

# PLANNING & DEVELOPMENT COMMITTEE THURSDAY, JUNE 27, 2013 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Meeting held Thursday, June 13, 2013
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Request for Change of Use for an existing driveway on Controlled Access East County Trunk N Don Van Altena
  - B. Action Item: Preliminary Land Division Approval
    - LD2013 017 (Center Township) Bernard Stibbe
    - LD2013 022 (Center Township) Craig Kaun
    - LD2013 026 (Union Township) Barbara George
- 6. Water Quality Planning
  - A. **Action Item:** Resolution Authorizing Acceptance of Grant For Beloit Area Sewer Service Area Planning And Amending The 2013 Planning Department Budget
- 7. Finance
  - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 8. Community Development
  - A. **Action Item:** Project ID 07061D1 = \$300
  - B. Action Item: Project ID 07062D1 = \$300
  - C. **Action Item:** Project ID 07063D1 = \$300

- 9. Planning Director's Report
  - > Water Quality Plan Update
  - Farmland Preservation Plan Certification Update and Farmland Preservation Zoning in Towns
  - Edgerton Community Outreach Public Facilities Grant Update
  - Local Government Institute Report: Training For Local Elected Officials in Wisconsin
  - Letter from DOA concerning Housing
  - Lead Hazard Control Grant
- 10. Committee Reports
- 11. Adjournment

## **Future Meetings/Work Sessions**

July 11, 2013 (8:00 AM) July 25, 2013 (8:00 AM) August 8, 2013 (8:00) August 22, 2013 (8:00)



# **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: Change of Use Request for an existing Controlled Access point along E. CTH N in

Milton Township (5428 E. CTH N)

**DATE:** June 20, 2013

#### **Summary:**

The owner of Parcel 6-13-72 (Don Van Altena) is requesting a Change of Use of an existing Joint Private/Field Entrance to a Joint Private Entrance/Private Entrance for a proposed residential lot along Access Controlled E. CTH N.

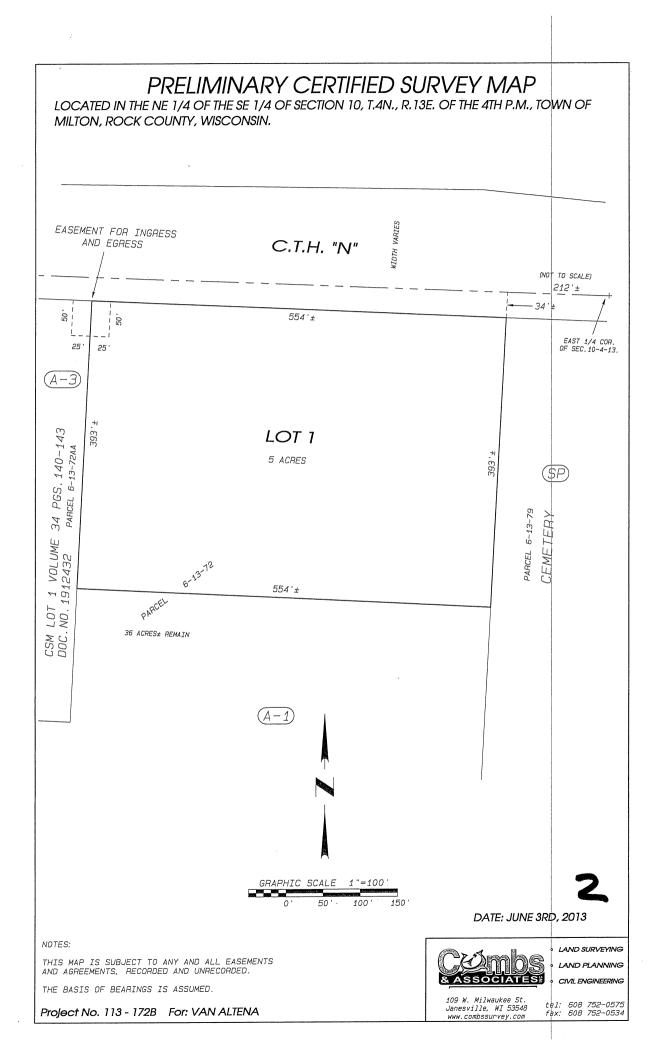
Section 17.18 of the County Trunk Highway Access Control states, "Any point of access permitted under this ordinance shall be subject to review and approval by the Rock County Transportation (Highway Committee) and the Rock County Parks, Planning and Zoning Committee, where these committees determine that there has been a change in use which will affect safe and efficient ingress and egress to, and use of a controlled access highway. This determination shall be based primarily on a significant change in the volume of traffic or type of vehicle using that point of access."

