

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, APRIL 26, 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 April 12, 2018
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2017 081 (Newark Township) Knutson (pg. 4)
 - 2017 082 (Union Township) Woodworth Farms (pg. 10)
 - 2018 004 (Turtle Township) Gessner/Eichmann (pg. 16)
 - 2018 009 (Harmony Township) -- Schlinsog (pg. 22)
 - 2018 012 (Milton Township) Clark (pg. 28)
 - 2018 014 (Milton Township) Kowalski (pg. 34)
 - 2018 017 (Porter Township) Hipke Farms (pg.42)
- 6. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 7. Community Development
 - A. **Action Item:** Housing Rehabilitation Loan Alteration Request Loan ID 006007D1 & 097075D1 (CDBG Funds)

- 8. Committee Reports
- 9. Directors Report
 - A. Local Update of Census Addresses (LUCA) Program 2020 Census
 - B. 55 Plus Home Repair Program Outreach Update
- 10. Adjournment

Future Meetings/Work Sessions

May 10, 2018 (8:00 am)

May 24, 2018 (8:00 am)

June 14, 2018 (8:00 am)

June 28, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: April 26, 2018

Land Division Summary:

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

2017 081 (Newark Township) - Knutson

2017 082 (Union Township) - Woodworth Farms

2018 004 (Turtle Township) - Gessner / Eichmann

2018 009 (Harmony Township) - Schlinsog

2018 012 (Milton Township) – Clark

2018 014 (Milton Township) – Kowalski

2018 017 (Porter Township) - Hipke Farms

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



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ii	LD2017081 Knutson (Mer
Application Number	
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PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli and these parties have determined land division is feasible: 	Cable) officials ✓ Yes ☐ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	product product
Elland division is la on Assignitural Posserros Delavitu Avec months Deal County Francis and December 1	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes No
	✓ 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 unt	il all missing
Information has been supplied by the applicant.	
	Missing
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/VIIIage (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:	lined.
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	<u> </u>
(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) Cemeterles:	Н
(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:	ļ
 Preliminary concept for collecting and discharging stormwater in the land division area: 	, , , ,

REVISED 12/2011

AGENCY REVIEW	
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	Information.
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page: 7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	
with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and co	omment, and if
these parties have comments, said comments have been provided to the Agency:)
If you answered No, the application must be provided to other reviewing parties before completing any for	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applica	ble).
Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage syster	· · · · · · · · · · · · · · · · · · ·
 this survey. However, solds on the lot may be restrictive to the replacement of the ex 	kisting system
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
111/5-	
AGENCY SIGNATURE: DATE: 3/15/18	
Administration of the Court of	
TITLE: Administrator/- Rock County Planning, Economic & Community Development Agency	
TOWN ACTION 13. Town action: Approve Approve Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. Approved by Town April 9th	
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 PLANN	IING AND DEVELOPMENT (COMMITTEE ACTION
16. Committee action:	Approve	Approve With Conditions	Deny
17. If you answered Appr	ove With Conditions	to 16., list conditions (Use addition	onal sheet (2a) if necessary):
1.			
2.			
3.	,		
18. Committee action rati	onale and findings of	fact (Use additional sheet (2a) if	necessary):
COMMITTEE SIGNATURE:	***************************************		DATE:
TITLE: C	<u> Chair – Rock County P</u>	lanning & Development Committe	29

1. If you answered Approve With Conditions to 10., list conditions: 3. Proposed to lines shall include the POWTS area with the building that utilizes the system. 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable meal of wastewater disposal is approved by the necessary governmental agencies." 6. Any necessary rezone shall by approved by the Town of Newark. 7. Dedicate a 33 foot half road right of way along S Meriet Rd at the discretion of the Town. 8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approved. 9. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval. 10. 2. Agency recommendation rationale and findings of fact: 10. Proposed Land Division creates two lots in Newark Township. The existing residence and other building(s) will be o reposed Lot 2 (consisting of approximately 5.3 acres) and proposed Lot 1 (consisting of approximately 5.3 acres) and proposed Lot 1 (consisting of approximately 5.3 acres) with a construction of the proposed size of Lot 2, to the Agricultural District One (Al) by the Town of Newark, according to the Town. 1. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 1. ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 1. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10.		AGENCY RECOMMENDATION
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2. Agency recommendation rationale and findings of fact: the proposed Land Division creates two lots in Newark Township. The existing residence and other building(s) will be o roposed Lot 12 (consisting of approximately 3.51 acres) and proposed Lot 13 (consisting of approximately 3.51 acres) and proposed Lot 14 (consisting of approximately 3.51 acres) and proposed Lot 15 (consisting of approximately 3.51 acres) and proposed Lot 15 (consisting of approximately 3.51 acres) and proposed Lot 16 (consisting of approximately 3.51 acros) to 15 (consisting of approximately 3.51 acros) to 1		all be recorded with the Rock Co. Register of Deeds within 6 months of the last approv
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3. Committee action rationale and findings of fact:	10,	
	8. Committee action rationale and findings	of fact:

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

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



AGENCY USE ONLY

Application Number: 12017 081

Received By – Date (MM/DD/YYYY):

12-11-17

PRELIMINARY WIINOR LAND DIVISION - APPLICATION FORM

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PRELIMINARY												S.
OF THIS FORM A			***************************************	***************************************	····	***********						***************************************
1. Applicant has cont												
(if land division is land division is fea		erritorial	Plat Approval J	urisdic	ction (ET	J) aı	rea) offic	ials and	these pa	rties r	ıave dete √ Ye s	rmined No
2. Land division is co	***************************************	Town's Co	omprehensive	Plan —	Future I	and	l Use Maj	o:			✓ Yes	□No
3. Land division area					***************************************				ate of Wis	consir	ı: Yes	✓ No
If you answered Y							,				- Inned	
4. Land division mee							land Pres	ervatio	n zoning	distric	t require	p
5. Land division will	require a zon	ng chang	e:	······································				***************************************			✓ Yes	
			APPLICAN'	TINF	ORMA	TIC	N N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	IVITATI	E	~~~~				*****	Y	
a. Name:	Knutson Pr	operties	LLC c/o Tim	Knuts	on				Telepho	ne:	608-289	9-2430
Address:	11346 S. M	lerlet Ro	ad		City:	Ве	eloit		State:	WI	Zip:	53511
b. Name:									Telepho	ne:		
Address:	annine des malanessimos as ans is accombrelais a		***************************************		City:	Γ	***************************************		State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	.OPER)		· · · · · · · · · · · · · · · · · · ·			***************************************					L
a. Surveyor name:	RH Battern	nan							Telepho	ne:	365-446	34
Address:	2857 Barte	ls Drive	(City:	Ве	loit	·····	State:	WI	Zip:	53511
b. Developer name:		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-ln	·!·····	***************************************		Telepho	ne:		
Address:		·numuu	***************************************		City:				State:		Zip:	<u> </u>
8. Identify the indivi	dual from 6. o	or 7. that	will serve as th	e prim	ary cont	act	: <u> </u>	ia.	6b. 🗸] 7a.	☐ 7b.	l
		13 - L	AND DIVISI	N IN	IFORN	1AT	ION					
9. Reason for land div	∕lsion: 🔽 Sa	le/owner	ship transfer	Fai	rm cons	olid	ation [Refli	nance 🗌	Oth	er:	
10. Land division are	a lagation.	Town of	Newark				NE :	1/4 of	SE 1	/4		
LO. Land division are	a location:	Section	29				Tax par	cel nur	nber(s) -	028-0	01470	
11. Land division are:		ithin the I Identify:	Extra-Territoria City(s)/Villag		\pprova	l Jur	isdiction	(ETJ) A	rea of a C	ity(s)/	Village:	
12. Land division area		·····			:					***************************************	***************************************	***************************************
		/Town ro	T	······	ighway		***************************************	e highv			. highwa	
Landowner's con (Square feet or ac		•	14. Land divis (Square f			40.E			rrent zoni :a: A1	ng of l	and divis	ion
16. Number of new/a		***************************************	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~							oning	of paren	t lot:
by land division:	2		created I						NA			
19. Covenants or rest			on the land div	ision a	rea:	□ \	Yes 🔽	No				
If Yes, identify cov 20. A residential build	·····		l in the land di	ulclon d		7	voa [7]		***************************************			
If Yes, the buildin			ate onsite was				Personal	No [Public sa	nitarv	sewer s	vstem
21. Public improvem				*****	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	***********	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	constru	iction will			1404111
be submitted by	mm/dd/yyyy):		(mm/dd	/ууу	y):					
		APPLIC	CANT STATE	MEN	T AND	SIC	GNATU	RE				
, as the undersigned, ar contact for said landow	n a landowner	applying fo	or a minor land o	livision	in uninc	orpo	rated Roc	k Coun	ty, or am s	erving	as the prin	mary
APPLICATION FORM INF	ORMATION, re	viewed an	d completed this	s applic	ation for	m, a	ind submi	tted all	Informatio	n as re	quired pe	r said
documents, and that all to me. These statement	information is	correct, ac	curate, and true	to the	best of r	ny ki	nowledge	and be	lief, with a	ll infor	mation ac	cessible

ANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Trust	last					DATE: [7-8	3-17	

APPLICATION CHECKLIST			
	Yes	No	Comment \
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		
following information?	Ø	<u> </u>	***************************************
a. Location of the land division area by section, township, and range:	LYI		······································
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:	図		
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:	✓ ✓		
(2) Streets, alleys, and public ways: (3) Driveways:	Z		(b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c
(4) Rail lines:		团	NA
(5) Private water wells or water supply systems:	7	Ħ	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø	П	add is dei i add i shada a ghibhi shidi i shidi shidi i shidi i shidi shidi i
(7) Any other public utilities:		Ø	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NA
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NA
(11) Productive agricultural soils, cultural resources, and woodlands:			***************************************
(12) Surface water features:		Z	NA
(13) Drainageways:		<u> </u>	NA NA
(14) Detention or retention areas: (15) Cemeteries:		<u>7</u>	NA
(16) Bridges/culverts:		Z	NA NA
(17) Rock outcroppings:		Z	NA
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		<u></u>	NA
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:		Ø	PRIVATE
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NA
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		Ø	NA
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	1"=300'
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	図		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

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

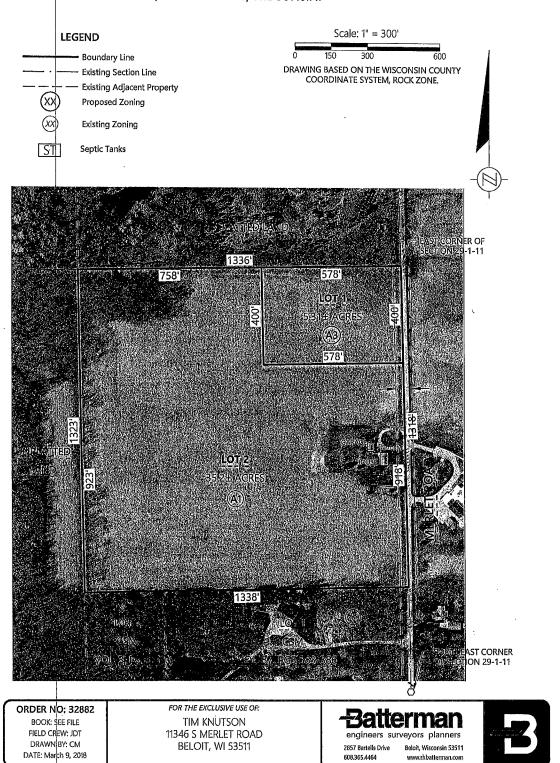
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545



PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T. 1 N., R. 11 E., OF THE 4TH P.M., TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



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:	LD2017 082 Woodworth
11 17	
!!	!

