

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, JULY 26, 2012 – 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 Meeting held Thursday, July 12, 2012
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Preliminary Approval of Land Divisions
 - LD 2012 026 (Milton Township) Charles Vogel
 - LD 2012 027 (Clinton Township) EMH Farms
 - B. Information Item: Administrative Quarterly Report
- 6. Semi-Annual Reports: Attendance at Conferences/Conventions
 - A. Planning & Development Agency
 - B. Real Property Lister
 - C. Surveyor
- 7. Finance
 - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 8. Planning Director's Report
 - > Introducing Planner II Christine Munz-Pritchard
 - > Farmland Preservation
 - > Beloit Area Water Quality Planning
- 9. Committee Reports
- 10. Adjournment

Future Meetings/Work Sessions

August 9, 2012 (8:00 AM) August 23, 2012 (8:00 AM) September 13, 2012 (8:00 AM) September 27, 2012 (8:00 AM) October 11, 2012 (8:00 AM)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: July 18, 2012

Summary:

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

- 2012 026 (Milton Township) Charles Vogel
- 2012 027 (Clinton Township) EMH Farms Inc.

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 026 and 2012 027 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 USE ONLY
Application Number: 2012 - 026

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

6-20-12

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PRELIMINARY MINOR		
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## # - # ## ## ## # # # # # # ## ## #	 #-122361 # -16161063	

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**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-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is co			<u> </u>					·			∠ Y∈	
3. Land division area							rtified b	y the St	ate of Wi	sconsi	n: 🔽 Y	es 🗌 No
If you answered Y							laural Dua			-11-41		
4. Land division mee	ts TOWIT Dase	rann ma	ct and any oth	ег арри	cable Fa	алти	iano Pre	servati	on zoning	aistri		ement: es No
5. Land division will	require a zor	ing chang	e:				******				_=	es 🔽 No
			APPLICAN	TINFO	ORMA	TIC	ON .		٠.,	1		
6. LANDOWNER OR .	AUTHORIZED	LANDOW	NER REPRESEN	JTATIVE		, .						
a. Name:	CHARLES	AND KA	THY VOGEL						Telepho	one:		
Address:	11302 N. \	OGEL R	OAD		City:	М	ILTON		State:	WI	Zip	53563
b. Name:									Telepho	ne:		
Address:					City:				State:		Zip	:
7. AGENT (SURVEYO	R AND DEVE	LOPER)							-l-	1		'· ·
a. Surveyor name:	COMBS A	ND ASSO	CIATES, IN	c.					Telepho	ne:	752-0	575
Address:	109 W. MII	_WAUKE	E ST,		City:	JA	NESVI	LLE	State:	WI	Zip	53548
b. Developer name:									Telepho	ne:		
Address:					City:				State:		Zip	
8. Identify the individ	dual from 6.	or 7. that	will serve as th	ie prima	ary cont	tact:	: 🔲	6a. [] 6b. [√	7a.	7b	
	· · · · · · · · · · · · · · · · · · ·	1	AND DIVISI	ON IN	FORN	IAT	ION			i e e e e e e e e e e e e e e e e e e e		
9. Reason for land div	vision: 🔲 Sa	le/owner	ship transfer	☐ Far	m cons	olid	ation	✓ Refi	nance 📋] Oth	er:	
10. Land division are:	a location:	Town of	MILTON				NW	1/4 of	SE 1	/4		
		Section	<u> </u>						mber(s) -			
11. Land division area Yes No		/ithin the E identify:	xtra-Territoria: City(s)/Villag		pproval	l Juri	isdiction	ı (ETJ) A	rea of a C	lity(s),	/Village:	
12. Land division area					:							
		I/Town ro		unty hi				e high			. highw	-
Landowner's con (Square feet or ac			14. Land divi			3.4 At			rrent zoni ea: A-1	ing of	land div	ision
16. Number of new/a			17. Future zo						. Future 2	oning	of pare	nt lot:
by land division:			created						A-1			
19. Covenants or rest			on the land div	ision a	ea:	<u> </u>	Yes 🔽	No				
If Yes, identify co. 20. A residential build			i in the land di	vision a	rea:		Ves 🗆	No				
If Yes, the buildin	_	·	ate onsite was			_	_] Public sa	nitar	, sewer	system
21. Public improveme			sal/plan will	22. P	ublic im	pro	vement	constru	action will	begir	on	
be submitted by (mm/dd/үүуу				nm/dd/					£.		7
	:	APPLIC	CANT STATE	MEN	ΓAND	SIG	GNATU	RE				. 12111
I, as the undersigned, an										_		rimary
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.												
to me, These statement	s are being m	ade to muu		····			County,	ics agen	is, employ	ccs, di	AU UITICIA	131
LANDOWNER/PRIMARY	CONTACT SIG	SNATURE:	Rull	10	h	-		_	DATE: _	ő	15-	12

APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	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: 	V		
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		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	<u> Z</u>		
(4) Rail lines:		✓	NONE
(5) Private water wells or water supply systems:	<u> 7</u>	<u> </u>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	✓		
(7) Any other public utilities:	[7]		BLOGS, HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	 		NONE PROPOSED
(9) Vegetative land cover type:		7	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7	Ħ	GIS INDICATE D SLOPES
(11) Productive agricultural soils, cultural resources, and woodlands:		√	
(12) Surface water features:	V		
(13) Drainageways:		✓	NONE
(14) Detention or retention areas:	V		
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		✓	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:		7	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: 		7	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:			
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			
required, and total map pages identified on each page?	171	11	
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		
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	Ø		
System (GIS), and the application fee?]		

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

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

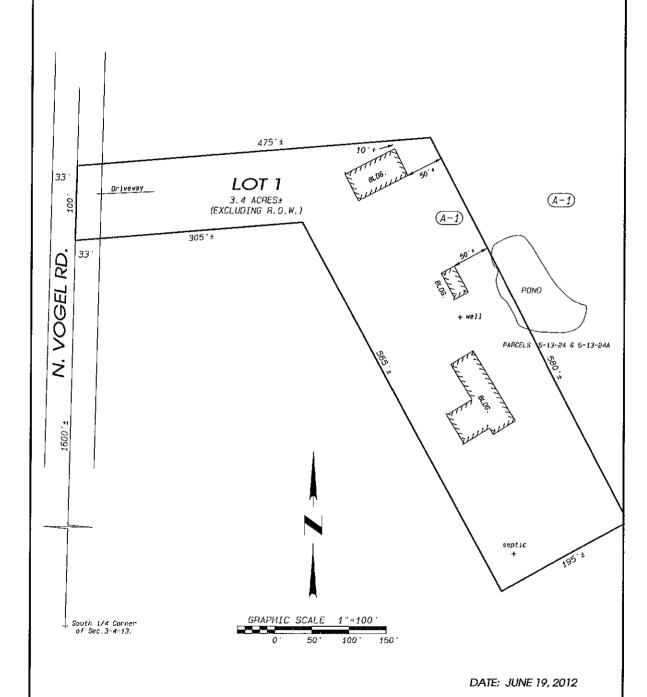
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

REVISED 12/2011

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 3, T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN,



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 010

For: VOGEL

· 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 515OUTH MAIN STREET JANESVILLE, WI 53545

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



II II II II Application Number	LD 2012 026
Application Number: _	

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

ACTAICY DEVICE	
AGENCY REVIEW	
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appliand these parties have determined land division is feasible: 	
	✓ Yes No ✓ Yes No
•	Yes No
If you answered Yes , proceed to 4. If you answered No , proceed to 5.	▼ les □ MO
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
The state of the s	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	<u> </u>
	✓ 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.	ı an missing
information has seen supplied by the applicant.	* Missifig
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	_
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	ليما
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) Rail lines:	
(5) Private water wells or water supply systems:	片
(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:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ħ
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemetéries:	
(16) Bridges/culverts:	
(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:	"
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:	

AGENCY REVIEW					
	Missing :-				
k. Scale, north arrow, and date of creation:	Iniórmation				
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	П				
with the Agency's Geographic Information System (GIS), and application fee:	1I				
8. Preliminary minor land division application is complete:	✓ Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for review and co					
these parties have comments, said comments have been provided to the Agency: Yes No					
If you answered No , the application must be provided to other reviewing parties before completing any 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):					
Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation."	ation on the lot was				
2. required at the time of this survey. However, solls on the lot may be restrictive to the replacement of the					
3. Existing structures shall meet setback regulations					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
1 1. On A					
AGENCY SIGNATURE: COLUM 11 DIVING DATE: 6/29/2012					
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.					
2.					
3.					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):					
TOWN SIGNATURE: DATE:					
TITLE:					

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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