The Applicant has submitted a sketch plan indicating the creation of an approximately 5 acre lot from an Agriculture parcel (41 acres). The Applicant is seeking a change of use request to begin the process for this land division. The adjoining lot (Certified Survey Map Vol. 34 Pgs. 140-143) shares the access with the Agriculture parcel. This is a Joint Private Entrance/Field Entrance. The proposal would add potentially 10 traffic movements per day via the residential development. The resultant Joint Private Entrance/Private Entrance would potentially preclude larger and slower ag traffic from accessing the County Highway at this point. Therefore, the volume may go up but the type of traffic allowed would be an improvement. This can be facilitated at the time of Land Division review and approval with appropriate documentation limiting access use.

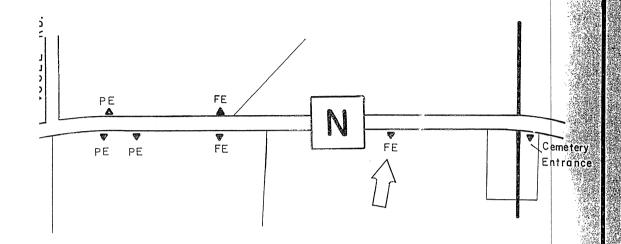
The remaining Ag land has frontage to the south on now STH 26 but, soon to be a local road once the new four lane STH 26 to the east opens.

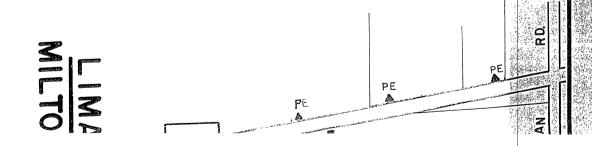
#### **Recommendation:**

Staff recommends approval of the request conditioned upon limiting the Joint Private Entrance/Private Entrance access too those lots only.



# BY ROCK COUNTY BOARD







Legend

Parcel 6-13-72 Van Altena Milton Township

] Tax Parcels

Airphoto: March 2011 1 inch = 400 feet



# **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

## INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

**DATE:** June 21, 2013

#### **Summary:**

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

- LD2013 017 (Center Township) Bernard Stibbe
- LD2013 022 (Center Township) Craig Kaun
- LD2013 026 (Union Township) Barbara George

### **Recommendation:**

P&D Agency Staff recommends Preliminary Approval of Land Division 2013 017, LD2013 022 and LD2013 026 with conditions as indicated.

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



AGEI	NCY USE ONLY	=======================================
Application Number:	2013	017
Received By – Date (MM/DD/YYYY):	4/23/	2013