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli-	cable) officials
	✓ Yes 🔲 No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes ✓ No
	√ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement
/	☐Yes ☐ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes No
7. 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.	1 411 1111351116
	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:	<u> </u>
	Land
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	land .
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	h-m-1
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	I-1
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:	i i
(7) Any other public utilities:	i ii
(8) Easements (Utility, drainageway, pedestrian way, etc.):	T T
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	H
(14) Detention or retention areas:	
(15) Cemeteries:	8200
(16) Bridges/culverts:	H
(17) Rock outcroppings:	-H
· · · · · · · · · · · · · · · · · · ·	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	_
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	-
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	<u> </u>
numbered in sequence if more than one (1) page is required, and total map pages identified on each	п
page:	Revil
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	П
with the Agency's Geographic Information System (GIS), and application fee:	ll
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	' - I
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 fi of this form.	urther 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):	
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 mean	s of wastewater
3. disposal is approved by the necessary governmental agencies."	*
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
1 M	
AGENCY SIGNATURE: 4/17/18	
Additional Production Production	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	-
TOWN ACTION 13. Town action: Approve Approve With Conditions Deny	30 mars
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Remaining 19 acres to be combined with existing tax parcel 6-20-222.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
201 / STATE STATE STATE THAT THE STATE OF THE COST OF	
TOWN SIGNATURE:	•
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

RO	CK COUNTY PLAN	NING AND DEVELOPA	MENT COMMITTEE AC	TION
16. Committee action:		Approve With Condi		
17. If you answered A	pprove With Condition	ns to 16., list conditions (Us		cessary):
1.				
2.		•		
3.				
18. Committee action	rationale and findings	of fact (Use additional shee	t (2a) if necessary):	
COMMITTEE SIGNATUR			DATE:	
TITLE:	<u>Chair – Rock County</u>	Planning & Development C	<u>ommittee</u>	

REVISED 12/2011

1. If you answered Approve With Conditions to 10., list conditions: 3. A note on the final CSM shall indicate no Access along Hwy 14 and a minimum of 250 feet south of the Hwy 14 centerline on Weary 14. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to A3 is required and has been approved. 5. Dedicate 33 foot half road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Union, remain parent parcel 6-02-23 shall be combined with parcel 6-02-022 to maintain minimum to size requiremen 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approvance of the proposed Land Division divides one new vacant lot from an existing 23 acre property in Union Township (parcel 6-20-223). Low will include approximately 3.3 acres (excluding right of way), therefore approximately 19 acres will remain within the subject tax served. The landowner has additional adjacent land delineated by separate Lax parcels based on section boundaries. The parent surcel is currently zoned Agricultural District One (A1) by the Town of Union and the future land use for the area is Agriculture. Sead on the proposed to tize of Lot 1 a rezone to Agriculture. Identification and contains specific standards that must be affirmed when acting on a request to rezone property out of the A1 District. This Land Division is within the Extraterritorial Review Jurisdiction for the City of Evansville and has been approved. 1. TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 6. 7. 8. 9. 9. 10. 5. Town action rationale and findings of fact:	1. If you answered Approve With Conditions to 10., list conditions: 3. A note on the first GSM shall inductor to Access along they 14 and a minimum of 250 feet aboth of the Hwy 14 centerline on Weary F. 4. The parent parent is controlly Zender A1 by the Tone of Usino. Beseld on the proposed alox of Lot 1, a rezure to A3 is required and has been approved. Deciding the Control of Control of Lot 1. 5. Dedicate 33 foot half road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Urion, remain parent parcel 8-20-223 mail be combined with parcel 8-20-222 line inhibition indimum let six requirement. 7. Final CSM shall be submitted to and approved by the Agency one year alone preliminary peroval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deads within 6 months of their lest approved. 9. 2. Agency recommendation rationale and findings of fact: he proposed Land Division divides one new vacant to I from an existing 23 acre property in Union Township (parcel 6-20-223), Low will include approximately 3.3 acres (excluding right of way), herefore approximately 19 acres will remain within the subject tax reads. 1. The land-owns has additional adjected intend delineated by separate lax parcels based on section boundaries. The parent season has been approximately 3.3 acres (excluding right of way), herefore approximately 19 acres will remain within the subject tax reads. 1. The Indoorwan has additional adjected intend delineated by separate lax parcels based on section boundaries. The parent season has been approximately 3.3 acres property on the formation of the proposed to take of Lot 1 a reach to Apriculture 10 better 10 bett		AGENCY RECOMMENDATION
3. A note on the final CSM shall indicate no Access along Hwy 14 and a minimum of 250 feet south of the Hwy 14 contorline on Westy 14. The parent pareal is currently Zeroad A1 by the 1 own of Urinon. Based on the proposed size of Lot 1, a recome to A3 is required and has been approved. 5. Dedicate 33 foot helf road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Urinor, remain parent parcel 6-20-223 shall be combined with parcel 6-20-223 to maintain minimum to itsize requirement. 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deads within 6 months of their last appropriate to the proposed Land Division divides one new vecant to from an existing 23 ares property in Union Township (parcel 6-20-223), Le will include approximately 3 acres (excluding right of way), therefore approximately 10 acres will remain within the subject tax arcel. The landowner has additional ediplaced by exemption of the proposed Lost parcel Co. 14 a rezone to Apricultural Existent Three (A3) has been requested and approved by the Town A1 District Scriffled for the Wisconsin Farmiand Preservation Program. Therefore, the Town of Union Zoning Ordinance and pasted to the proposed Lost see of Lost 1 a rezone to Apricultural Existent Three (A3) has been requested and approved by the Town A1 District Scriffled for the Wisconsin Farmiand Preservation Program. Therefore, the Town of Union Zoning Ordinance and pasted standards that must be diffirmed when acting on a request to rezone property out of the A1 District his Land Division is within the Extrateritorial Review Jurisdiction for the City of Evansville and has been approved. 7. If you answered Approve With Conditions to 16, list conditions: 9. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	3. A note on the final CSM shall indicate no Access along Hwy 14 and a minimum of 280 fact south of the Hwy 14 centerline on Weary F 4. The parent parel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a recente to A3 is required and has been approved. 5. Dedicate 33 foot half road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Union, remain parent paralle 2-02-223 hall be combined with parole 2-02-223 to maintain minimum to itsee requirement. 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approvence. 9. 10. 2. Agency recommendation rationale and findings of fact: 10. Provided the provided of the provided with the Rock Co. Register of Deeds within 6 months of their last approvence. 11. Provided the provided provided the provided with the Rock Co. Register of Deeds within 6 months of their last approvence. 12. Agency recommendation rationale and findings of fact: 13. Provided Pro	1. If you a	Annual Control of the
4. The parent parcel is currently Zaned A1 by the Town of Uridon. Based on the proposed size of Lot 1, a rezone to A3 is required and has been approved. 5. Dedicate 33 foot half road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Union, remain parent percel 6-20-223 shall be combined with proced 8-20-222 to maintain relations to 18 requirement. 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approper. 9. 10. 2. Agency recommendation rationale and findings of fact: he proposed Land Division divides one new vacent lot from an existing 23 acre property in Union Township (parcel 6-20-223). Let ultimotive approximately 3 acres (excluding right of way), hierafors approximately 43 acres will remain within the subject tax arcel. The landowner has additional adjacent land delineated by separate tax parcels based on section boundaries. The parent cells curriently zoned Agricultural District Cent. (A1) by the Town of Union and the future land use for the area is Agriculture, ased on the proposed tot size of Lot 1 a resone to Agricultural District Three (A3) has been requested and approved by the Town he A1 District secrified for the Wildsonsonia Familiand Preservation Forgram. Therefore, the Town of Union Zoning Ordinance ontains specific standards that must be affirmed when acting on a request to rezone property out of the A1 District. The A1 District is also provided that must be affirmed when acting on a request to rezone property out of the A1 District. The A2 District is also provided to the A3 District. 7. If you answered Approve With Conditions to 13, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 7. If you answered Approve With Conditions to 16, list conditions: 8. 9. 9.	4. The parent parcel is currently Zensid A1 by the Town of Ureion. Based on the proposed size of Lot 1, a rezone to A3 is required and has been approved. 5. Dedicate 33 foot half road right of way along N. Weary Rd at the discretion of the Town of Union. 6. As required by Town of Union, remain parent period 6-20-223 shall be combined with period 6-20-223 to inabition infinitum let ster requirement. 7. Final CSM shall be submitted to and approved by the Agency one year after preliminarry approval. 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approvency. 9. 10. 2. Agency recommendation rationale and findings of fact: he proposed Land Division divides one new vacant lot from an existing 23 acre property in Union Township (parcel 6-20-223). Low ill include approximately 3-3 acres (excluding flight of way), therefore approximately 19 acres will remain within the subject tax arcel. The landowner has additional adjacent land delineated by separate tax parcels based on section boundaries. The parent calls currently zoned Agricultural District One (A1) by the Town of Union and the future land use for the area is Agriculture, ased on the proposed lot size of Lot 1 a rezone to Agricultural District Three (A3) has been requested and approved by the Town. A 1 District is certified for the Wisconshi Farmiand Preservation Program. Therefore, the Town of Union Zoning Ordinance ontains specific standards that must be affirmed when acting on a request to rezone property out of the A1 District. 1 Fyou answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. FOWN ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
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Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	10. 5. Town action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
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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.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	. 5. Town ac	ction rationale and findings of fact:
7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		
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7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9.	7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.		ROCK COLINTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
3. 4. 5. 6. 7. 8. 9.	3. 4. 5. 6. 7. 8. 9.	7. If you ar	en and a supplied that programme and a supplied that the programme and the supplied to the sup
5. 6. 7. 8. 9.	5. 6. 7. 8. 9.		
5. 6. 7. 8. 9.	5. 6. 7. 8. 9.		
6. 7. 8. 9.	6. 7. 8. 9. 10.		
7. 8. 9.	7. 8. 9. 10.		
8. 9.	8. 9. 10.	0.	
9.	9. 10.		1
	10.	7.	
wo.		7.	
8. Committee action rationale and findings of fact:	or committee action rationale and initiality of fact.	7. 8. 9.	
		7. 8. 9.	
		7. 8. 9.	
		7. 8. 9.	