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	AGENCY RECOMMENDATION
11. If you	answered Approve With Conditions to 10., list conditions:
	3. Show septic and well locations for existing structures on final map
	4. Final CSM to be submitted to approved by the Planning and Development Agency on or before , 2013
	5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
	6. Recommend Town of Milton review A-1 CUP Zoning. Splits are allowed for exiting buildings at time of adoption A-1.
	7, Lot configuration does not meet Sec. 38-16(2)(e) Flag lots. It appears the configuration may be caused by a MFL Tax Parcel. Applicant shall verify.
	8.
	9.
1	.0.
12. Agency	y recommendation rationale and findings of fact:
	TOWN ACTION
14. If you a	answered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	6,
	7.
••••	8.
	9.
	0.
	action rationale and findings of fact:
	•
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you a	answered Approve With Conditions to 16. , list conditions:
	3.
	4.
	5.
1	6.
	7.
	8.
	9.
1	0.
18. Comm	ittee action rationale and findings of fact:

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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 53'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:	2012 027
Received 8y Date (MM/DD/YYYY):	6/27/2012

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		Town's C	omprehensive	e Plan	Future I	Land	l Use Ma	an:			✓ Yes	I
3. Land division area									ate of Wi	scons		
If you answered Y								,				
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	ner appl	icable F	armi	land Pre	servatio	n zoning	distri	ct require	
5. Land division will	require a zor	ing chang	e:						-		Yes	√ No
			APPLICAN	VT INFO	ORMA	TIO	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVI	E		v: · · · · · ·				y	
a. Name:	EMH FARI	MS INC							Telepho	ne:	751-25	69
Address:	РО ВОХ 4	88			City:	CL	AOTAL.	1	State:	WI	Zip:	53525
b. Name:								,	Telepho	ne:		
Address:					City:	T			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)										
a. Surveyor name:	Combs An	d Associa	ates, Inc.						Telepho	ne:	752-057	75
Address:	109 W. Mil	waukee (Street		City:	Jar	nesville)	State:	WI	Zip:	53548
b. Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the individ	dual from 6.							6a. 🔼]6b. [✓	7a.	☐ 7b.	
- 1 and the interpretation of the contract	e in the second second		AND DIVIS		IFORN	TAP	ION				and the state of t	
9. Reason for land div	/ision: 🔽 Sa			Far	m cons	olida	·····	Refin		Oth	er:	
10. Land division area	a location:		CLINTON					1/4 of	SW 1,			
44		Section							nber(s) -			
11. Land division area Yes // No	If Yes,	identify:	Citγ(s)/Villa	ge of		Juri	isdiction	ı (ETJ) A	rea of a C	ity(s),	/Village:	
12. Land division area		djacent to I/Town ro					[- 61-6	Г	- 1e	. Lt.L	
13. Landowner's cont		·	14. Land div	ounty hi _i ision are			· · · · · · · · · · · · · · · · · · ·	e highw 15. Cur			i. highway land divisi	
(Square feet or ac		•	(Square			2.2 AC			a: A-1		idila aivis	
Number of new/a by land division: 0	idditional lots One	created	17. Future ze created					(s) 18.	Future z A-1	oning	of parent	lot:
19. Covenants or rest			on the land di	vision ar	rea:	□ Y	es 🗸	No				
If Yes, identify cov 20. A residential build			lin the lend d	li al mi m i m			, <u></u>	NI-				
If Yes, the building			i in the land d ite onsite was			√ Y nent		No □	Public sa	nitan	, sewer sy	ıstem
21. Public improveme									ction will			3tem
be submitted by (mm/dd/yyyy):	•	(r	mm/dd/	/yyy)	<u>y</u>):					
	same and the same and	APPLIC	ANT STATI	EMEN	ľ AND	SIG	UTAN	RE				en Para en será se en
l, as the undersigned, an contact for said landown	ier. I do hereb	y verify tha	it I have review	ed the R	оск соц	UNTY	PRELIM	INARY M	IINOR LAN	D DIVI	SION -	.
APPLICATION FORM INFO documents, and that all i to me. These statement	information is	correct, ac	curate, and tru	e to the l	best of m	ny kn	owledge	and beli	ef, with al	infor	mation acc	said essible:
ANDOWNER/PRIMARY									ATE:			