PRELIMIN	ARY N	INOF	RLAND	DIV	/ISIC	DN	– A	PPI	-ICAT		N	FO	RM
PRELIMINARY OF THIS FORM A	ND PREPARE	O <i>DIVISION</i> A MAP CO	<i>I – APPLICAT</i> ONTAINING A	ION FOR	RM INFO	ORMA ON AS	TION. IDENT	PLEAS IFIED (	E COMPL ON PAGE	ETE BO	OTH THIS	PAGE FORI	1.**
1. Applicant has cont (if land division is land division is feat	within Extra-										hav		
2. Land division is co	nsistent with	Town's Co	mprehensive	e Plan – F	Future L	and U	Jse Ma	p:			V	] Yes	☐ No
3. Land division area							fied by	the St	ate of Wi	sconsi	in: 🔽	Z Yes	☐ No
If you answered You 4. Land division mee							ad Drag	on oti		diatri	ct ro	aulra	mont:
4. Land division mee	ts rown base	rarm irac	t and any ou	ier appii	Cable Fa	arriiar	iu Pres	ervatio	on zoning	uistri		Yes Yes	∏ No
5. Land division will	require a zon	ing change	e:								5	<b>Z</b> Yes	☐ No
			APPLICAN	VT INFO	ORMA'	TION	ĵ						
6. LANDOWNER OR	AUTHORIZED	LANDOWI	VER REPRESE	NTATIVE									
a. Name:	Bernard St	bbe							Telepho	one:	60	8-876	6-6778
Address:	11335 W.	Townsen	d Rd		City:	Jane	esville		State:	WI		Zip:	53548
<b>b.</b> Name:									Telepho	one:			
Address:					City:				State:			Zip:	
7. AGENT (SURVEYO									·				
a. Surveyor name:	Combs & A	ssociate	s, Inc	-		τ			Telephone:			8-752	2-0575
Address:	109 W. Mil	waukee S	St.		City:	Jane	esville		State:	WI		Zip:	53548
<b>b.</b> Developer name:									Telepho	one:			
Address:					City:	L			State:			Zip:	
8. Identify the indivi	dual from <b>6.</b> (							Sa. L	6b	_7a.	Ш	7b.	
9. Reason for land div	ision. D.C.	Market Market State Committee	AND DIVIS	THE RESIDENCE TO SECURE	m cons	The second second		□ Pofi	nance	O+l	ner:	D to the contract of the	version ameri
9. Reason for land div	vision: Sa	Town of		rar	m cons	onuat			NW 1		ier.		
10. Land division are	a location:	Section				+			nber(s) -				
11. Land division are	a is located w	ithin the E		ial Plat A	ootville	Juris				City(s)	/Vil	age:	
<b>12.</b> Land division are	a is located a		(check all tha		:		State	e highv	vay	<u></u> ∪.։	S. hi	ghwa	,
<ol><li>Landowner's con (Square feet or a</li></ol>	cres): 80		(Square	feet or	acres): '		cres	are	rrent zon ea: A-1				
16. Number of new/a by land division:		created		zoning of d by land			nal lot	(s) <b>18</b>	• Future : A-1	zoninę	g of	paren	lot:
19. Covenants or res		•	on the land d	ivision a	rea:	☐ Ye	s 🗸	No					
20. A residential buil	ding is curren	tly located				✓ Ye		No	Dublica				etom.
If Yes, the building 21. Public improvement			ate onsite wa sal/plan will						Public saluction will		_		Stelli
be submitted by			say pian wiii		mm/dd,	•				0			
		APPLIC	CANT STAT	EMEN	TAND	SIG	NATU	RE					
I, as the undersigned, ar contact for said landow. APPLICATION FORM INF documents, and that all to me. These statemen	ner. I do herel FORMATION, re I information is	y verify that eviewed and correct, ac	at I have revieved the completed the curate, and true the curate, and the curate, and the curate, and true the cur	wed the R his applica ue to the	ROCK CO ation for best of r	<i>UNTY I</i> m, and ny kno	<i>PRELIM</i> d submi owledge	INARY I tted all and be	MINOR LAI information elief, with a	V <i>D DIV</i> on as r all info	<i>/ISIO</i> equi rmat	N – red pe tion ac	said cessible
LANDOWNER/PRIMAR	Y CONTACT SIG	SNATURE:							DATE: _				

6

APPLICATION CHECKLIST			
	Yes	No	Comment 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	П	
following information?			
a. Location of the land division area by section, township, and range:	<b></b>	П	
b. Approximate location and dimension of all <b>EXISTING</b> streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	Ø		
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	$\square$		
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	$\overline{\mathbf{V}}$		
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:			
(1) Buildings:	Ø	П	
(2) Streets, alleys, and public ways:	V	H	
(3) Driveways:	V	Ħ	4
(4) Rail lines:	Ħ	7	N/A
(5) Private water wells or water supply systems:	7		
(6) Private onsite wastewater treatment systems or public sanitary sewer	V		
systems:	N.		
(7) Any other public utilities:		V	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		<b>V</b>	None
(9) Vegetative land cover type:	✓		
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>	Ø	None
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>	Ц	
(12) Surface water features:	-님-	Ø	None
(13) Drainageways: (14) Detention or retention areas:	片片		None
(15) Cemeteries:	ዙ	V	None None
(16) Bridges/culverts:	H	<b>√</b>	None
(17) Rock outcroppings:	H	7	None
h. Approximate location, dimension, name (if applicable), and purpose of all		_نا_	
dedicated public parks or outdoor recreation lands, or any other public or		Ø	None
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and			N/A
water supply system or an alternative means of providing water supply and		$   \overline{\mathcal{A}} $	IN/A
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land			N/A
division area:			14//7
k. Scale, north arrow, and date of creation:	V	<u>Ш</u>	
I. Any other information required by the Agency:			
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	V	╽┸	
required, and total map pages identified on each page?  3. Has the map been prepared by a land surveyor licensed in Wissensin?	[7]	<del></del>	
<ul><li>3. Has the map been prepared by a land surveyor licensed in Wisconsin?</li><li>4. Have you provided all required application form information and has the required</li></ul>		<u> </u>	
party signed this application form?	<b>V</b>		
5. Have you included a hard copy of this application form and the map, an electronic		1	
copy of the map in a format compatible with the Agency's Geographic Information			
System (GIS), and the application fee?		1	

