY OF EDGERTON Land division: Square feet or acres): 55 Csquare feet or acres): 55 Csquare feet or acres): 6 Csquare feet or acres):	128.8 ay sion ot:					
LAND DIVISION INFORMATION LAND DIVISION INFORMATION	128.8 ay sion ot:					
Land division area location: Town of FULTON Section 13 AND 14 Tax parcel number (s) - 6-6-122.6 & Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Ves	128.8 ay sion ot:					
Land division name: Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:	128.8 ay cion ot:					
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Land division name: Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:	128.8 ay sion ot: ystem mary r sald cessible					

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Page 1 of 2

APPLICATION CHECKLIST	SANATE SANATES		
	`Yes∜	No.	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land	☑	П	-
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	V	ш	
the land division area:	·		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and	V		
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	V		
residential, in the land division area:			
f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section	. 🔽		
corner or quarter corner, in the land division area:	1		
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		V	
(2) Streets, alleys, and public ways:	V	井	
(3) Driveways: (4) Rail lines:	- 片	V	
	ᆜ	<u> </u>	·
(5) Private water wells or water supply systems:		V	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			NONE
(7) Any other public utilities:	_		11011
(8) Easements (Utility, drainageway, pedestrian way, etc.):	- 님	V	
(9) Vegetative land cover type:	井	N N	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	井	V	
(11) Productive agricultural soils, cultural resources, and woodlands:	╶┼┤	V	
(12) Surface water features:	+		
(13) Drainageways:	-H		
(14) Detention or retention areas:	╁	崮	
(15) Cemeteries:	Ħ	V	
(16) Bridges/culverts:	Ħ	Ø	
(17) Rock outcroppings:	Ħ	7	
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or		☑	
private reservation, including any conditions, in the land division area:			+
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		. 🗸	
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater in the land	_	171	
division area:		Ø	
k. Contour at two (2) foot intervals in the land division area:		abla	,
 Scale, north arrow, and date of creation: 			
m. Any other information required by the Agency:		V	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	\checkmark		
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		<u> </u>	
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 foo?			l

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

REVISED 12/2011