APPLICATION CHECKLIST			
	Ÿëš	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:	<u> </u>		
b. Approximate location and dimension of all EXISTING streets and property lines,	T		
including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	 		
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
 d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: 	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 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:	7	П	
(2) Streets, alleys, and public ways:	<u> </u>	H	
(3) Driveways:	7	Ħ	
(4) Rail lines:		Ø	none
(5) Private water wells or water supply systems:			
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
systems:			
(7) Any other public utilities:	✓	<u></u>	Buildings have utility services.
(8) Easements (Utility, drainageway, pedestrian way, etc.):		<u> </u>	None Proposed
(9) Vegetative land cover type:		井	See Air photo
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	- - -		None
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:	井	☑	None
(13) Drainageways:	┼┼┼		None None
(14) Detention or retention areas:		Z.	None
(15) Cemeteries:	╁┾	_	None
(16) Bridges/culverts:	╅		None
(17) Rock outcroppings:			None
h. Approximate location, dimension, name (if applicable), and purpose of all	<u> —</u>		None
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		☑	TTO TO
Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		\square	None
treatment and disposal of sewage, in the land division area:		الخا	ĺ
j. Preliminary concept for collecting and discharging stormwater, in the land		<u> </u>	A 1
division area:		Ø	None
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		\square	Nothing Requested
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	Ø		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	7		
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?	terred		

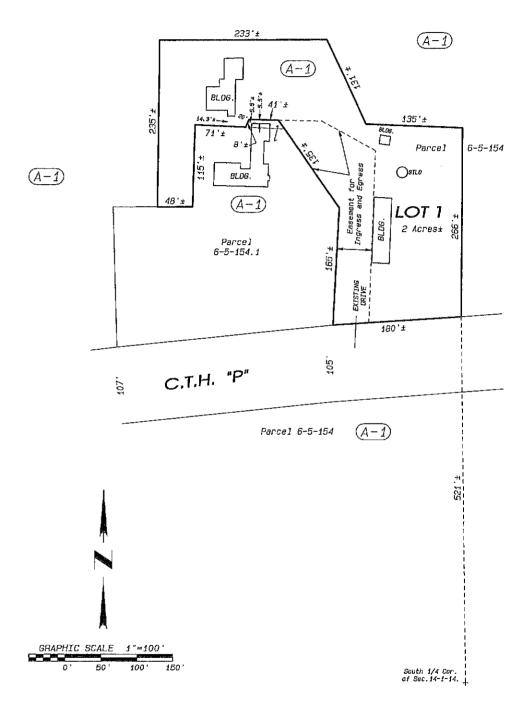
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 14, T. IN., R. 14E. OF THE 4TH PM., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



DATE: APRIL 17, 2012 REVISED: JUNE 27, 2012

NOTES

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 096 For: EMH FARMS, INC.



- LAND SURVEYINGLAND 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: (508) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



n n n Application Number:	LD 2012 027	11 11 11
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9		• • • • • • • • • • • • • • • • • • • •

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
and these parties have determined land division is feasible:	✓ 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	
	└ Yes └ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes No
6. Land division will require a zoning change:	Yes ✓ No
7. Preliminary minor land division application is complete:	✓ Yes 🔲 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all missing
information has been supplied by the applicant.	_
	Missing. Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. 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	F1
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED iot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	Rand
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	EJ
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:	
(1) Buildings: (2) Streets, alleys, and public ways:	
(3) Driveways:	片
(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.):	n
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	_
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
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:	

AGENCY REVIEW	
	- Wissing
k. Scale, north arrow, and date of creation:	dicimation
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 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 conthese parties have comments, said comments have been provided to the Agency: Yes Not If you answered No, the application must be provided to other reviewing parties before completing any 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):	
Existing structures shall meet setback regulations.	
2. Show septic and well locations for existing structures on Final CSM	
3. Not on Final CSM: :Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil eva	aluation on the lot
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Lollin M. Byrus DATE: 7/18/2012	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION 13. Town action: Approve Approve With Conditions Denv	
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.	
3.	· · <u>-</u> · ·
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
201 TOWN GOLDT TO GOT THE HINDINGS OF THE LOSE AUGITIONS SHEET (24) II HELESSATY).	
TOWN SIGNATURE: DATE:	
TITLE:	
<u> </u>	