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

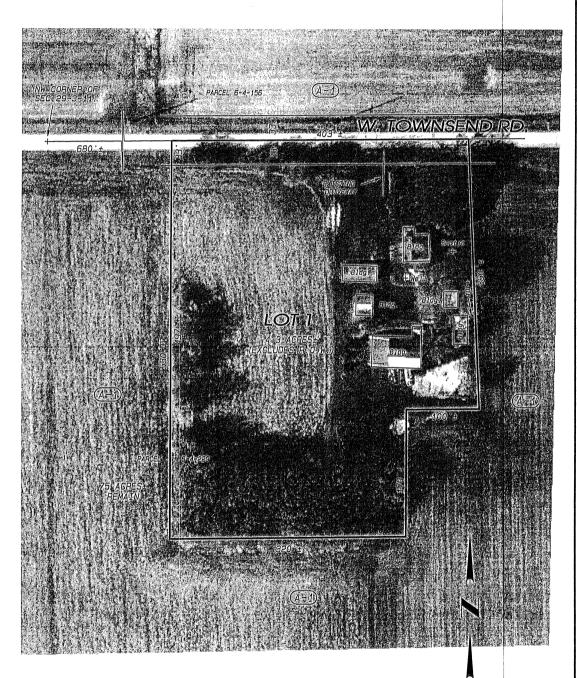
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 29, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.





DATE: APRIL 16, 2013



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 094 For: STIBBE



LAND SURVEYING

CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53548 tel: 608 752-0575 www.combssurvey.com 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



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11		-							,			_													_						- H

# 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 application)	cable) officials
and these parties have determined land division is feasible:	✓ Yes 🗌 No
	✓ Yes 🔲 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes 🔲 No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	YesNo ☐Yes ✓No
6. Land division will require a zoning change:	
The state of the s	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	<b>a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	П
b. Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	· 🔲
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
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),	П
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:	L-J
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	
(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:	L.
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	H
(15) Cemeteries:	<u> </u>
(16) Bridges/culverts:	<del>                                     </del>
(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	П
land division area:	"
<ul> <li>i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an</li> </ul>	<u> </u>
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								
	Missing Information							
k. Scale, north arrow, and date of creation:								
I. Any other information required by the Agency:								
<b>7b</b> . Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	·							
numbered in sequence if more than one (1) page is required, and total map pages identified on each								
page:								
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u> </u>							
7d. All required application form information and required party's signature on the application form:	L L							
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:								
8. Preliminary minor land division application is complete:	✓ Yes							
9. Preliminary minor land division application has been provided to other reviewing parties for review and co								
these parties have comments, said comments have been provided to the Agency:								
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any f	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):								
1.33' half road right-of-way (ROW) dedicated along W Townsend Rd. in front of Lot 1 as the discretion of the Town of Center.								
2. Show well and septic locations for existing structures on Lot 1.								
3. Existing structures shall meet setback regulations.								
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):								
left M Rayers 5/1/2013								
AGENCY SIGNATURE: Which Byur DATE: 5/1/2013								
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:								
TOWN SIGNATURE.								
TITLE:								