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.USHOCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENUTY WEB: WWW.CO.ROCK.WI.US

DEC 1 3 2017

AGENCY USE ONLY
Application Number: 4 201

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

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.											
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:											
2. Land division is co	2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:										
3. Land division area							rtified by the St	ate of Wis	consi	n: Yes	No
If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No											
5. Land division will	require a zon	ing change	2:	······································	*************************************	•••••••		***************************************	***************************************	✓ Yes	
	- 1 · · · · · · · · · · · · · · · · · ·		APPLICAN	IT INFO	DRMA	TIC	ON				
6. LANDOWNER OR	AUTHORIZED	LANDOWI								·	
a. Name:	WOODWO	RTH FAF	RMS INC		***************************************	******	**************************************	Telepho	ne:	``````````````````````````````````````	***************************************
Address:	6726 N WE	ARY RD	M. P. (1. 10 to 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		City:	E١	/ANSVILLE	State:	WI	Zip:	53536
b. Name:						J		Telepho	ne:	<u> </u>	
Address:	•••••••••••••••••••••••••••••••••••••••				City:	T	***************************************	State:	<u> </u>	Zip:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)	***************************************			L		1	l		
a. Surveyor name:	***************************************	~, ~~ ,~~,~~,	CIATES, IN	IC				Telepho	ne:	752-057	7 5
Address:	109 W. MIL				City:	JΑ	NESVILLE	State:	WI		53548
b. Developer name:	·····					J		Telepho	ne:	T	
Address:	***************************************	******************************			City:	T	***************************************	State:		Zip:	
8. Identify the individ	dual from 6. c	or 7. that v	vill serve as t	he prima	L	act	: []6a. [l] 7a.	7b.	
			AND DIVIS								
9. Reason for land div	vision: 📝 Sa	le/owners	ship transfer	Far	m cons	olid	ation 🔲 Refi	nance 🗌	Oth	er:	
10 Land division our		Town of	UNION				SW 1/4 of	SE 1,	/4		
10. Land division are	a location:	Section	25				Tax parcel nur	nber(s) -			
11. Land division are Ves No		ithin the E identify:	xtra-Territori City(s)/Villa					rea of a C	ity(s),	/Village:	
12. Land division area		-					present				
43 1		/Town roa		ounty hig			State highy			6. highway	***************************************
13. Landowner's con (Square feet or a			14. Land div (Square			3.8 A		rrent zoni :a: A-1	ng of	land divis	ion
16. Number of new/a by land division:		created						Future z A-1	_		t lot:
19. Covenants or res		e placed c			***************************************		*******	***************************************	***************************************	······································	*****
If Yes, identify co		····						······································			
A residential build if Yes, the building	•	•	in the land d te onsite wa				Yes	Public sa	nitar	y sewer sy	/stem
Public improvements be submitted by (al/plan will		ublic in nm/dd,		ovement constru /v):	iction will	begir	ı on	
			ANT STAT								
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 SIG	NATURE:	Ruh	l j	1 C.		4	DATE:	//	1/17	

REVISED 12/2011

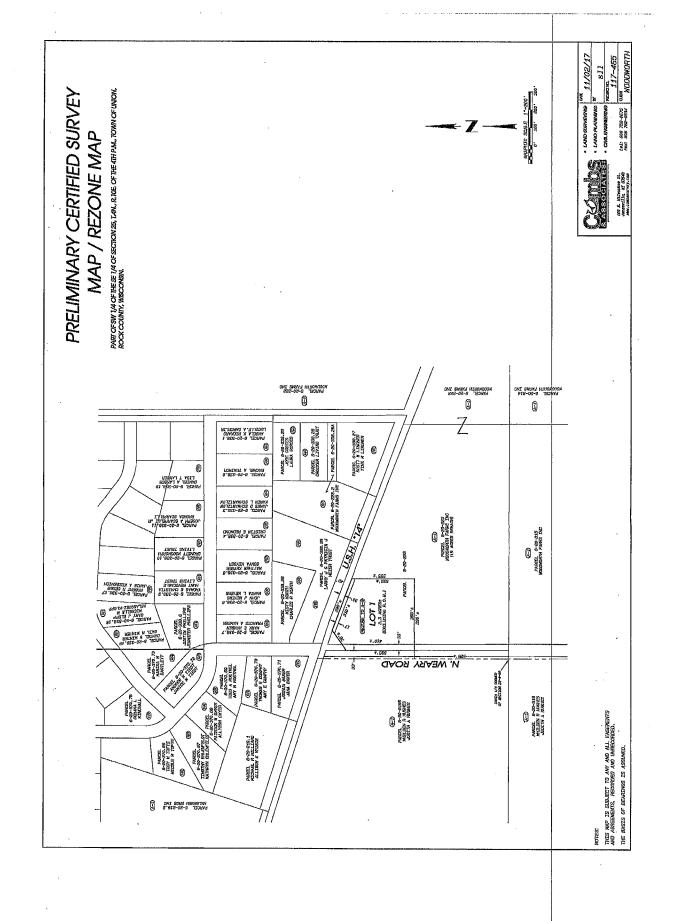
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:			***************************************
b. Approximate location and dimension of all EXISTING streets and property lines,	1	<u> </u>	
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:	П		
(1) Buildings:			NONE
(2) Streets, alleys, and public ways:	Ø		
(3) Driveways: (4) Rail lines:		N	NONE
(5) Private water wells or water supply systems:	-	<u> </u>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	<u> </u>		
systems:		Ø	NONE
(7) Any other public utilities:		Ø	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:	Ø	Ш	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:	<u> </u>		
(13) Drainageways:			NONE
(14) Detention or retention areas: (15) Cemeterles:	 	V	NONE
(16) Bridges/culverts:		<u> </u>	NONE
(17) Rock outcroppings:		7	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		<u> </u>	NONE
 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: 		Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		図	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	Ø	Д	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		П	
Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			

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

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

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

JANESVILLE, WI 53545



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

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



Application Number:	LD	201	80	04	C	e:	88	n	ər	E	ic	h
H					_		_	_		_		

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

AGENCY REVIEW		
${f 1}.\;$ Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town).	cable) of	ficials
	✓ Yes	☐ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	Yes	No_
•	√ Yes	☐ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirem Yes	ent: 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 unti		
Information has been supplied by the applicant.		
	Mis Inform	CONTRACTOR OF
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	T	_
land division area and containing all of the following information:	L	
a. Location of the land division area by section, township, and range:	Г	7
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:	L.	
c. EXISTING/PROPOSED County, Town, and City/Village (If applicable) zoning designations of all	Г	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	ļ	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:		J
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	Г	7
corner, in the land division area:	L.	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING]
or PROPOSED, in the land division area:	r	-
(1) Buildings:	<u> </u>	
(2) Streets, alleys, and public ways:	<u> </u>	╡
(3) Driveways:	 	┽
(4) Rail lines: (5) Private water wells or water supply systems:		4
(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.):	— F	
(11) Productive agricultural solls, cultural resources, and woodlands:	1	
(12) Surface water features:	1	
(13) Drainageways:		j
(14) Detention or retention areas:		
(15) Cemeterles:		
(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	[J
division area:		
 Preliminary concept for collecting and discharging stormwater in the land division area: 	[

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AGENCY REVIEW	and the second s					
	Missing					
k. Scale, north arrow, and date of creation:	Information					
I. Any other information required by the Agency:						
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages						
numbered in sequence if more than one (1) page is required, and total map pages identified on each						
page:						
7c. Map prepared by a land surveyor licensed in Wisconsin:						
7d. All required application form information and required party's signature on the application form:						
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible						
with the Agency's Geographic Information System (GIS), and application fee:						
8. Preliminary minor land division application is complete:	✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing parties for review and co						
these parties have comments, said comments have been provided to the Agency:						
If you answered No , the application must be provided to other reviewing parties before completing any for of this form.	urtner 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):	· · · · · · · · · · · · · · · · · · ·					
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 allowed on Lot 1 or Lot 2 until	acceptable					
means of wastewater disposal is approved by the necessary governmental agenc	ies."					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):						
//2010						
AGENCY SIGNATURE: 2/1/18						
TITLE: Administrator - Rock County Planning,						
Economic & Community Development Agency						
TOWN ACTION						
13. Town action: Approve Approve With Conditions Deny						
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):						
1,						
2. Approved by Town 4/11/18						
3,						
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):						
TOWN SIGNATURE: DATE:						
TOWN SIGNATURE.						
TITLE;						

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

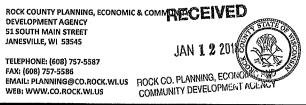
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

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

REVISED 12/2011

11. If you a	AGENCY RECOMMENDATION nswered Approve With Conditions to 10., list conditions:
	The drainage easement indicated on Lot 2 shall be a minimum of 30 feet wide.
	The Town of Turtle shall approval any zoning changes deemed necessary by the Town.
	Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
	. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval
7	
8	,
9	,
10	,
L2. Agency	recommendation rationale and findings of fact:
of approxim The parent l P&D Agenc	ed Land Division creates two new lots from the 7.3 acre parent parcel in Turtle Township. Lot 1 will consist of ately 3.2 acres and Lot 2 will consist of approximately 4.1 acres. The property is currently undeveloped, lot is currently zoned Agricultural Exclusive (AE) by the Town of Turtle according to information available at the y. Due to the proposed new lot sizes, it is recommended that the property be rezoned by the Town to a rict consistent with the Town's Zoning Ordinance.
This land div indicated in	vision is within the extraterritorial approval jurisdiction of the City of Belolt and is within the Sewer Service Area the 208 Water Quality Plan for the City.
	TOWN ACTION
14 . If you ar	nswered Approve With Conditions to 13., list conditions:
3	
4.	
5.	1
6.	
7.	
8.	
9.	
10	
15. Town ac	ition rationale and findings of fact:
	·
	·
4	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	nswered Approve With Conditions to 16., list conditions:
3,	
4.	
5.	
6.	
7.	
8,	
9.	
10.	
18. Commit	tee action rationale and findings of fact:



AGENCY USE ONLY	
Application Number: 12018	400
Received By – Date (MM/DD/YYYY): 1–12–18	

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

************	E DO NOT CO	AMIETET	HIC APPLICATI	ONFO	D8 4 1 1 1 1	711 \	·	······································				
**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												
1. Applicant has cont	acted Town,	Rock Cou	nty Planning, E	conomi	ic & Coi	nmu	ınity Dev	elopme	nt Agenc	y, and	d City(s)/V	'illage
(if land division is		erritorial	Plat Approval.	Jurisdic	tion_(E1	ľJ) ai	rea) offic	ials and	these pa	rties	-	*******
land division is feasible: ✓ Yes No 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ✓ Yes No												
······································	···		***************************************					•			✓ Yes	∐ No
3. Land division area if you answered You							rtified by	the Sta	te of Wis	consi	n: L Yes	No No
4. Land division mee							land Pres	ervatio	n zoning (distri	rt require	ment.
											Yes	
5. Land division will	require a zon	ing chang	e:	,				***************************************	***************************************		Yes	 ✓ No
			APPLICAN	TINFO	ORMA	TIC	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	ITATIVE	<u> </u>							
a. Name:	GARY GES	SSNER	ROBERT EIG	CHMAI	NN	dadrasa			Telepho	ne:		
Address:	395 STON	E RIDGE	ELN		City:	СН	IERRY V	ALLEY	State:	IL.	Zip:	61016
b. Name:									Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	.OPER)					***************************************	***************************************	~			
a. Surveyor name:	COMBS AN	ND ASSO	OCIATES, IN	С	~	. .			Telepho	ne:	752-057	75
Address:	109 W. MIL	.WAUKE	E ST		City:	JA	NESVII	LE_	State:	WI	Zip:	53548
b. Developer name:		Telephon				ne:						
Address:					City:				State:		Zip:	
8. Identify the indivi-	dual from 6. c	or 7. that	will serve as th	e prima	ary con	tact:	(ia. 🗀	6b. [✓	7a.	☐ 7b.	
			AND DIVISI	ON IN	IFORN	/AT	ION				e de la compa	
9. Reason for land div	vision: ✓ Sa			Far	rm cons	olid		Refin		Oth	ner:	
10. Land division are	a location:	Town of	TURTLE					1/4 of	1/			
	······································		15 AND 22						iber(s) -			
11. Land division are: Yes No		ithin the I Identify:	Extra-Territoria City(s)/Villa		Approva	l Jur	isdiction	(ETJ) A	rea of a C	ity(s)	/Village:	·····
12. Land division area		-					r		r -	·····		
13. Landowner's con		/Town ro	14. Land divi		ghway			e highw			5. highway land divis	
(Square feet or a		sity aiea	(Square f			7.3			a: AE	iig Ui	ianu uivis	
16. Number of new/a		created	17. Future zo	ning of	f new/a	ddit		(s) 18.	Future z	oning	g of parent	t lot:
by land division:			created		***************************************	******	. 177					
Covenants or rest If Yes, identify cov				ision a	rea:	\	Yes 🗸	No				
20. A residential build		·····	·····	vision a	area:	TT,	Yes 🗸	No				
If Yes, the buildin	-		ate onsite was			nen			Public sa	nitar	y sewer sy	ystem
21. Public improveme			• •	1		•		constru	ction will	begi	n on	
be submitted by	(mm/dd/yyyy				mm/dd			ם ר"				
			CANT STATE			-						
, 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												
documents, and that all to me. These statement												
and the second s						······································	1		,p	,,		***************************************
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Rull	1	Lu Cu	1_1	<u>L</u>	r	DATE:	1/	11/18	