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 DEVELOPMENT (COMMITTEE ACTION
16.	Committee action:	Approve	✓ Approve With Conditions	☐ Deny
17.	If you answered App	rove With Condition	ns to 16. , list conditions (Use addition	onal sheet (2a) if necessary):
	1.			
	2.			
	3.			
18.	Committee action ra	tionale and findings	of fact (Use additional sheet (2a) if r	necessary):
со	MMITTEE SIGNATURE:			DATE:
Tin	rte:	Chair - Rock County	Planning & Development Committe	<u>ee</u>

REVISED 12/2011

	AGENCY RECOMMENDATION
11. If y	you answered Approve With Conditions to 10. , list conditions:
	3. was required at the time of this survey. However, solls on the lot may be restrictive to the replacement of the existing system.
	4. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
	5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before July 26, 2013
	6.
	7.
	8.
	9.
	10.
12. Ag	ency recommendation rationale and findings of fact:
	TOWN ACTION
14. If y	ou answered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	6.
	7.
	8,
	9,
	10.
15. To	wn action rationale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
. 7. If y	ou answered Approve With Conditions to 16., list conditions:
	3. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
	4,
	5.
	6.
	7.
	8.
	9.
	10.
. 8. Cor	mmittee action rationale and findings of fact:

ADMINISTRATIVE QUARTERLY REPORT

		1st Quarter	ter		2nd Quarter	J.		3rd Quarter	۲.		4th Quarter	<u> </u>	Totals	To-Date	Year-
	# of Appl.	Denials	Approvais	# of Appl.	Denials	Approvals	# of Appl.	Denials	Approvals	# of Annl	Denials	Approvals	# of Ann!	Denials	Approvals
2008		4	J	-					:						
Brd. of Adjustment	2	•	2	-	4-		2	2	1	2		2	7	3	4
Land Divísions	17	'	16	16		13	18		6	13		13	64	-	48
Bidg. Permits	14	•	14	25		25	16	·	16	10		10	65	1	65
Farmland Pres.	19	•	19	7		7	15	1	15	6	-	6	90	•	50
Access Control	•	•	•	2		2	-	-	•				7	•	2
2009															
Brd. of Adjustment	, .	•	1	2	•	2	4	•	4	2	1	1	6		8
Land Divisions	16	•	12	21		18	15		15	13		20	99	•	65
Bldg. Permits	က		3	16		16	12		12	6		6	40		40
Farmland Pres.	18	•	18	မ		9	9	r	6	19	1	19	49	•	49
Access Control	1	•	•	'			1	•	1	1			~	1	-
2010						:									
Brd. of Adjustment	2	-	_	•	•	-	2	2	•	-	-	1	5	က	2
Land Divisions	11	•	8	15	R	10	21	•	16	20	•	24	29	-	58
Bldg, Permits	4	,	4	21	'	21	9	1	9	6	•	6	40	•	40
Access Control	•	•	•	L	•	•	•	•	•	1	•	-	1	1	1
2011					-	1									
Brd. of Adjustment		,		2	•	2	-	-	1	-		1	4	1	3
Land Divisions	6	•	12	17	•	6	17	•	14	18		14	61	•	53
Bldg. Permits	9	•	9	4		4	10	•	10	ß		5	25	,	25
Access Control	•	•	•	•	•	•	4 -	•	1	•	•	-	7	•	-
2012															
Brd. of Adjustment	3	•	•	2		2							2		2
Land Divisions	11		14	19		14							30		28
Bldg. Permits	8		8	80		80							7		11
Access Control	-	•	•												•



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO:

Planning & Development Committee

FROM:

Paul Benjamin Director - Planning & Development Agency

SUBJECT:

Semi-Annual Report—Attendance at Conventions/Conferences

DATE:

July 17, 2012

Summary:

All department heads are required to submit semi-annual updates regarding attendance or training at conventions or conferences and that exceed a cost of \$1,000 per event, per employee whether instate or out-of-state. Please know that during the last six months, there was no attendance or training at conferences or conventions that exceeded a cost of \$1,000, per event, per employee, either in-state or out-of-the State of Wisconsin.

Cc: Craig Knutson, County Administrator

ROCK COUNTY, WISCONSIN



Real Property Description Department

51 South Main Street Janesville, WI 53545 (608) 757-5610

MEMORANDUM

DATE:

July 10, 2012

TO:

Planning and Development Committee

FROM:

Michelle Schultz, Real Property Lister

RE:

Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Craig Knutson

TO: Alan Sweeney, Chair

Planning & Development Committee

FROM: Donald Barnes, PLS

Rock County Surveyor

DATE: July 16, 2012

RE: Semi-Annual Report-Attendance at Conventions/Conferences

Per County Board resolution 06-9A-087, I am submitting my semi-annual report. No one in my department attended any out-of-state training, conventions, or conferences that cost exceeded \$1,000 per event, per employee.