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION								
16.	Committee action:	Approve	✓ Approve With Conditions	Deny					
17.	If you answered App	rove With Condition	ns to 16., list conditions (Use additio	nal sheet (2a) if necessary):					
	1.								
	2,								
	3.								
18.	Committee action ra	tionale and findings	of fact (Use additional sheet (2a) if n	ecessary):					
со	MMITTEE SIGNATURE:			DATE:					
TIT	TLE:	Chair - Rock County	y Planning & Development Committe	<u>e</u>					

O

	AGENCY RECOMMENDATION
1.	If you answered <b>Approve With Conditions</b> to <b>10.</b> , list conditions:
	3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
	4, no soil evaluation on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing."
	5. The proposed lot lines must include the private sewage system area with the building which utilizes the system.
	6. Final CSM to be submitted to and approved by the Planning and Development Agency on or before June 27, 2014.
	7. 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
	8.
**********	9.
	10.
12.	Agency recommendation rationale and findings of fact:
	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:

Page 2a of 2

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

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



AGENCY USE ONLY

Application Number: 2013-022

Received By — Date (MM/DD/YYYY):

5-22-13

# PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

**D! EACE	E DO NOT CO	MDI ETE T	HIS ADDITION	ION FO	DVV IIVI.	TII V	UII HV	/E DEAD	THE DO	ר רח	INTY	
**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY  PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES												
OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**												
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village												
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No												
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan – F	uture l	.and	Use Ma	p:			✓ Yes	☐ No
3. Land division area							tified by	the Sta	ite of Wis	consi	n: 🗌 Yes	□ No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> . <b>4.</b> Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:    Yes   No												
5. Land division will require a zoning change:												
			APPLICAN	TINFO	ORMA	TIC	N					
6. LANDOWNER OR A	AUTHORIZED	LANDOWI							-			
a. Name:	CRAIG KA								Telepho	ne:	931-486	66
Address:	8710 HWY	. 11 WES	ST		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
<b>b.</b> Name:					······				Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)			l				L.,			
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	C.					Telepho	ne:		
Address:	109 W. MIL	WAUKE	E ST.		City:	JA	NESVI	LLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from 6.	or <b>7.</b> that v	will serve as th	ne prima	ary cont	tact:		6a.	]6b. [✓	] 7a.	☐ 7b.	
		L	AND DIVISI	ON IN	<b>IFORIV</b>	1AT	ION					
9. Reason for land div	vision: 🗌 Sa	le/owner	ship transfer	Far	m cons	olid	ation [	Refin	ance 🗸	Oth	er: SPLITTING	3 BLDGS, OFF
10. Land division are	a location:	Town of	CENTER				SE	1/4 of				
		Section							nber(s) -			
<ol> <li>Land division are</li> <li>✓ Yes ☐ No</li> </ol>		ithin the E identify:		al Plat A ge of F	pprova OOTVI	l Jur LLE	isdiction	ı (ETJ) Aı	rea of a C	ity(s)/	Village:	
<b>12.</b> Land division are									Г	¬	h!aha.	_
13. Landowner's con		I/Town ro		unty hi	<del></del>			e highw	rent zoni		. highway land divis	
(Square feet or a		ercy area	(Square	feet or a	acres):	3.5 AC			a: A-1			
<b>16.</b> Number of new/a by land division:			17. Future zo created						Future z A-1	oning	of parent	t lot:
19. Covenants or res							∕es 🗸					
If <b>Yes</b> , identify co												
20. A residential build	_					, [N	_	No _	Public sa	nitan	COMOR EL	etem
If Yes, the buildin			ite onsite was sal/plan will	T								/steili
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):												
		APPLIC	CANT STATE	EMEN	TAND	SIC	SNATU	RE				
I, as the undersigned, ar	m a landowner	applying fo	r a minor land	division	in uninc	orpo	rated Ro	ck Count	y, or am se	erving	as the prin	nary
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION—												
APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible												
to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.												
	ANDOWNER/PRIMARY CONTACT SIGNATURE: 5th Sulfy Date: 5-22-13											
LANDOWNER/PRIMARY	Y CONTACT SIG	NATURE:		m (	/ )U	<u> </u>	<u>/                                    </u>	[	DATE:	1	<i>L L</i>	