REVISED 12/2011

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		
following information?			~~~~
a. Location of the land division area by section, township, and range:	1 .		A44-19
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:	I		
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		Auto-November and Auto-Novembe
 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:		V	NONE
(2) Streets, alleys, and public ways:	<u> </u>		
(3) Driveways:	Ø	<u> </u>	
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer	<u> </u>	IV.	NONE
systems:		V	NONE
(7) Any other public utilities:		[Z]	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):			170114
(9) Vegetative land cover type:	1 1	Ø	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	-	V	NONE
(12) Surface water features:		Ø	NONE
(13) Drainageways:	M		***************************************
(14) Detention or retention areas:		Ø	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		V	**************************************
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		Ø	NONE
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		V	NONE
k. Scale, north arrow, and date of creation:	V		***************************************
I. Any other information required by the Agency:		\subseteq	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		**************	
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

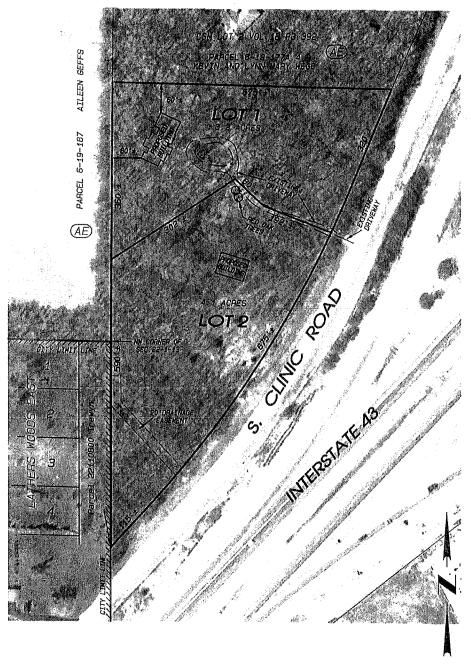
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

LOT ONE OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8, PAGES 354 AND 355 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.908455 AND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15 AND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 22, ALL IN T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



DATE: JULY 11, 2017 Revised Jan.8, 2018

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117 - 277 For: EICHMANN



- LAND SURVEYINGLAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53540 ими.combssurvey.com

tel: 508 752-0575 fax: 508 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



Application Number:	LD2018009 Schlinsog	
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PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW	,
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applies and these parties have determined land division is feasible: 	cable) officials ✓ Yes No
	¥ Yes □ No
	✓ Yes 🔲 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes 🔲 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8 . An Agency recommendation (10 .) will not be provided unti 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:	
 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:	
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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:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	<u> </u>
(13) Drainageways: (14) Detention or retention areas:	<u> </u>
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(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	l lud
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: 	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	П

REVISED 12/2011

k. Scale, north arrow, and date of creation: 1. 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: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 9. Preliminary minor land division must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: Approve Approve With Conditions (Use additional sheet (2a) if necessary): 1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable). 2. The approval of the land division is recommended only if the Town of Harmony approves the requested rezone of the property 3from A1 (Exclusive Argricultural District for the Farmland Preservation Program). 12. Agency recommendation rationally and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE: Administrator - Rock County Planning. Economic & Community Development Agency TOWN ACTION	AGENCY REVIEW		
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TITLE: Administrator - Rock County Planning, Economic & Community Development Agency TOWN ACTION 13. Town action: Approve V Approve With Conditions Deny 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 1. Rezone approved by Town with conditions there 2. any further division of Lot 2 must come 3. before the Town Board for decision. 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	AGENCY SIGNATURE:	DATE: 3/24/18	ļ
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15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	3. before the Town Board for	c decision.	
TOWN SIGNATURE: DATE:	15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)		
TOWN SIGNATURE: DATE:		11/11/	
	TOWN SIGNATURE:	DATE: _ 7/4/1	<u>ರ</u>
		, ,	
TITLE:	HILE:		

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

	ROCK COUNTY PLANNING AND DEVELOPMENT C	OMMITTEE ACTION
16. Comr	ittee action: Approve Approve With Conditions	☐ Deny
17. If you	answered Approve With Conditions to 16., list conditions (Use additio	nal sheet (2a) If necessary):
	1.	
	2.	
	3.	
18. Comr	ittee action rationale and findings of fact (Use additional sheet (2a) if n	ecessary):
сомміт	EE SIGNATURE:	DATE:
TITLE:	Chair – Rock County Planning & Development Committe	<u>e</u>

REVISED 12/2011

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "Lots 1 and 2 contain existing buildings which utilize an existing private sewerage system at the time of this survey.
4 "However, solls on the lot may be restrictive to the replacement of the existing system."
5. Proposed lot lines must include the system area with the building which utilizes the system.
6. The eastern portion proposed Lot 2 contains kettle/depressional topography which may result in seasonal flooding. Therefore
7the final CSM shall include a restriction for no buildings or filling within the area of Lot 2 east of the eastern line of Lot 1.
8. Dedicate a 33 foot half road right of way along Rotamer Road and Tarrant Road at the discretion of the Town.
9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
10. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from a 38 acre parent parcel and second existing tot in Harmony Township. New Lot 1 will consist of approximately 13.5 total acres and will be combined with existing CSM Vol. 13 Page 552. Lot 2 will consist of approximately 23.5 acres and contains an existing residence and other buildings. The parent lot is currently zoned Agricultural Exclusive (A1) by the Town of Harmony. Due to the proposed new lot sizes, the applicant as requested that the Town consider rezoning the proposed lots to the General Agricultural Two District (A2)
The eastern portion of Lot 2 consists of internally drained topography which results in seasonal or periodic flooding. These areas generally not suitable for building and should not be filled, thereby reducing natural capacity for storm water. Therefore, staff is recommending that a restriction be placed on Lot 2 prohibiting building and filling. This land division is within the extraterritorial approval jurisdiction of the City of Janesville.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
· 6.
7.
8.
9.
10.
15. Town action rationale and findings of fact:
·
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9,
10.
18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNEY VED.

51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586

FEB 2 2 2018

EMAIL: PLANNING@CO.ROCK.WI.US HOCK CO. PLANNING, ECONOMIC AND WEB: WWW.CO.ROCK.WI.US HOCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

Application Number: LDZ018 00

AGENCY USE ONLY

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

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

**PLEASI PRELIMINARY	E DO NOT CO	MPLETE T	HIS APPLICATION APPLICATION	ON FOR	RM UN	TIL Y	OU HA	VE REA	THE ROOF	K CO	UNTY	= C
OF THIS FORM A	ND PREPARE	A MAP CO	ONTAINING AL	L INFO	RMATIC	ON A	S IDEN	TIFIED (ON PAGE 2	OF T	HIS FOR	√1.**
1. Applicant has cont	acted Town,	Rock Cour	ity Planning, Ed	conomi	lc & Cor	nmu	inity De	velopm	ent Agenc	y, and	d City(s)/\	/illage
(if land division is land division is fea	witnin Extra-i isible:	erritoriai	Plat Approval J	urisdic	tion (ET	J) ar	rea) offi	cials an	d these pa	irtles	have dete	
2. Land division is co	nsistent with	Town's Co	mprehensive i	Plan I	Future I	.and	Use Ma	ap:			Yes	
3. Land division area	ı is located in	a Farmian	d Preservation	zoning	g distric	t cer		•	ate of Wis	consi		
If you answered You	es, proceed to	o 4. If you	answered No ,	, proce	ed to 5							
4. Land division mee	ts Town Base	Farm Trac	t and any othe	r appli	icable Fa	arml	and Pre	servati	on zoning	distric	ct require	PARAMETER .
5. Land division will	require a zon	ing change	2:		***************************************	******					Yes	
		100	APPLICANT	T INFO	ORMA	TIO	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW										
a. Name:	ALICE V S	CHLINSO)G						Telepho	ne:		
Address:	7234 E RO	TAMER	RD		City:	МІ	LTON		State:	WI	Zip:	53563
b. Name:				~	· · · · · · · · · · · · · · · · · · ·				Telepho	ne:		
Address:				***************************************	City:				State:		Zip:	
7. AGENT (SURVEYO	I								7		·	
a. Surveyor name:		······································	CIATES, INC	3	·			·	Telepho	ne:	752-05	75
Address:	109 W MIL	WAUKE	STREET		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:	,				·	Ţ			Telepho	ne:	<u></u>	7
Address:	<u> </u>				City:	<u></u>	* "-		State:	<u></u>	Zip:	
8. Identify the indivi	dual from 6.							6a. [_6b,] 7a.	☐ 7b.	
. Reason for land div	vision. [7] s-		AND DIVISION					D-0	10000 F	- C11		
		T	HARMONY		rm cons	ond		1/4 of	nance NE 1,	Oth	ier:	
LO. Land division are	a location:	Section		······	·····				mber(s) -		111	
L1. Land division are		ithin the lidentify:	extra-Territoria	l Plat A	Approva	——I I Jur F∵IA	isdiction	n (ETJ) /				***************************************
L2. Land division are	a is located a	djacent to	(check all that	apply)	:		******					·····
L3. Landowner's con		l/Town ro			lghway		Sta	te high			S. highwa	7
(Square feet or a	cres): 38 ACF	RES	(Square f	eet or	acres):			ar	ırrent zoni ea: A-1	-		
L6. Number of new/a by land division:		s created	17. Future zo created l					t(s) 18	6. Future z A-2	oning	g of parer	it lot:
L9. Covenants or res		be placed				*************	-∠ Yes 🔽	No	rv-4			***************************************
If Yes, Identify co	venants or re	strictions:				tl '	U.					
20. A residential buil						Z] No	7 - 1			
If Yes, the buildir 21. Public improvem			ate onsite was sal/plan will	Y			·······		<u> </u>		y sewer s	ystem
be submitted by			out brain will		mm/dd	•				negii	011	
		APPLIC	CANT STATE					JRE				
, as the undersigned, a	m a landowner	applying fo	or a minor land o	division	in uninc	orpo	orated Ro	ock Cour	nty, or am s	erving	as the pri	mary
contact for said landow APPLICATION FORM INF												ar cold
documents, and that all	Information is	correct, ac	curate, and true	to the	best of	my k	nowledg	e and b	elief, with a	II info	rmation a	ccessible
to me. These statemen	ts are being m	ade to indu	ce official action	on the	part of	Rock	County,	its ager	nts, employ	ees, a	nd official:	3.
			PI		1	J.				_ /	1.	9/
ANDOWNER/PRIMAR	Y CONTACT SIG	SNATURE:	1 441		<i></i>	- //			DATE:	2/	15/1	<i>y</i>

