

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JUNE 9, 2016 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday May 12, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Land Divisions
 - 2016 012 (Center Township) Marcia Benash
 - 2016 015 (Beloit Township) Scott Ward
 - 2016 022 (Fulton Township) Patricia Feggestad Rev Living Trust
- 6. Finance
 - A. Review of Payments
 - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
 - A. Community Assistance Visit DNR State Floodplain Coordinator
 - B. Mutual Cooperation Agreement HOME Consortium Federal Fiscal Years 2017 thru 2019
- 9. Adjournment

Future Meetings/Work Sessions

June 23, 2016 (8:00 am) July 14, 2016 (8:00 am) July 28, 2016 (8:00 am) August 11, 2016 (8:00 am) August 25, 2016 (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

DATE: May 31, 2016

Summary:

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

2016 012 (Center Township) - Marcia Benash

2016 015 (Beloit Township) - Scott Ward

2016 022 (Fulton Township) - Patricia Feggestad Rev Living Trust

Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval of each of the above referenced Land Division 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



AGENCY USE ONLY

AGENCY

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 b	y the Sta	ate of Wis	consi	n: Yes	□Nọ
4. Land division mee					***************************************		and Pre	servatio	n zoning o	listric	t requirer	
5. Land division will	require a zon	ing change				***********					✓ Yes	
			APPLICANT	FINE	DRMAC	TIC	M					
6. LANDOWNER OR	AUTHORIZED	LANDOW					edui, es		.44×44		0 100	. Declarity of the second second
a. Name:	MARCIA B			.,,,,,,	-		,		Telepho	ne:	713-85	5-6420
Address:	732 N ROF		D		City:	JΑ	NESVI	LLE	+	WI	Zip:	53548
b. Name:					1	-			Telepho		T T	
Address:				-	City:	T	······································	***************************************	State:		Zip:	
7. AGENT (SURVEYO	R AND DEVEL	LOPER)		Wa-1-1	1		·					
a. Surveyor name:		***************************************	CIATES, INC	2					Telepho	ne:	752-057	75
Address:	109 W MIL			***************************************	City:	JA	NESVI	LLE	State:	WI	Zip:	53548
b. Developer name:		-			4	1			Telepho	ne:	1	
Address:				************	City:	T			State:		Zip:	
8. Identify the indivi	dual from 6. d	or 7. that v	will serve as the	e prima		tact:		6a.	6b. 🗸	7a.		
			AND DIVISIO	MANAGEMENT	CONTRACTOR OF STREET	MANAGEMENT AND ADDRESS OF THE PARTY OF THE P	Series and the series				100	
9. Reason for land di	vision: 📝 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation	Refir	nance 🔲	Oth	er:	
10 tand division on		Town of	CENTER	V			NW	1/4 of	SW 1/	4		
10. Land division are	a location:	Section	26				Тах ра	rcel nur	nber(s) - (6-4-2	210	
11. Land division are ☐ Yes ☑ No		ithin the E identify:	xtra-Territoria City(s)/Villag		pprova	l Jur	isdiction	n (ETJ) A	rea of a C	ity(s),	/Village:	
12. Land division are												
13 ************************************		I/Town ro	ad Cou	***************************************	ghway	·	Sta	te highv	***************************************		i. highway	
Landowner's con (Square feet or a			(Square f			4.9			rrent zonii a: A-1	ng or	iano divis	ion
16. Number of new/a	additional lots	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	17. Future zo	ning of	f new/a	ddit		(s) 18	Future z	oning	of paren	t lot:
19. Covenants or res	~~~	be placed						No				
If Yes , identify co									·	-		
20. A residential buil	-					V	-	No	l martalita and	*A		
If Yes, the buildir 21. Public Improvem			ate onsite was						ction will		y sewer s	ystem
be submitted by			oar, plan vill		mm/dd			CONSCIC		DCB!!		alama ta .
ondered at the second		APPLIC	CANT STATE	MEN	T AND) SI	GNATL	JRE				
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												
locuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible o me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
The state of the s	100000000000000000000000000000000000000		17)	. /	1	1	1		,			
LANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	1/Kul	1	/ [L	- lun	P	DATE:	Z -	-4-	16