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	Ø		
following information?			
a. Location of the land division area by section, township, and range:	V	Ш	
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:	<b>1</b>	L	
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:			
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:	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:		$\perp \square$	
(4) Rail lines:	$\perp \sqsubseteq$	1	NONE
(5) Private water wells or water supply systems:		ᄔ	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	N	$\vdash_{\sqcap}$	BLDGS, HAVE UTILTY SERVICES
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	+#-	H	NONE PROPOSED
	十片	<del>      </del>	SEE AIR PHOTO
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	17	tĦ	GIS MAP INDICATES HYDRIC SOILS
(11) Productive agricultural soils, cultural resources, and woodlands:	17	1	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		Ø	NONE
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
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		Ø	NONE
k. Scale, north arrow, and date of creation:	V		
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?	1	<u></u>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee?	Ø		

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

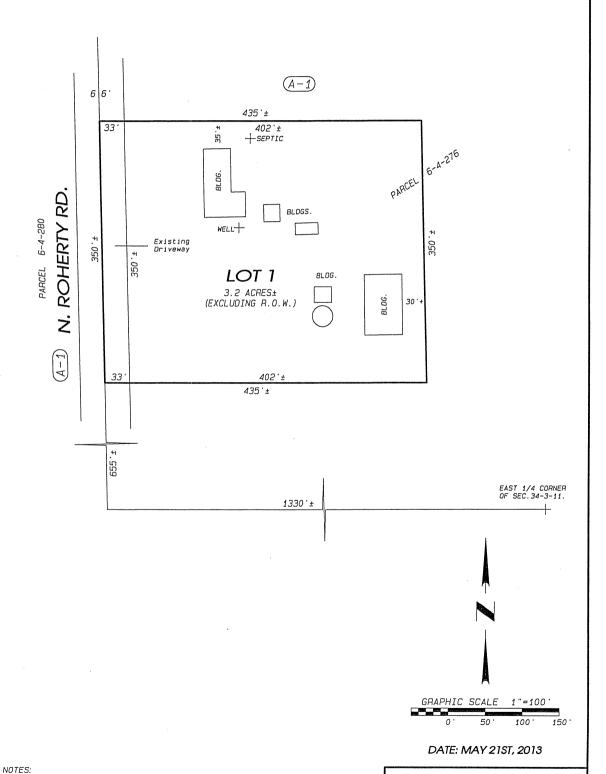
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, 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. 113 - 149 For: KAUN

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



=======================================	
11	LD 2013 022 KAUN
" Application Number:	
ii ii	II II
0	

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US

# 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 application)	
and these parties have agreement and	Yes No
2. Land division is consistent with rown a comprensition of	Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
<b>4.</b> Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district rec [	quirement:  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 <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7a</b>	. – <b>7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	all missing
information has been supplied by the applicant.	
	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:	LJ
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
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	Parts.
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	П
or <b>PROPOSED</b> , in the land division area:	لــا
(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:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	- I
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	<u> </u>
(14) Detention or retention areas:	H
(15) Cemeteries:	H
(16) Bridges/culverts: (17) Rock outcroppings:	H
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<u></u>
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	·
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW					
	Missing Information				
k. Scale, north arrow, and date of creation:					
I. Any other information required by the Agency:					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages					
numbered in sequence if more than one (1) page is required, and total map pages identified on each					
page:					
7c. Map prepared by a land surveyor licensed in Wisconsin:	Ц				
<b>7d.</b> All required application form information and required party's signature on the application form:	Ц				
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible					
with the Agency's Geographic Information System (GIS), and application fee:	[7] V				
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 fu					
of this form.	intrici sections				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve With Conditions Deny	·				
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1. 33' half road right of way (ROW) dedicated along N. Roherty Rd. in front of Lot 1 at the discretion of the Town of Center.					
2. Show well and septic locations for existing structures on Lot 1.					
3. Existing structures shall meet setback regulations.					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
1 ( NM -N 5/14/2012					
AGENCY SIGNATURE: Coli M. Byn DATE: 5/14/2013					
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):					
DATE					
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 COMMITTEE ACTION						
16. Committe	e action:	Approve	✓ Approve Wi	th Conditions	Deny		
17. If you ans	wered <b>Approve</b>	With Condition	ıs to <b>16.</b> , list condi	tions (Use addition	onal sheet (2a) if necessary):		
1.							
2.							
3.	William Control						
18. Committe	e action rationa	le and findings	of fact (Use additio	onal sheet (2a) if	necessary):		
COMMITTEE S	GNATURE:		Planning & Develo		DATE:		
IIILE.	Cital	ii Nock County	TIGHTHIS & DEVELO	princine committee			