REVISED 12/2011

APPLICATION CHECKLIST			
			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	Ø		
following 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,			· · · · · · · · · · · · · · · · · · ·
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:	团		,
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø	П	
 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	П	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		LOT 2
(2) Streets, alleys, and public ways:	√		
(3) Driveways:	V		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	7		LOT 2
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ø		LOT 2
(7) Any other public utilities:	<u> </u>		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:	<u> </u>	Щ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		N	NONE
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	<u>Z</u>	Щ	
(13) Drainageways:	<u> </u>		
(14) Detention or retention areas:	V	片片	
(15) Cemeteries:			NONE
(16) Bridges/culverts:	片		NONE
(17) Rock outcroppings:	 	<u> </u>	NONE NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	_ــــ	IV.	
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	Ø		NONE PROPOSED
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and 		Ø	NONE
treatment and disposal of sewage, in the land division area: j. Preliminary concept for collecting and discharging stormwater, in the land		Ø	NONE
division area:			11011
k. Scale, north arrow, and date of creation:	Ø	<u> </u>	
I. Any other information required by the Agency:	<u> </u>	Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is		Ш	
required, and total map pages identified on each page?	 [7]		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
4. Have you provided all required application form information and has the required party signed this application form?	Ø		and the same of th
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

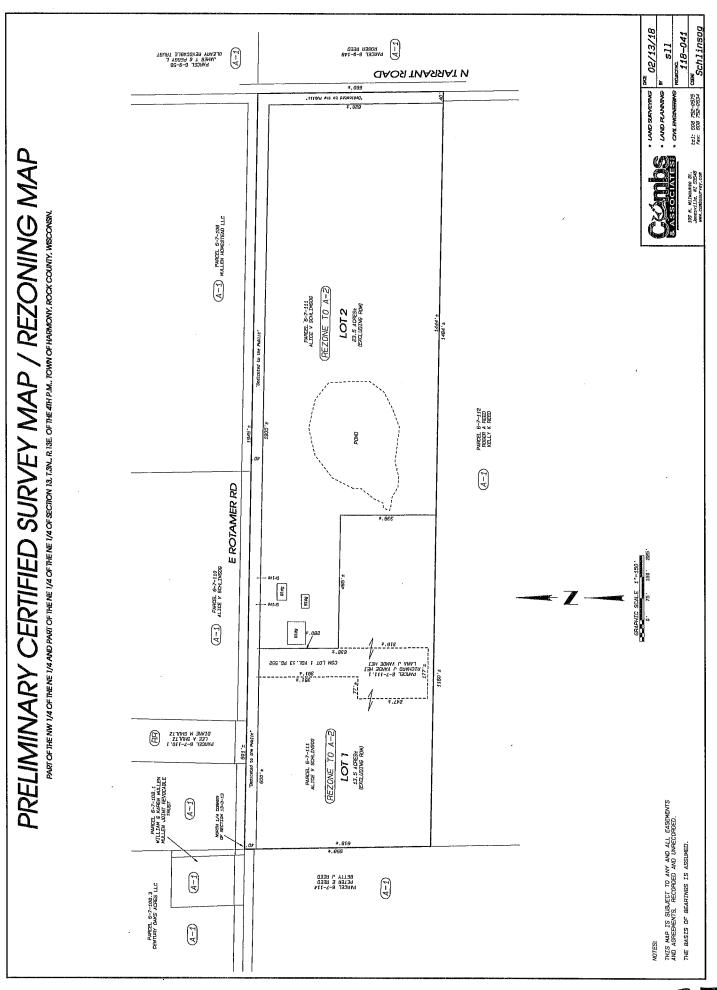
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



# Application Number:	LD2018 012 Clark
11	

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

7. Preliminary minor land division application is complete:			
and these parties have determined land division is feasible: Yes	AGENCY REVIEW		
and these parties have determined land division is feasible: Yes	1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) o	fficials
3. Land division Is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	and these parties have determined land division is feasible:		
If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No. 5. Land division 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.	2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	 ✓ Yes	☐ No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement.	3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	√ Yes	☐ No
Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No No Yes Yes No Yes No Yes Yes Yes No Yes Yes Yes No Yes Yes Yes No Yes Yes Yes Yes No Yes Yes Yes Yes Yes No Yes Yes Yes Yes Yes Yes No Yes No Yes			
6. Land division will require a zoning change: 7. Preliminary minor land division application is complete: 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 until all missing information has been supplied by the applicant. 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 lot(s) and outlot(s), in and adjacent to the land division area: d. 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: d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), and block(s), numbered for reference, in the land division area: e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: (a) Buildings: (b) Private water wells or water supply systems: (c) Private water wells or water supply systems: (d) Private water wells or water supply systems: (e) Private onsite wastewater treatment systems or public sanitary sewer systems: (f) Private water features: (g) Vegetative land cover type: (g) Vegetative land cover type: (g) Vegetative land cover type: (g) Private water features: (g) Private water features: (g)	4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	Lane of the lane o	
7. Preliminary minor land division application is complete:	5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes	☑ No
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all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant. A map clearly marked "PREUMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:			1000000
Information has been supplied by the applicant.	all missing information is supplied proceed to 8. An Agency recommendation (10) will not be provided upt	il all mic	dina
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REVISED 12/2011

Missing Information		AGENCÝ REVIEW	
k. Scale, north arrow, and date of creation: 1. 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: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 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: DATE: 3/27/18			· · · · · · · · · · · · · · · · · · ·
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15. Town action rationale and findings of fact (Use additional sheet (2a) If necessary):	15.	Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
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TOWN SIGNATURE: DATE:	TOV	VN SIGNATURE: DATE:	
TITLE:	TITL	E:	

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	MITTEE 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	

REVISED 12/2011

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Access to John Paul Road to be approved prior to final approval of CSM.
4. The parent parcel is currently Zoned A1 by the Town of Milton. Based on the proposed size of Lot 1, a rezone to A2 has been requested
5. Dedicate 33 foot half road right of way along N. John Paul Rd at the discretion of the Town of Milton
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval
8.
9,
10,
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 72 acre property in Milton Township and the City of Milton made up of multiple lots and outlots. New Lot 1 will include approximately 23 acres and existing buildings, therefore approximately 49 acres will remain (not subject to this survey). A majority of the parent parcel is currently zoned Agricultural District One (A1) by the Town of Milton and the future land use for the area is Urban Expansion. Based on the proposed lot size of Lot 1 the owner has applied for a rezone to Agricultural District Two (A2). Approximately 6.6 acres of proposed Lot 1 will remain within the City of Milton and is currently delineated as three outlots (or portions thereof) remaining from previous land divisions. The owner has applied for and obtained a driveway permit for a new access to John Paul Rd. The A1 District is certified for the Wisconsin Farmland Preservation Program. Therefore, the Town of Milton Zoning Ordinance contains specific standards that should be affirmed when acting on a request to rezone property out of the A1 District.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
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9, 1
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.
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9
10.
18. Committee action rationale and findings of fact:

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



11	AGENCY USE ONLY
H II II II II	Application Number: LD2018 012
11 11 11	Received By – Date (MM/DD/YYYY): 2-27-18

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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PRELIMINARY	: DO NOT CO MINOR I ΔΝΙ	MPLETE TI	HIS APPLICATION	ON FORM UN	ITIL Y	OU HAV	E READ	THE ROC	K COL	INTY
OF THIS FORM A	ND PREPARE	A MAP CO	NTAINING ALL	. INFORMATI	ON A	ATION. S IDENT	PLEASE IFIED O	COMPLE N PAGE 2	OFT	TH PAGES IIS FORM.**
 Applicant has cont 	acted Town,	Rock Coun	ty Planning, Ec	onomic & Co	mmu	nitv Dev	elopme	nt Agenc	v. and	City(s)/Village
(if land division is	within Extra-1	erritorial f	Plat Approval J	urisdiction (E	TJ) ar	ea) offic	ials and	these pa	rties h	ave determined
land division is fea							······································			Yes No
2. Land division is co										Yes No
3. Land division area	is located in	a Farmlan	d Preservation	zoning distri	ct cer	tified by	the Sta	te of Wis	consin	: Yes No
If you answered You and division mee	ts Town Rasa	Farm Trac	t and any othe	proceed to 5	o vool					
	to TOWN DUSC	i di ili i i ac	cand any othe	i abbiicabie i	ai IIII	anu Pres	ervatio	n zoning i	aistric	requirement:
5. Land division will	require a zon	ing change):					······································		Yes No
		4	APPLICANT	INFORMA	OITA	N		111 11	:	horizonal lectronal
6. LANDOWNER OR	AUTHORIZED	LANDOW							<u> </u>	
a. Name:	JAMES F C			······································	·			Telepho	ne:	
Address:	3635 S FOF	RT APACH	IE RD STE 20	00710 City:	LA	S VEG	AS	State:	NV	Zip: 89147
b. Name:	····				<u> </u>			Telepho	т	1 100111
Address:	· · · · · · · · · · · · · · · · · · ·		······································	City:	T			State:		Zip:
7. AGENT (SURVEYO	R AND DEVE	OPER)								
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, INC	3		***************************************		Telepho	ne:	
Address:	109 W. MIL	.WAUKE	E ST	City:	JA	NESVII	LE	State:	WI	Zip: 53548
b. Developer name:			7 			,	***************************************	Telepho	ne:	
Address:		***************************************		City:		T/Pututmin-		State:	L	Zip:
8. Identify the indivi	dual from 6.	or 7. that v	will serve as the		ntact:	. []	5a. [6b.	7a.	7b.
		. L	AND DIVISIO	ON INFORI	VIAT	ION				
Reason for land di	vision: 🗸 S a	le/owner:	ship transfer	Farm con	solida	ation [Refin	ance 🗌	Oth	er:
10. Land division are	a location:	Town of	MILTON				1/4 of	1,	/4	
Lana atvisjotrate	a location,	Section	22 & 27			Tax par	cel nun	nber(s) -	182,3	395.2,773,771
11. Land division are V Yes No		ithin the E identify:	xtra-Territoria City(s)/Villag				(ETJ) A	rea of a C	ity(s)/	Village:
12. Land division are										
		I/Town ro	ad 🗌 Cou					_		
13 landownar's cor				unty highway	<u> </u>		e highw		***************************************	. highway
		erty area	14. Land divis	sion area			15. Cur	rent zoni	***************************************	. highway land division
(Square feet or a	cres): 72		14. Land divis	sion area eet or acres):	: 23		15. Cur are	rent zoni a: A-1	ing of	land division
(Square feet or a	cres): 72		14. Land divis (Square f 17. Future zo	sion area eet or acres):	: 23 addit	ional lot	15. Cur are	rent zoni a: A-1	ing of	land division
(Square feet or a 16. Number of new/ by land division: 19. Covenants or res	cres): 72 additional lot 1 trictions will	s created be placed	14. Land divis (Square f 17. Future zo created b on the land div	sion area eet or acres) oning of new/ by land division	: 23 addit	ional lot	15. Cur are	rent zoni a: A-1 Future z	ing of	land division
(Square feet or a 16. Number of new/ by land division: 19. Covenants or res If Yes, identify co	cres): 72 additional lot 1 trictions will venants or re	s created be placed strictions:	14. Land divis (Square f 17. Future zo created l on the land div	sion area feet or acres): oning of new/ by land division area:	: 23 addit on: A-	ional iot 2 Yes 🔽	15. Cur are (s) 18. No	rent zoni a: A-1 Future z	ing of	land division
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(Square feet or a 16. Number of new/ by land division: 19. Covenants or res If Yes, identify co	cres): 72 additional lot 1 trictions will venants or re ding is currer ng utilizes a:	s created be placed of strictions: itly located in the priving privi	14. Land divis (Square f 17. Future zo created l on the land div d in the land di ate onsite was	sion area eet or acres): oning of new/ by land division rision area: vision area: tewater trea	23 addit on: A-	ional iot 2 Yes 🔽 Yes 🔽 t system	15. Cur are (s) 18. No	rent zoni a: A-1 Future z A-1	ing of coning	and division of parent lot:
(Square feet or a 16. Number of new/ by land division: 19. Covenants or res if Yes, identify co 20. A residential buil if Yes, the buildir	cres): 72 additional lot 1 trictions will venants or re ding is currer ng utilizes a: ent construct	s created be placed strictions: tly located Privation propo	14. Land divis (Square f 17. Future zo created l on the land div d in the land di ate onsite was	sion area feet or acres): oning of new/ by land division dision area: vision area:	addit on: A-	ional lot 2 Yes 🔽 Yes 🔽 t system	15. Cur are (s) 18. No	rent zoni a: A-1 Future z A-1	ing of coning	and division of parent lot:
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(Square feet or a 16. Number of new/by land division: 19. Covenants or res If Yes, identify co 20. A residential buil If Yes, the buildin 21. Public improvem be submitted by I, as the undersigned, a contact for sald landow	cres): 72 additional lot 1 trictions will venants or re ding is currer ng utilizes a: ent construct (mm/dd/yyy	s created be placed of strictions: or Privation propo (y): NONE APPLIC r applying for by verify th	14. Land divis (Square f 17. Future zo created i on the land division the land division the land division to the land of the	sion area eet or acres): oning of new/ by land division area: vision area: tewater trea 22. Public i (mm/d EMENT AN division in unired the ROCK C	addition: A- tmen mpro d/yyy D SIG	ilonal lot 2 Yes Yes t system vement yy): GNATU prated Ro Y PRELIM	15. Curare (s) 18. No No Constru	rent zoni a: A-1 Future 2 A-1 Public sa action wil	oning anitar begin	of parent lot: y sewer system on as the primary
(Square feet or a 16. Number of new/by land division: 19. Covenants or res If Yes, Identify co 20. A residential buil If Yes, the buildin 21. Public improver be submitted by I, as the undersigned, a contact for said landow APPLICATION FORM IN documents, and that al	cres): 72 additional lot 1 trictions will venants or re ding is currer ng utilizes a: ent construct (mm/dd/yyy m a landowner rner. I do here FORMATION, r I information is	s created be placed strictions: atly located Privation propo it NONE APPLIC applying for applying for yerify the eviewed and accorrect, according to the private according to th	14. Land divis (Square f 17. Future zo created i on the land divide the land true the land the	sion area feet or acres): oning of new/ by land division dision area: vision area: tewater trea 22. Public i (mm/d EMENT AN division in unir ed the ROCK C s application for	: 23 addit ton: A-	Ional lot 2 Yes V Yes V t system over ment yy): GNATU orated Ro Y PRELIMING Subminowledge	15. Curare are (s) 18. No No Constru	Public saction will	oning of coning anitary is begin serving ND DIV on as reall information of the coning and the coning anitary is a serving anitary in the coning anitary in	of parent lot: y sewer system o on as the primary ISION — equired per said mation accessible
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REVISED 12/2011

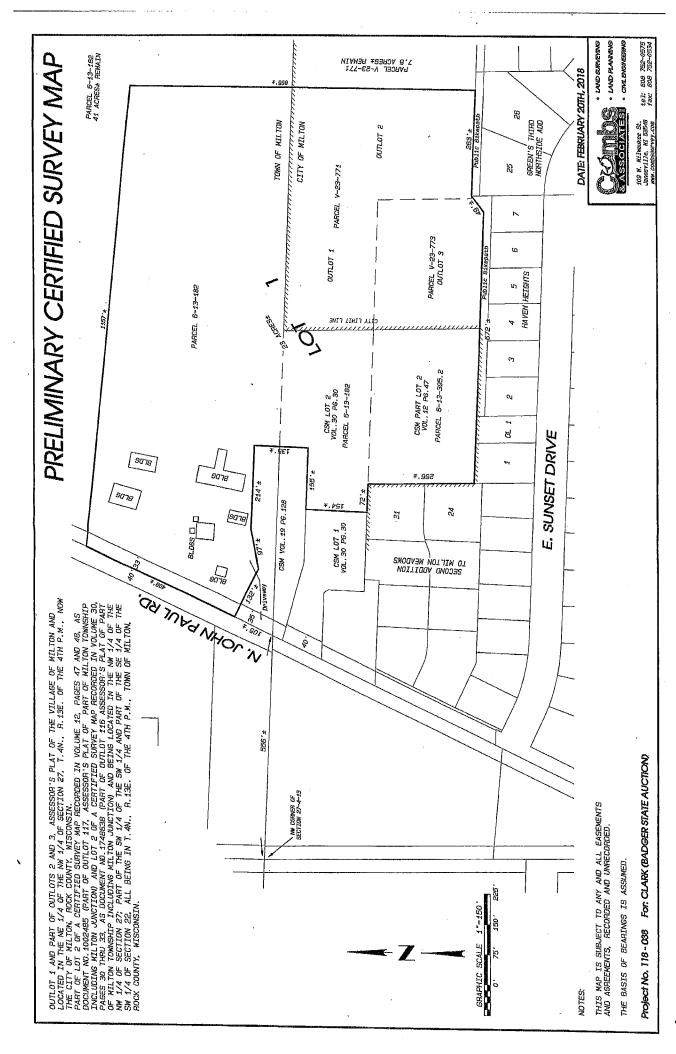
APPLICATION CHECKLIST		rty Par	
	Yes*	No.	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		10 2 mm 1 20 20 4 1 mm 1 C 2 7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
following information?		-	ı
a. Location of the land division area by section, township, and range:	Ø		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	V		
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	Ludd		
corner or quarter corner, in the land division area:	Ø	Ш	
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		
(3) Driveways:	V		
(4) Rail lines:		<u> </u>	NONE
(5) Private water wells or water supply systems:	Ø		
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☑	П	
(7) Any other public utilities:		_	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>	닠	Mandanas
(9) Vegetative land cover type:			NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>	7	SEE AIR PHOTO NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:	ᅡ片	Ø	NONE
(13) Drainageways:		7	NONE
(14) Detention or retention areas:		\overline{Z}	NONE
(15) Cemeteries:		7	NONE
(16) Bridges/culverts:		7	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Z	NONE
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:		Ø	NONE
 J. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	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

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

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



ii II II Application Number:	LD2018014 Kowalski
II II	'
11 11	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	√Yes □No
	✓ Yes No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	☐Yes ☐ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes No
The state of the s	✓ Yes
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	I de la company de la comp
	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:	F1
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:	ļ
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	F-1 :-
(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:	H
(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(1.5) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	_
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	, [T

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AGENCY REVIEW		* :					
		Missing Information					
k. Scale, north arrow, and date of creation:							
I. Any other information required by the Agency:		H					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the man nages	<u>lui</u>					
numbered in sequence if more than one (1) page is required, and total map page							
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		omment, and if					
these parties have comments, said comments have been provided to the Agency							
If you answered No , the application must be provided to other reviewing parties	s before completing any f	urther sections					
of this form.							
AGENCY RECOMMENDATION	100						
10. Agency recommendation: Approve Approve With Condition							
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):							
Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).							
2. The approval of the land division is recommended only if the Town of Milton approves the rezone of the property from A1 to A2 as requested.							
3. A driveway/access permit shall be obtained prior to final approval of the CSM in order verify a safe access point on Bryant Rd.							
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):						
AGENCY SIGNATURE:							
/ \		······					
TITLE: Administrator - Rock County Planning,							
Economic & Community Development Agency							
TOWN ACTION							
13. Town action: Approve Approve With Conditions De	ny						
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) If necessary):						
1.							
2. Approved by Town April	7世 ZO18						
3.							
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary	<u>):</u>						
TOWAL CICNATURE.	DATE:						
TOWN SIGNATURE:	,						
TITLE:							

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

	ROC	K COUNTY PLAN	INING AND D	EVELOPMENT (COMMITTEE ACTION	
16.	Committee action:	Approve	Approve \	With Conditions	Deny	
17.	if you answered App	rove With Condition	ns to 16. , list con	ditions (Use additio	nal sheet (2a) if necessary):	
	1.					
	2.					
	3.	•	,			
18.	Committee action ra	tionale and findings	of fact (Use addi	tional sheet (2a) if r	necessary):	
coı	MMITTEE SIGNATURE:			-	DATE:	
TIT	LE:	Chair – Rock County	/ Planning & Deve	elopment Committe	<u>e</u>	

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater
4disposal is approved by the necessary governmental agencies."
5. The P&D Committee shall decide whether creation of a flag lot in this case meets the special circumstances tests in the Ordinance.
6. Approximately half of proposed Lot 1 contains kettle/depressional topography and/or steep slopes which are unsultable
7for building. Therefore, the final CSM shall include a restriction for no buildings or filling in these area as shown on a separate exhibit.
8. Dedicate a 33 foot half road right of way along N Bryant Rd at the discretion of the Town.
9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
10. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
12. Agency recommendation rationale and findings of fact:
The proposed Land Dikision creates one new 16 acre lot from a 58 acre parent parcel. In Milton Township. The parent lot is currently zoned Agricultural Exclusive (A1) by the Town of Milton. Due to the proposed new lot size, the applicant as requested that the Town consider rezoning the proposed lot to the General Agricultural Two District (A2). The A1 District is certified for the Wisconsin Farmland Preservation Program. Therefore, the Town of Milton Zoning Ordinance contains specific standards that should be affirmed when acting on a request to rezone property out of the A1 District. The creation of flag lots are generally discouraged by County Ordinance (per sec. 4.116(2)), but if they are approved they must meet specific standards (found in 4.116(2/5)). That complete section of the Ordinance is included in the packet for reference, but generally speaking it allows the Committee to approve a flag lot in excess of 250 feet in length if deemed necessary to avoid degradation or depletion of an environmental sensitive area, cultural resources, productive ag soils, woodlands or disruption of efficient eg operations. In this case the pole is approximately 800 feet long. Site distance along Bryant is best at the south end of the proposed for and limited to the north end. Therefore, a set deriveway location shall be permitted prior to final approval in case the lot boundaries must be revised. A large potion of Lot 1 consists of internally drained topography (which may in seasonal or periodic flooding) and/or steep slopes. These areas generally not suitable for building and should not be filled, thereby reducing natural capacity for storm water. Therefore, staff is recommending that a restriction be placed on Lot 1 prohibiting building and filling in these areas. Those areas are shown on separate exhibit.
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:
and forth action at an an individual state.
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:
·

fifteen thousand (15,000) square feet. The minimum lot width at the front yard building setback line for these lots, in accordance with applicable Town and County building setback lines, or (g) of this Sub-sec., shall be fifty (50) feet.