REVISED 12/2011

Page 1 of 2

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	П	
a. Location of the land division area by section, township, and range:	Ø	m	
b. Approximate location and dimension of all EXISTING streets and property lines,		<u>hand</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	П	
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:			
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	V		
(4) Rail lines:			NONE
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
systems:	177	-	DI DOC LIA E LEU DA CEDITORO
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	V		NONE PROPOSED
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	一		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	一一	Ø	NONE
(12) Surface water features:	H	V	NONE
(13) Drainageways:	TĒ	V	NONE
(14) Detention or retention areas:		Ø	NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:	П	Ø	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:	П	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: 	口	Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
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	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	П	

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

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

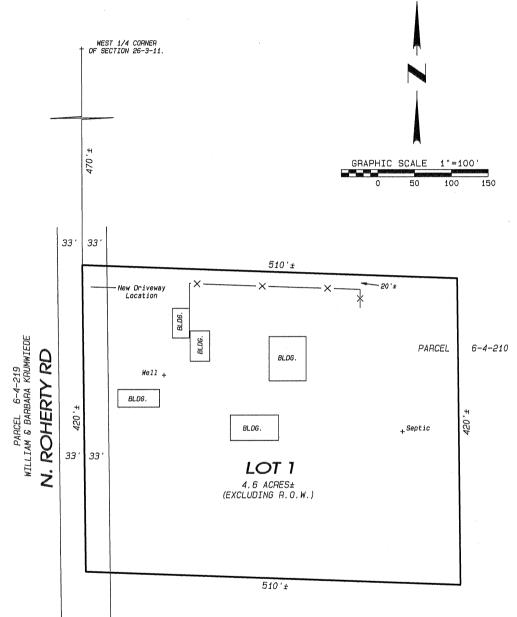
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



PARCEL 6-4-210 MARCIA BENASH 177 ACRES± REMAIN

NOTES

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 439 For: BENASH

DATE: DECEMBER 2, 2015



LAND SURVEYING

• LAND PLANNING
• CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



Application Number:	LD2016 012 Benash
ii !!	

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 applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted town).	cable) officials
and these parties have determined land division is feasible:	✓ Yes 🗌 No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes 🔲 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	✓ Yes 🔲 No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	✓ Yes □ No
	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7 all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided untinformation has been supplied by the applicant.	l all missing
	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:	L -J
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	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	_
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED iot(s) and outlot(s) use if other than single-family residential, in the land	
division area: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways;	
(4) Rail lines:	
(5) Private water wells or water supply systems;	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<u> </u>
(13) Drainageways:	<u> </u>
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area: i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area: j. Preliminary concept for collecting and discharging stormwater in the land division area:	
J. Fremminary concept for confecting and discharging stormwater in the land division area:	

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW		
	144203000	Aissing
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 r	nap pages	
numbered in sequence if more than one (1) page is required, and total map pages ide	entified on each	
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		ᆜ
7d. All required application form information and required party's signature on the application	cation 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 part	es for review and comm	ent, and if
these parties have comments, said comments have been provided to the Agency:	✓ Yes No	
If you answered No , the application must be provided to other reviewing parties befo	re completing any further	r 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 shee	t (2a) if necessary):	
1. Dedicate a minimum of a 33' half road right-of-way along N Roherty Rd ն		
2. Note on Final CSM: "Lot contains existing buildings with utilize an existing private se	wage system at the time of	this survey.
3. However, soils on the lot may be restrictive to the replacer	nent of the existing sy	stem"
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if ne		
ACENION CICAMATHURE.	E:	
AGENCY SIGNATURE:	**	
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.	and the second s	
2.	Name of the Control o	
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
	· Onla	1.,
TOWN SIGNATURE:DAT	E: as of 5/18	116
TITLE:		

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

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	essary):
NOT COMMITTEE STATE OF THE STAT	
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

Page 2 of 2

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system area.
4. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval,
6.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates approximately 4.9 acres and the buildings from the parent parcel. A rezone would be required as per the Town's Zoning Ordinance, from A1 to A3, as indicated on the application.
When acting on a Land Division similar in nature to the proposed, a number of Towns in Rock County are managing future non-farm development through the use of a deed restriction on the parent parcel. The Town could consider similar action on a portion or all of this parent parcel, which will consist of approximately 177 acres remaining after the Land Division.
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 prevered Approve With Conditions to 16. list conditions:
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, ECONOMICAL MINUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WHISCK CO. PLANNING, ECONOMIC MEDICAL PLANNING COMMUNITY DEVELOPMENT AGENCY.