Cc: Craig Knutson, County Administrator

Rock County - Production	07/18/12 COMMITTE	E APPROVAL REPORT		'Page 1
Account Number Name	Yearly Prcnt Appropriation Spent Ex	YTD Encumb spenditure Amount	Unencumb Balance	Inv/Enc Amount Total
6464000000-63200 PUBL/SUBCR/DUES	1,507.00 44.9% 07/18/12 -VN#0472	677.50 0.00 96 CANNON,RICH	829.50	82.00
		CLOSING BALANCE	747.50	82.00
	PLANNING	PROG-TOTAL-PO		82.00
I HAVE EXAMINED THE PRECEDING BILL INCURRED BY PLANNING, CLAIMS COVER AND HAVE BEEN PREVIOUSLY FUNDED, A. BILLS AND ENCUMBRANCES OVER \$ B. BILLS UNDER \$10,000 TO BE PAI C. ENCUMBRANCES UNDER \$10,000 TO PLANNING & DEVELOPMENT	RING THE ITEMS ARE PROPER THESE ITEMS ARE TO BE TREAT 10,000 REFERRED TO THE COUN D.	ED AS FOLLOWS TY BOARD. THE DEPARTMENT HEAD.		DEDT HEAD
I EMBETTO & DETELOTINENT				DEPT-HEAD
	JUL 2 6 2	CUIZ DATE		CHAIR

ROCK COUNTY

12-2	Transf
SUPPLEMENTAL APPROPRIATIONS - TRANSFERS	
	-

Date Department Head Paul Benjamin Department Planning Requested by -

FROM

fer No. 7/17/12

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ACCOUNT #	DESCRIPTION	AMOUNT	ACCOUN
64-64000-0000-61100 Wages	Wages	22,400	94-6400-0000
and a second sec			-

AMOUNT	22,400	
DESCRIPTION	Other Contracted Svc	
ACCOUNT #	64-6400-0000-62119	

FISCAL NOTE:

Sufficient funds are available in the above object code for the requested transfer.

ADMINISTRATIVE NOTE:

Recommended.

REQUIRED APPROVAL:

Governing Committee

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COMMITTEE CHAIR

DATE

ROCK COUNTY TRANSFER REQUESTS

TO: FINANCE DIRECTOR

REQ

16-6/# JUL 18 2012

7/17/2012

FINANCE DIRECTOR	7	
QUESTED BY: PLANNING	Carl Short Marin	Market State of the State of th
Department	Departme	Department Head Signature
FROM:	AMOUNT	
ACCOUNT #: 64-6400-0000-61100 DESCRIPTION: Planning - Regular Wages	\$ 22,400.00	ACCOUNT #: 64-6400- DESCRIPTION: Planning -
CURRENT BALANCE: $\$ \Im 79,973 \xrightarrow{7/3}$ PROVIDED BY THE FINANCE DIRECTOR		
ACCOUNT #:	:	ACCOUNT #:
DESCRIPTION:		DESCRIPTION:
CURRENT BALANCE: \$ PROVIDED BY THE FINANCE DIRECTOR		
ACCOUNT #:		ACCOUNT #:
DESCRIPTION:		DESCRIPTION:
CURRENT BALANCE: \$ PROVIDED BY THE FINANCE DIRECTOR		
ACCOUNT #:		ACCOUNT #:
DESCRIPTION:		DESCRIPTION:
CURRENT BALANCE: \$		

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	TO:	AMOUNT
ACCOUNT #: DESCRIPTION:	64-6400-0000-62119 Planning - Other Contracted Services	\$ 22,400.00
ACCOUNT #: DESCRIPTION:		
ACCOUNT #: DESCRIPTION:		
ACCOUNT #: DESCRIPTION:		

Vacancy in Planning Staff positions. REASON FUNDS ARE AVAILABLE FOR TRANSFER - BE SPEC

PROVIDED BY THE FINANCE DIRECTOR

REASON TRANSFER IS NECESSARY - BE SPECIFIC:

production of Water Quality Planning, Farmland Preservation Planning, and Town Zoning Ordinance revisions. To allocate the expense from Resolution 12-7A-076, which authorizes a contracted employee to perform the