- (c) Commercial, industrial, and other non-residential lots shall be of adequate size, dimension, configuration, and orientation to provide for off-street parking and loading facilities required for the type of proposed use.
- (d) Lot configuration shall recognize topography and other natural landscape conditions. Lot lines shall abut at right angles or radial to streets, when feasible. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a culde-sac. Double frontage lots shall be avoided except for corner lots where they may be required to separate residential land uses from arterial streets or in order to overcome topography, other landscape conditions, or orientation disadvantages. Dimensions of corner lots shall adhere to front yard building setback lines, in accordance with Town building setback lines or (g) of this Subsec., from both streets that bound the lot.

4.116(2)(e) County LD Ordinance

- (e) Flag lots shall be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The "pole" of a flag lot shall not exceed two hundred fifty (250) feet in length unless additional length is needed to either avoid significant degradation or depletion of ESA, cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. The "pole" shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the "pole". The "pole" shall maintain a minimum width of one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system, and fifty (50) feet for all lots with access to a connection to said system, for the entire length of the "pole". No "pole" shall be located within two hundred (200) feet of another on the same side of the street unless said "poles" utilize a joint driveway.
- (f) Lot orientation shall be in a manner so as to obtain maximum solar access and energy conservation, with the lot length being north to south and block length being east to west when feasible.
- (g) Front yard building setback lines as stated in this paragraph (g) shall be applicable only on those lots adjacent to a Rock County road and not within the Rock County Shoreland Overlay Zoning District. Front yard building setback lines from arterial and collector streets shall be one hundred and fifteen (115) feet from the street centerline or seventy five (75) feet from the right-of-way, whichever is greater. Front yard building setback lines from local streets shall be fifty (50) feet from the right-of-way for those lots without access to a connection to a public sanitary sewer system and twenty five (25) feet from the right-of-way

RECEIVED

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 59545

MAR 1 5 2018



AGENCY USE ONLY

Application Number: <u>LD2015</u> 014

Received By – Date (MM/DD/YYYY):

PRELIMIN	VARY I	AINC	R LAN	D D	VISI	O٨	I – Al	PPL	ICA	TIO	N FO	ORM
**PLEA PRELIMINAR OF THIS FORM	SE DO NOT C Y MINOR LAI AND PREPAR	VD DIVISK	ON – APPLIC	'ATION FO	'DRIVI INF	ORM	ATION D	LEVEE	COMM	ere or	3711 0 4 4	GES
Applicant has cor (if land division is land division is fe	itacted Town swithin Extra	, Rock Co	untv Plannin	g. Econor	mic & Co	mmi	inity Dayal	lanma	at Acron		l City(s), have de	/Village termined
2. Land division is co	2. Land division is consistent with Town's Comprehensive Plan — Future Land Use Map:											
3. Land division are	a is located i	n a Farmla	ind Preserva	tion zoni	ng distri	ct cer	tified by ti	he Stat	e of Wi	sconsi	n: V Ye	s 🗆 No
n you answered	res, proceed	to 4. If yo	ou answered	No. proc	eed to 5	š.	•					
4. Land division med	era inveir das	e rarm tr	act and any	otner app	olicable F	arml	and Preser	rvation	zoning	distric		
5. Land division will	l require a zo	ning chan	ge:			,	·/////////////////////////////////////	** - **realCol	······································		✓ Ye	
			APPLIC	ANTIN	ORMA	\TIO	N	39.775 s		arini (:> 140
6. LANDOWNER OR	AUTHORIZE	LANDOV	VNER REPRE	SENTATI	/E							
a. Name:	Scott & As				* ***********			1	Telepho	one:	608-42	36-6812
Address:	N6417 De	laney Ro	ad		City:	De	lavan		State:	WI	Zip;	~7>
b. Name:			-				77770		Telepho	1	1	100110
Address:					City:				State:	T	Zip:	
7. AGENT (SURVEYO							~*************************************		***************************************	l	14.17.	
a. Surveyor name:	R.H. Batte	rman & 0	Co., Inc.		***************************************			-	Telepho	ne:	608-36	55-4464
Address:	2857 Barte	lls Drive			City:	Bel	olt	5	State:	WI 1	Zip:	53511
b. Developer name:								-	relepho	J		100011
Address:				***************************************	City:		***************************************		State:	J	Zlp:	<u> </u>
8. Identify the indivi	dual from 6.	or 7. that	will serve as	the prim	ary cont	act:	☐ 6a.	<u></u> L		7a.	7b.	J
			AND DIV	SION II	VFORM	ITAI	ON		12.5			
9. Reason for land di	vision: 🔽 Sa	ile/ownei	ship transfe	r 🗌 Fa	rm cons	olida	tion 🔲 I	Refinai	nce 🗌	Othe	er;	<u>8 11 07 54 07 3550.</u>
10. Land division are	a location:	Town of					NE 1/4	4 of	NW 1,	/4	-	
44 In-district	***************************************	Section	12				Tax parcel	numb	er(s) -	6-13-9	96	
11. Land division are	a is located w If Yes.	ithin the identify:	Extra-Territo City(s)/Vii	rial Plat /	Approval	Juris	diction (E	TJ) Are	a of a C	ity(s)/	∕illage:	
12. Land division area	a is located a	djacent to	(check all th	nat apply)	!:		· · · · · · · · · · · · · · · · · · ·					
	✓ Loca	/Town ro	ad 🗍	County hi	ighway	[State hi	ighway	, [ີ∪.s.	highwa	v
Landowner's cont(Square feet or ac	tiguous prope	arty area				4 = 0	15.		nt zoni		and divis	
16. Number of new/a		created	17. Future	e feet or	acres);	10.0		area;	A-1			
by land division: 1	1		17. Future create	d by land	Ldivision	iuitio ; A-2	inai iot(s)	18. 1	uture zi \-1 (no	oning d chan	of paren ne)	t lot:
19. Covenants or rest	rictions will b	e placed	on the land	division a	rea; [✓ Ye	s No			W114117	30/	······································
If Yes, Identify cov 20. A residential build	ling is current	trictions:	lin the land				phones	· · · · · · · · · · · · · · · · · · ·				
ir yes, the building	g utilizes a:	Priva	ite onsite w	division a astewate	erea: [er treatm	Yent s	es 🔽 No		ıblia anı			
21. Public improveme	nt constructi	on propos	al/plan will				ement con	structi	on will	hegin (sewer s	ystem
be submitted by (mm/dd/yyyy	Control of the last of the las	ZDAG KATANSAS	(;	mm/dd/y	уууу)	:				211	
		APPLIC	ANT STAT	EMEN.	TAND:	SIG	VATURE					
, 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 — I do not supply the primary MINOR LAND DIVISION — locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible one. These statements are being made to induce official action on the goat of Book County Minor County, or am serving as the primary primary process.												
o me. These statements	mormation is a are being ma	de to Induc	e official acti	ue to the to on on the	pest of my	y kno ock Co	wledge and ounty, its ag	l belief, gents, e	with all mploye	inform es, and	ation acc officials.	cessible
ANDOWNER/PRIMARY			lmu	IKA	uyi I	NP	าเ	24.2		~~~	12018	

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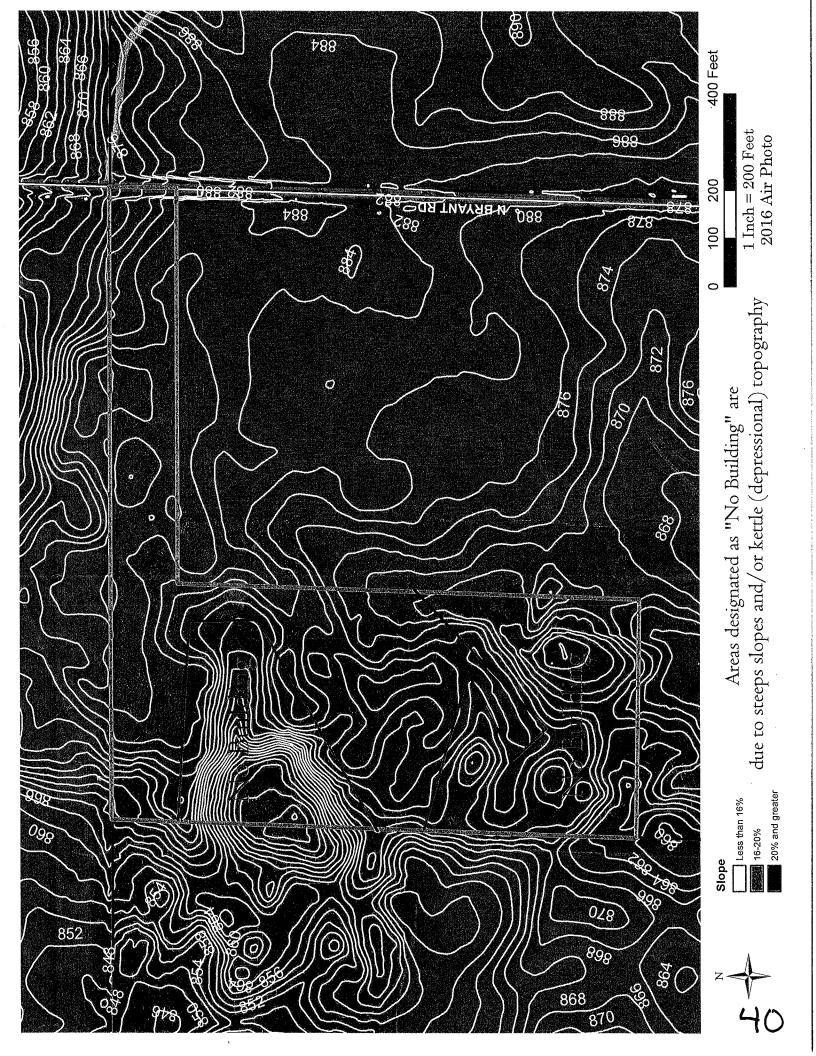
Page t of 2

APPLICATION CHECKLIST	:	٤,	
	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	Ø		COMMITTEE
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,	凹		
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:	回		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	回		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	図		
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:	回		
(1) Buildings: (2) Streets, alleys, and public ways:			
(3) Driveways:	┝╬┈	-	
(4) Rall lines:	┝╬╌	-	A
(5) Private water wells or water supply systems:	┝┼┼	-	- Vallenna and a second
(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: (20) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural solls, cultural resources, and woodlands:	└ ╽ ┤	- 님	
(1.2) Surface water features:		井	
(13) Drainageways:		-	
(14) Detention or retention areas:	-	붐	
(15) Cemeteries:	누뉴네	+	
(16) Bridges/culverts:		┾┤	
(17) Rock outeroppings:	H	H	·
h. Approximate location, dimension, name (if applicable), and purpose of all		<u> </u>	
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	Ø		
 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; 		e	
 j. Preliminary concept for collecting and discharging stormwater, in the land division area; 		回	
k. Scale, north arrow, and date of creation:	回	TT	
I. Any other information required by the Agency:	V	FI	
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 illcensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	回		
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	回		,

System (GIS), and the application fee?
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM.