WEB: WWW.CO.ROCK.WILUS

COMMUNITY DEVELOPMENT AGENCY.

11	AGENCY US	E ONLY
1	Application Number: LLD	2016-015
	Received By – Date (MM/DD/YYYY):	21-16

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

							erial existence activity	20.000	16771			
PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.												
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan – f	Future L	and	Use M	ap:	-	***************************************	✓ Yes	ΠNo
3. Land division area	is located in	a Farmlan	d Preservation	zoning	g district	t cer			ate of Wis	sconsi		
If you answered Yo	es, proceed to	o 4. If you	answered No	, proce	ed to 5.							
4. Land division meet	ts Town Base	Farm Trac	t and any othe	er appli	cable Fa	armla	and Pre	eservatio	n zoning	distri	ct require	
5. Land division will	require a zon	ing change	3*				****	***************************************			Yes	haman
	- 4 - 1 - 2 - 2 - 1	ng enange	APPLICAN	TIME	DEMAN	TIA	ΝI			M SA	res	☑ No
6. LANDOWNER OR	AUTHORIZED	LANDOW					I V			e e e e e e e e e e e e e e e e e e e		
a. Name:	Scott Ward	***************************************		1171114 6	•	······································		***************************************	Telepho	nne.	365-19	84
Address:	1011 E. Elr	nwood A	ve		City:	Ве	loit		State:	WI	Zip:	53511
b. Name:					L			***************************************	Telepho			100011
Address:		***************************************	······		City:	T			State:	T	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)		***************************************		<u></u>	***************************************		Locator	<u></u>		1
a. Surveyor name:	RH Battern				***************************************		***************************************	······································	Telepho	one;	365-446	54
Address:	2857 Barte	lls Dr			City:	Ве	loit	***************************************	State:	WI	Zip:	53511
b. Developer name:		······································			l				Telepho	ne:	T	J
Address:					City:				State:		Zip:	
8. Identify the individ	dual from 6. o	or 7. that v	will serve as th	e prima	ary cont	act:		6a.]6b. [/	7a.	7b.	I
			AND DIVISI	ON IN	FORM	TAD	ION					41
9. Reason for land div	vision: 🔲 Sa	le/owner	ship transfer	☐ Far	m cons	olida	ation	Refir	nance 🔽	Otl	ıer; Re-Di	vide
10. Land division area	a location:	Town of	Beloit				SE	1/4 of	SW 1	/4	or all the latest the	
		Section									025, 097026, 09	7027, 097030
 Land division area ✓ Yes No 		ithin the fidentify:	xtra-Territoria City(s)/Villa					n (ETJ) A	rea of a C	City(s)	/Village:	203000000000000000000000000000000000000
12. Land division area	✓ Loca	I/Town ro		apply): unty hi		***************************************	Sta	te highv	vay [ບ.:	S. highwa	Y
13. Landowner's con			14. Land divi			70 1	7Ω	,		ing of	land divis	ion
(Square feet or ac 16. Number of new/a	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		(Square f		onnetermenterin		······		a: R2 . Future :	zonins	of paren	t lot:
by land division:			created						NA		5 O. pa.a	
19. Covenants or rest			on the land div	ision a	rea:	Y	'es 🔽] No				
If Yes, identify cov 20. A residential build			lia tha land di	wision s	· · · · · · · · · · · · · · · · · · ·	П	/or [7	No				***************************************
If Yes, the buildin			ate onsite was			pinners.			Public sa	anitar	y sewer s	ystem
21. Public improvem	ent construct	ion propo			***************************************				ction will	****		
be submitted by	(mm/dd/yyyy	AND DESCRIPTION OF THE PARTY OF		CONTRACTOR OF THE PARTY OF	mm/dd,			Ŋ	<u></u>			
	法法法律等		CANT STATE			and desired			and the			
I, as the undersigned, ar contact for said landowi APPUCATION FORM INF documents, and that all to me. These statemen	ner. I do hereb FORMATION, re Information is	y verify the eviewed an correct, ac	at I have review d completed thi curate, and true	ed the R s applica e to the	ROCK CO ation for best of r	<i>UNT</i> m, a ny kr	<i>Y PRELII</i> nd subn nowledg	<i>MINARY N</i> nitted all ge and be	AINOR LAP informatic lief, with a	V <i>D DIV</i> on as r all info	<i>(ISION</i> — equired pe rmation ac	r said cessible
LANDOWNER/PRIMARY	Y CONTACT SIG	SNATURE:	Dest	£) um	Š			DATE:	X -	21-10	0

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

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

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

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

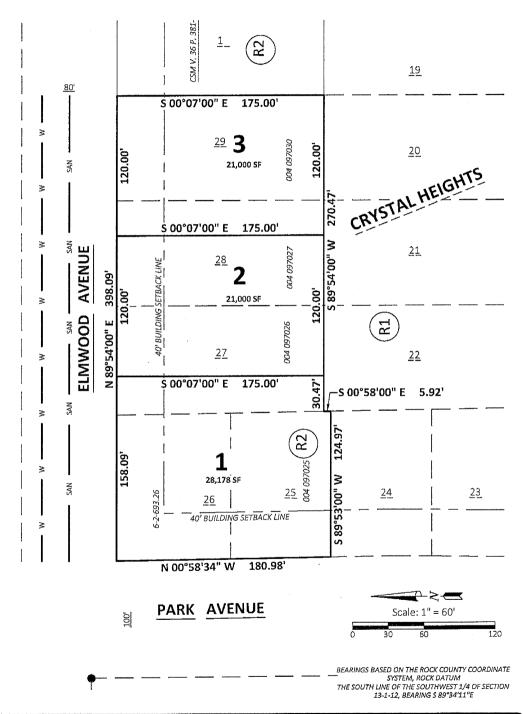
JANESVILLE, WI 53545

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Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

LOTS 25, 26, 27, 28 AND 29 OF CRYSTAL HEIGHTS SUBDIVISION BEING A PART OF THE S.E.1/4 OF THE S.W.1/4 OF SECTION 13, T. 1 N., R. 12 E. BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN



ORDER NO: 32404

DATE: 4-20-2016

BOOK --- PG -

CERTIFIED SURVEY MAP

FOR THE EXCLUSIVE USE OF:

SCOTT WARD 1011 E. ELMWOOD AVENUE BELOIT, WISCONSIN

engineers surveyors planners 2857 Bartells Drive

Beloit, Wisconsin 53511. www.rhbatterman.com



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

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



0 0 0	LD2016 015 Ward
# Application Number:	
1) 11	1 1

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 applications)	cable) officials
and these parties have determined land division is feasible:	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes 🔲 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🔽 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	☐ Yes 🗸 No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☑No
6. Land division will require a zoning change:	Yes 🗸 No
	√Yes 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	i ali missing
Information has been supplied by the applicant.	Missing
	Information
7. A mark alongly marked "ODELIANARY DI AT OF CURVEY OR CERTIFIED CURVEY MAD" Identifying the	EIIIOIIII EIOI
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:	r-i
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:	
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:	H
(5) Private water wells or water supply systems:	一片
(6) Private water wars or water supply systems (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(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	
division area:	
I Preliminary concent for collecting and discharging stormwater in the land division area:	

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Page 1 of 2



	AGENCY REVIEW	
	ACTION WATER	Missing
		Information
]	k. Scale, north arrow, and date of creation:	
	l. Any other information required by the Agency:	Ш
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	Ы
	page;	
/c.	Map prepared by a land surveyor licensed in Wisconsin:	
7a.	All required application form information and required party's signature on the application form:	
/e.	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:	
	Preliminary minor land division application is complete:	✓ Yes
9. 1	Preliminary minor land division application has been provided to other reviewing parties for review and co	mment, and If
t	these parties have comments, said comments have been provided to the Agency: 📈 Yes 🔲 No)
	If you answered No, the application must be provided to other reviewing parties before completing any 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 indicated on review comment from WP&L/.	Alliant Energy
	2. Final CSM shall be submitted to and approved by the Agency one year after preliminary app	
	3. CSM's subject to local approval திரி be recorded with the Rock Co. Register of Deeds within 6 months of th	
12. /	Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
	1.11-1	
۸GE	NCY SIGNATURE: DATE: 5/16/16	
AGL		
TITL		
	Economic & Community Development Agency	
	TOWN ACTION	
	Town action: Approve Approve With Conditions Deny	
14.	fyou answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
	1.	A A A A A A A A A A A A A A A A A A A
	2.	
	3,	
15. T	own action rationale and findings of fact (Use additional sheet (2a) if necessary):	
	\mathcal{N}_{0} . ϵ	7 - 11
TOV	VN SIGNATURE: DATE: May 2	6/6
TITL	Ci	· · · · · · · · · · · · · · · · · · ·