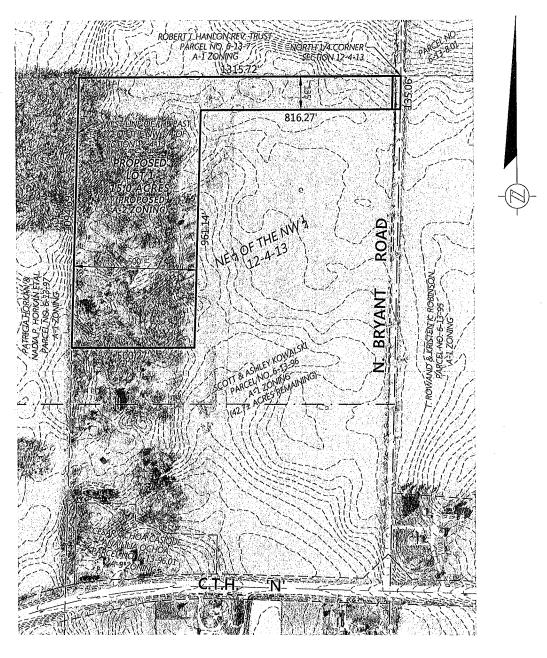
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 59545



PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T. 4 N., R. 13 E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



Scale: 1" = 300'
0 150 300 600

ORDER NO: 32924 BOOK: SEE FILE FIELD CREW: n/a

DRAWN BY: KJB
DATE: February 26, 2018

FOR THE EXCLUSIVE USE OF: Scott & Ashley Kowalski N6417 Delaney Road Delavan, WI 53115

Battermanengineers surveyors planners
2857 Bartells Drive 608.365.4464 Seloit, Wisconsin 53511

8

File Name: J:\32900-32999\32924 - Scott Kowalsk\SURVEY\RHB DRAWING FILES

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:	LD2018 017 Hipke Farm L
n 0	1

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

REVIEW, RECOMMENDATION, AND ACTION FOR	LVAL *
AGENCY REVIEW	,
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (If appli	cable) officials
	✓ Yes □ No
	✓Yes □No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all missing
information has been supplied by the applicant.	, an internet
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all 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	П
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	land
(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:	H
(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:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	P-22-4
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:	

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AGENCY REVIEW							
		Missing. Information.					
k. Scale, north arrow, and date of creation:							
Any other information required by the Agency:		- A					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages						
numbered in sequence if more than one (1) page is required, and total map pag							
page:	Production Add Add Account of the Control of the Co	_					
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	п					
with the Agency's Geographic information System (GIS), and application fee:							
8. Prelliminary 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 fi	urtner 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):							
Utility easement(s) shall be placed on lots as requested by utility companies.							
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of							
3this survey. However, soils on the lot may be restrictive to the replacement of the existing system."							
 Agency recommendation rationale and findings of fact (Use additional sheet (2a) 	if necessary):						
/m/2							
AGENCY SIGNATURE:	DATE: 4/16/18	}					
TITLE:							
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency							
TOWN ACTION							
13. Town action: Approve Approve With Conditions Den 14. If you answered Approve With Conditions to 13., list conditions (Use additional s							
10001 approval Market 1	Nat no						
	cotion 15 m	equired.					
3,		_					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)							
	1.1.1						
TOWN SIGNATURE:	DATE: 4/16	্র					
TITLE:							
		J					

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 A	ND DEVELOPMENT COMMITTEE ACTION
16. Committee action: Approve App	rove With Conditions Deny
17. If you answered Approve With Conditions to 16., I	st conditions (Use additional sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Us	a additional sheet (2a) if necessary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning 8	& Development Committee

REVISED 12/2011

AGENCY RECOMMENDA	TION
11. If you answered Approve With Conditions to 10., list conditions:	.HON
3. Proposed lot lines must include the POWTS area with the	hullding which utilizes the system
The parent parcel is currently Zoned AE by the Town of Porter. Based on the	
5Therefore, a recommendation of approval to the P&D Committ	
Dedicate full road right of way along at the discretion of the control of th	
7. Final CSM shall be submitted to and approved by the Age	
8. CSM's subject to local approval shall be recorded with the Rock Co.	
9.	register of Deede William o months of their last approval
10.	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates 1 lot from an existing 40 acre property Porter Texisting residence and other buildings. The parent parcel is currently zoned Exclusifor the parcel is Agriculture. The applicant has applied for a rezone from AE to AG certified by DATCP for the Farmland Preservation Program, therefore the Town should contain the continuous content of the parcel extends to the quarter section line, which is the land ownership of this parent parcel extends to the quarter section line, which is Therefore, if the Town of Porter requests a road dedication as part of this land division feet rather than the typical half road right of way (33 feet). If there is no dedication, a	ve (AE) by the Town of Porter and the future land use is part of the land division process. The AE District is all consider the standards/factors outlined in the Zoning of and related Based Farm Tract standards, approximately 35 east of the centerline of N Tolles Rd.
TOWN ACTION	
14. If you answered Approve With Conditions to 13., list conditions:	
3,	- province and a second
4.	
5.	
6.	
7.	
8,	
9,	
10.	•
15. Town action rationale and findings of fact: .	
ROCK COUNTY PLANNING AND DEVELOPME	NT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:	
3,	
4,	
5.	
6.	
7.	
8.	
9.	
10.	•
18. Committee action rationale and findings of fact:	
	,

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

MAR 2 8 7018

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

AGENCY USE ONLY Application Number: 12018 017 Received By - Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICA

				:								
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												
if land division is	within Extra-1	rock coun ferritorial l	ny Flaming, c Plat Approval	Jurisdic	tion (FT	nmunn 'I) area	ty Developr	nent Agenc nd these na	y, and (us dete	'Illage rmined	
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No							Petrons					
										✓ Yes	☐ No	
3. Land division area	is located in	a Farmlan	d Preservatio	n zoning	g distric	t certif	led by the S	State of Wis	consin:	Yes Yes	☐ No	
If you answered Y								·	······································	···		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No												
5. Land division will	require a zon	ing change	2:							Yes Yes	☑ No	
			APPLICAN	TINFO	ORMA	TION						
6. LANDOWNER OR	AUTHORIZED	LANDOWI	NER REPRESEN	NTATIVE	:							
a. Name:	HIPKE FAI	RM LLC						Telepho	ne:			
Address:	9921 N TC	LLES RI	D		City:	EVA	NSVILLE	State:	4040	Zlp:	53536	
b. Name:							Telepho	Telephone:				
Address:					City:			State:		Zlp:		
7. AGENT (SURVEYO	OR AND DEVE	.OPER)							A		L	
a. Surveyor name:	COMBS A	COMBS AND ASSOCIATES, INC				Telepho	Telephone: 752-0575					
Address:	109 W. MII	LWAUKE	EST		City:	JANI	ESVILLE	State:	WI	Zip:	53548	
b. Developer name:		,	······································	***************************************	<u> </u>			Telepho	ne:			
Address:					City:			State:	State: Zip:			
Identify the indivi	dual from 6.	or 7. that v	will serve as th	ne prima	ary cont	act:	☐ 6a.		7a.	☐ 7b.		
			AND DIVISI									
. Reason for land di	vision: Sa	T		Far	m cons			finance 🗌	Othe	r:		
.O. Land division are	a location:	ion: Town of PORTER			NE 1/4 of			of NW 1	NW 1/4			
	Section 18 Tax parcel numb						ber(s) - 6-16-150					
1.1. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: ☐ Yes ☐ No ☐ If Yes, Identify: City(s)/Village of												
12. Land division area is located adjacent to (check all that apply):												
✓ Local/Town road ☐ County highway ☐ State highway ☐ U.S. highway												
 L3. Landowner's contiguous property area (Square feet or acres): 40 L4. Land division area (Square feet or acres): 4.5 L5. Current zoning of land division area: AE 												
16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot:						t lot:						
by land division: 1 created by land division: AE AE 1.9. Covenants or restrictions will be placed on the land division area:												
If Yes, Identify covenants or restrictions:												
20. A residential building is currently located in the land division area:												
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on												
be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):												
APPLICANT STATEMENT AND SIGNATURE												
, 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												
o me. These statemen												
ANDOWNER/PRIMAR	***************************************	***************************************	Ruh	D g	Un	h	<i>'</i>	DATE:	3/20	/20	/8	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										

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APPLICATION CHECKLIST		e - 20	the fact of the second
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	Hadpon (a).		e and a control of the control of th
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	-	
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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		
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f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V	<u> </u>	
(2) Streets, alleys, and public ways: (3) Driveways;	V	井	
(3) Driveways; (4) Rail lines:	Z	井	NONE
(5) Private water wells or water supply systems:	님		NONE
(6) Private water water supply systems. (6) Private onsite wastewater treatment systems or public sanitary sewer	Image: second control of the control	<u> </u>	
systems:	✓		
(7) Any other public utilities:	7	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE PROPOSED
(9) Vegetative land cover type:	7		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		V	NONE'
(13) Drainageways:		Z	NONE
(14) Detention or retention areas:			NONE
(15) Cemeteries:			NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
 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: 		Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
I. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	V		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee?	Ø		

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

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

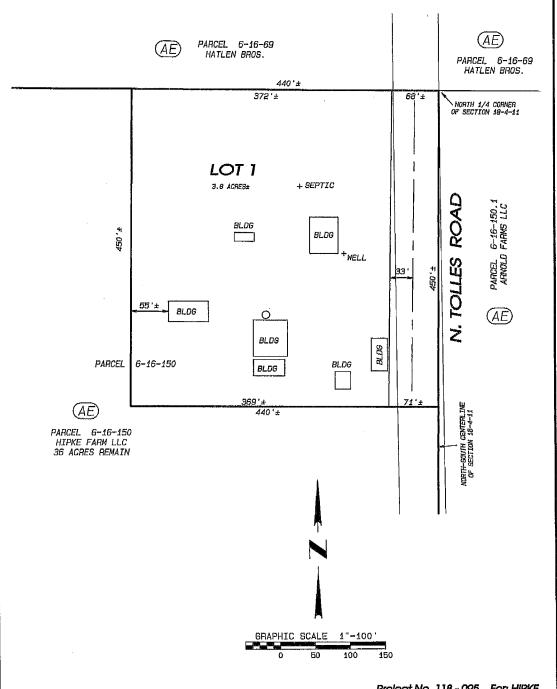
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

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PRELIMINARY CERTIFIED SURVEY MAP
PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, T.4N., R.1 IE. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118 - 095 For: HIPKE

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