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

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

JANESVILLE, WI 53545

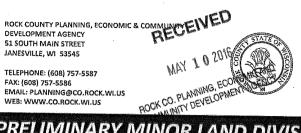
EMAIL: BRYNES@CO.ROCK.WI.US

ROC	K COUNTY PLANNING AND DEVELOPMENT CON	MMITTEE ACTION
16. Committee action:	Approve Approve With Conditions	Deny
17. If you answered App	prove With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.		
2.		
3.		
18. Committee action ra	tionale and findings of fact (Use additional sheet (2a) if nece	essary);
COMMITTEE SIGNATURE		DATE:
TITLE:	<u>Chair – Rock County Planning & Development Committee</u>	

REVISED 12/2011

AGENCY RECOMMENDATION	
L1. If you answered Approve With Conditions to 10., list conditions:	l.,,
3.	
4.	
5,	
6.	
7,	
8,	
9,	
10,	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division creates three new lots from five existing lots in Beloit Township. It applies that no rezone from the Town will be required.	opears
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:	

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



AGENCY USE ONLY

Application Number: LDZ016 022

Received By – Date (MM/DD/YYYY): 5 – 10 – 16

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

							***************************************			ARTHUR DIAMENT		AND DESCRIPTION OF THE PARTY OF THE PARTY.
**PLEAS PRELIMINARY	E DO NOT CO	MPLETE 1	HIS APPLIC	CATION FO	RM UN	TIL'	YOU HA	VE REAL	THE RO	ск сс	UNTY	
OF THIS FORM A	ND PREPARE	A MAP C	ONTAINING	3 ALL INFO	RMATI	ON A	<i>nation</i> AS IDEN	. PLEAS	E COMPLI ON PAGE :	ETE B	OTH PAG	iES
 Applicant has conf 	tacted Town,	Rock Cour	nty Plannin	g, Econom	ic & Cor	nmı	unity De	velonm	ent Agen	w an	d Chylel	Villago
(if land division is land division is fea	within Extra-	Territorial	Plat Appro	val Jurisdic	tion (E	ſJ) a	rea) off	icials and	d these pa	arties	have det	ermined
		Tarratac								····	✓ Yes	***************************************
2. Land division is co										***************************************	✓ Yes	s No
Land division areaIf you answered Y	es, proceed to	a rammar o 4 . If voi	ia Preserva Lanswerer	ition zonini i No proce	g distric	t ce	rtified b	y the St	ate of Wis	cons	in: 🗌 Ye	s 🗌 No
4. Land division mee	ts Town Base	Farm Tra	ct and any	other appli	icable F	arm	land Pre	servatio	n zoning	distri	ct require	ament.
									, Lonning	WIJLI I	ct require ☐ Ye	-
5. Land division will	require a zon	ing chang	e:						~	····	☐ Ye	s 🗸 No
				ANT INFO		TIC	NC			100		3.0
6. LANDOWNER OR												
a. Name:	PATRICIA	FEGGE	STAD RE	V LIVING	TRUS	T			Telepho	ne:		
Address:	10420 N D	ALLMAN	IRD	·	City:	E	OGERT	ON.	State:	WI	Zip:	53534
b. Name:					-				Telepho	ne:		
Address:		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			City:				State:		Zip:	
7. AGENT (SURVEYO						-				***************************************		
a. Surveyor name:	COMBS AN	····		INC	-		.,		Telepho	ne:	752-05	75 .
Address:	109 W MIL	WAUKE	E ST		City:	JA	NESV	LLE	State:	WI	Zip:	53548
b. Developer name:		**************************************							Telepho	ne:		
Address:	***************************************				City:				State:		Zip:	-
8. Identify the individ	dual from 6. o							6a.	6b. 🗸	7a.	☐ 7b.	***************************************
			AND DIV									
Reason for land div	/ision: ☑ Sa	F			m cons	olid	ation	Refir	iance 🗌	Oth	ier:	
LO. Land division area	a location:	***************************************	FULTON	· · · · · · · · · · · · · · · · · · ·			NE	1/4 of	NW 1,		*****	·
11 1 - 1 - 12 12 1		Section	_		***************************************		Тах ра	rcel nun	nber(s) -	6-6-6	31	-
L1. Land division area ✓ Yes ✓ No	a is located w	ithin the E identify:	xtra-Territ	orial Plat A illage of C	pprova	Jur	risdiction	n (ETJ) A	rea of a C	ity(s)	/Village:	
L2. Land division area						EL	JOEKI	JN	·			
	✓ Local	/Town ro		County hi			Sta	te highw	ray [U.§	s. highwa	iv
L3. Landowner's con		erty area	1	division are		00.			rent zoni	ng of	land divi	sion
(Square feet or ac 16. Number of new/a		created		re feet or					a: AG			
by land division:		created	1	e zoning or ed by land				(s) 18.	Future z AG	oning	of parer	it lot:
l9. Covenants or rest	rictions will b	e placed					Yes 🗸	No		-		
If Yes, identify cov						F					***************************************	**************************************
A residential build If Yes, the buildin			in the lan ate onsite			M.		No	Derla Baran			
21. Public improveme		ion propo	sal/plan wi						Public sa ction will	hegir	y sewer s	ystem
be submitted by (): NONE		. (mm/dd	/ууу	γy):			~~6.,		
Made Salating		APPLIC	CANT STA	ATEMEN	TAND	SI	SNATU	JRE				
, as the undersigned, ar	n a landowner	applying fo	or a minor la	ınd division	in uninc	orpo	rated Ro	ck Count	y, or am s	erving	as the pri	imary
ontact for said landowr	ner. I do hereb ORMATION, re	y verify that	at I have rev	iewed the R	OCK CO	UNT	Y PRELIN	IINARY N	IINOR LAN	D DIV	ISION -	
ocuments, and that all	information is	correct, ac	curate, and	true to the	best of r	nv ki	nowleda	e and hel	iof with a	II infor	mation a	cenceible
o me. These statement	s are being ma	ide to indu	ce official ac	tion on the	part of I	Rock	County,	its agent	s, employe	es, ar	nd officials	3.
			D	10	11	,	1			,	,	
ANDOWNER/PRIMARY	CONTACT SIG	NATURE: (1000	w /	10	-	h	[DATE:	3/z	29/1	6

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?			
a. Location of the land division area by section, township, and range:	V	-	
b. Approximate location and dimension of all EXISTING streets and property lines,	<u> </u>	<u> </u>	
including name and ownership (if applicable), in and adjacent to the land division area:	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	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:	V		
 g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings: 			
(2) Streets, alleys, and public ways:	V	닏	
(3) Driveways:		<u> </u>	
(4) Rail lines:			No.
(5) Private water wells or water supply systems:	<u> </u>	Ø	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	Ø	Ш	LOT 2
systems:			LOT 2
(7) Any other public utilities:	Ø	П	BLDGS HAVE UTILTY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ħ	7	NONE
(9) Vegetative land cover type:	Ø	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		Ø	NONE
(12) Surface water features:		Ø	NONE
(13) Drainageways:	Ш		NONE
(14) Detention or retention areas:		Ø	NONE
(15) Cemeteries:		<u> </u>	NONE
(16) Bridges/culverts:		Ø	NONE
(17) Rock outcroppings:		Ø	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		\square	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; 		☑	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	П	Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
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		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?	Ø	П	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		
oforem forest and rue abburgation teet			

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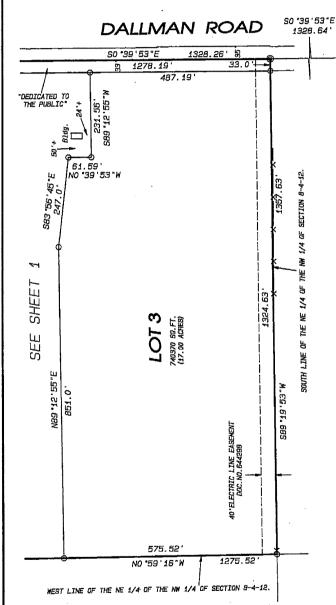
JANESVILLE, WI 53545

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Page 2 of 2

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 24, PAGES 87 THRU 89 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1483424; ALSO PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T.4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



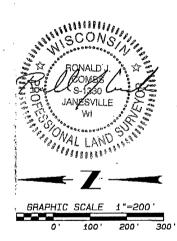
NOTE: SEE DOCUMENT NO.501096 FOR A BLANKET-TYPE GAS PIPELINE EASEMENT.

NOTE: SEE DOCUMENT NO.730456 FOR BLANKET-TYPE ELECTRIC EASEMENT.

NOTE: SEE DOCUMENT NO.905221 FOR A 20 FOOT WIDE TELEPHONE EASEMENT CENTERED ON FIRST BURIED CABLE. LOCATION UNKNOWN.

Project No. 116 - 081 For: FEGGESTAD

SHEET 2 OF 5 SHEETS



LEGEND:

CENTER OF SEC. 8-4-12.

- o SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- FOUND 1" IRON PIPE
- △ SET PK NAIL FROM WITNESS MONUMENTS



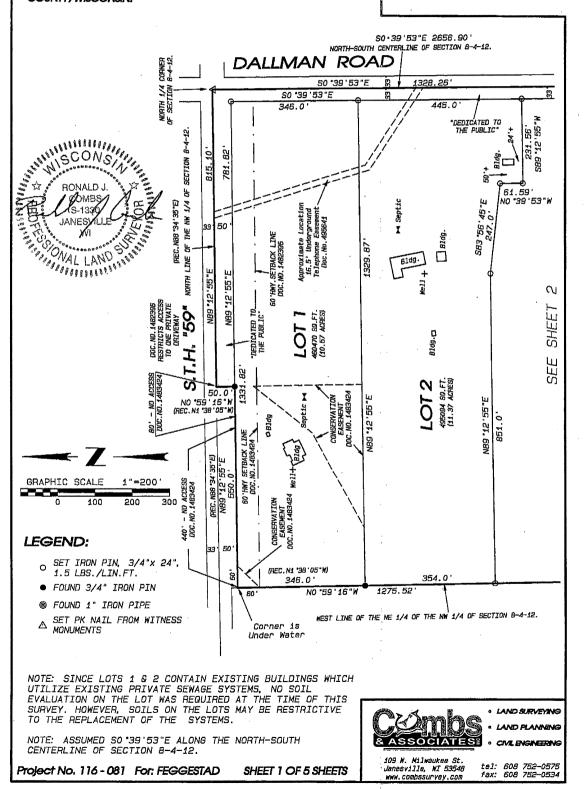
- · LAND SURVEYING
- · LAND PLANNING
- · CIVIL ENGINEERING

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

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

CERTIFIED SURVEY MAP

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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



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11 11	Α	p	ρl	ic	at	lo	n	١	lu	m	ıb	е	r:	*				-	_				_	_	-	-	_					_		1

Review

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

AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appliand these parties have determined land division is feasible: 	cable) officials Yes No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes √ No
If you answered 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	Learned Learned
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes ✓ No Yes ✓ No
	✓ 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 unt information has been supplied by the applicant.	il all missing
	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>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
division area:	
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:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<u> </u>
(17) Rock outcroppings:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the 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:	† †
J	

AGENCY REVIEW	Service Services of the service of t	
	a Andrea and announce of the Confedence of the Andrea of t	Missing Information
k. Scale, north arrow, and date of creation:		
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 pag	es identified on each	
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		<u> </u>
7d. All required application form information and required party's signature on the		Ц
7e. A hard copy of the application form and the map, an electronic copy of the map with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		mment, 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 of this form.	before completing any f	urther sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve X Approve With Conditions	Denv	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
Utility easement(s) shall be placed on Lots as requested by utility or		
2. Considering more than one property owner is involved in this transac		
3. Proposed lot lines shall include the POWTS area with the build		tem area.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
	E/04/40	
AGENCY SIGNATURE:	DATE:5/31/16	Manage and Assessment
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions De	าง	
14. If you answered Approve With Conditions to 13., list conditions (Use additional		
1.	· · · · · · · · · · · · · · · · · · ·	
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
D - Nove (one state of the sta		
TOWN SIGNATURE	DATE: 5/10/16	
TOWN SIGNATURE: Separate Doc sign by Evan Sayre, Charman TITLE:		manaman ay ka mananga mga mga mga mga mga mga mga mga mga m
IIILG,		

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 DEVELO	PMENT CO	DMMITTEE ACTION
16.	Committee action:	Approve	Approve With Co	nditions	Deny
17.	if you answered App	rove With Condition	ns to 16., list conditions	(Use addition	al sheet (2a) if necessary):
	1.				
	2.		·		
	3.				
18.	Committee action ra	tionale and findings	of fact (Use additional sh	neet (2a) if ne	cessary):
co	MMITTEE SIGNATURE:	<u> </u>			DATE:
TIT	TLE:	Chair - Rock County	Planning & Developmer	nt Committee	

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 with utilize an existing private sewage system at the time of this survey.
4. However, soils on the lot may be restrictive to the replacement of the existing system."
5. Note on Final CSM "No buildings which produce wastewater are allowed on Lot 3 until acceptable means of wastewater
6. disposal is approved by the necessary government agencies."
7. Dedicated a 33 foot half road right of way along Dallman Rd at the discretion of the Town of Fulton.
8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
9, CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division consists of a sale between adjoining landowners of approximately 6.5 acres (resulting in proposed Lot 1) and the division of the remaining parent parcel into two lots (proposed Lots 2 and 3). The proposed result is a three lot CSM, with existing buildings on Lots 1 and 2. Parcel 6-6-61.1, which is part of proposed Lot 1, has been rezoned by the Town of Fulton to Agricultural General (A-G) to be consistent with the zoning of the transferring parcel.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4,
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7.
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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:
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4.
5.
6,
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

Page 2a of 2

Rock County

COMMITTEE REVIEW REPORT

06/01/2016

FOR THE MONTH OF MAY 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
00-0000-0001-21900	UNALLOCATED REV	√E			
			04/29/2016	WI DEPT OF ADMINISTRATION	32,667.55
				GENERAL FUND PROG TOTAL	32,667.55
I have reviewed the	preceding payments	in the tota	lamount of \$3	2,667.55	
	preceding payments			2,667.55	
I have reviewed the	preceding payments		l amount of \$3	2,667.55	

Rock County

COMMITTEE REVIEW REPORT

06/01/2016

FOR THE MONTH OF MAY 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-64200	TRAINING EXP	D 400 400 H	05/10/2016	00.444.050	
		P1601805	05/12/2016	GRAINGER	58.61
				SURVEYOR PROG TOTAL	58.61
I have reviewed the	preceding payment	s in the total	amount of \$5	8.61	
Date:		De	ept Head		

Rock County

COMMITTEE REVIEW REPORT

FOR THE MONTH OF MAY 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Am
64-6400-0000-63100	OFC SUPP & EXP				
		P1600688	04/12/2016	STAPLES BUSINESS ADVANTAGE	54,85
64-6400-0000-63200	PUBL/SUBCR/DUE	S			
		P1601686	04/18/2016	AMERICAN PLANNING ASSOCIATION	95.00
		P1601815	05/13/2016	WISCONSIN DEPARTMENT OF FINANC	20.00
		P1601816	03/18/2016	CNA SURETY DIRECT BILL	30.00
				PLANNING PROG TOTAL	199.85
64-6451-0000-64904	SUNDRY EXPENSE				
		P1600224	05/06/2016	LANGE ENTERPRISES INC	2,251.84
				ADDRESS SIGNS PROG TOTAL	2,251.84
64-6460-0000-62119	OTHER SERVICES		Development of the control of the co		
		P1600130	05/06/2016	WISCONSIN PARTNERSHIP FOR HOUS	12,220.31
64-6460-0000-63110	ADMIN, EXPENSE				
		P1601687	04/19/2016	NEIGHBORWORKS BLACKHAWK REGI	300.00
		HOUSING GRANT CLEARING ACCOUNT PROG TOTAL			12,520.31