REVISED 12/2011 Page 2 of 2

The proposed new lot for the existing farm buildings will remain egulating development. The parent lot retains A-1 zoning wit arm buildings existing at the time of Farm Land Preservation Quidelines.  TOWN ACTION  4. 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 DEVELOPM	lot may be restrictive to the replacement of the existing system."  Juilding which utilizes the system.  Ing and Development Agency by June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014  To months of their last approval and 24 months of the first approval  June 27, 2014
4. no soil evaluation on the lot was required at the time of this survey. Soils on the 5. Proposed lot lines must include the system area with the billion of the Survey Maps that are subject to local approval must be recorded within 8.  9. 10.  2. Agency recommendation rationale and findings of fact: The proposed new lot for the existing farm buildings will remain egulating development. The parent lot retains A-1 zoning with arm buildings existing at the time of Farm Land Preservation Could lines.  TOWN ACTION  4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.  SOCK COUNTY PLANNING AND DEVELOPM  Town action rationale and findings of fact:  ROCK COUNTY PLANNING AND DEVELOPM  Town answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 8.	lot may be restrictive to the replacement of the existing system.  Juilding which utilizes the system.  Juilding and Development Agency by June 27, 2014  Juilding months of their last approval and 24 months of the first approval  Juilding which utilizes the system.  Juilding which utilizes the system.  Juilding which utilizes the system.  Juilding which utilizes the existing system.  Juilding which utilizes the existing system.  Juilding which utilizes the existing system.  Juilding which utilizes the system.
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ROCK COUNTY PLANNING AND DEVELOPM  17. If you answered Approve With Conditions to 16., list conditions:  3.  4.  5.  6.  7.  8.	
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10.	
10.  18. Committee action rationale and findings of fact:	
zor committee detroit radionale and manigo of race	·

Page 2a of 2

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

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



AGENCY USE ONLY

Application Number: 2013-026

" Received By – Date " (MM/DD/YYYY):

6-10-13

# PRELIMINARY MINOR LAND DIVISION - APPLICATION FO

PRELIMINARY	MINOR LAN	D DIVISIO		ION FO	RM INFO	DRMATI	ON. PLEAS	E COMPLI	ETE B	OTH PAGE	
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	(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 C	omprehensive	Plan –	Future l	and Use	Map:		***************************************	✓ Yes	□ No
3. Land division area	a is located in	a Farmlar	nd Preservatio	n zonin	g distric	t certifie	ed by the St	ate of Wis	consi	n: Yes	No
If you answered Y											
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	er appl	icable Fa	rmland	Preservati	on zoning	distri	ct require Yes	
5. Land division will	require a zon	ing chang	e:							Yes Yes	√ No
			'APPLICAN	TINE	ÔŘIMA	TION					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEI	IVITATIV	E				***************************************	Accessor to the Contract of th	DESCRIPTION OF THE PROPERTY OF
a. Name:	BARBARA	J GEOR	RGE					Telepho	ne:	882-56	75
Address:	246 EAGE	R CT.			City:	EVAN	SVILLE	State:	WI	Zip:	53536
b. Name:								Telepho	ne:		
Address:					City:			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)	•		1			<del></del>			
a. Surveyor name:	COMBS A	ND ASSO	OCIATES, IN	С				Telepho	ne:	752-057	 75
Address:	109 W. MIL	WAUKE	E ST.		City:	JANE:	SVILLE	State:	WI	Zip:	53548
b. Developer name:				*		·		Telepho	ne:	[	
Address:					City:			State:		Zip:	
8. Identify the indivi	dual from <b>6.</b>	or <b>7.</b> that	will serve as th	ne prim		 act:	6a.	6b.	7a.	☐ 7b.	L
	The second secon	A LANGE BURGER OF THE PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF	Committee of the Control of the Cont	FORCE STREET, ST. LEWIS CO., LANSING, ST.	CONTRACTOR OF THE PERSON NAMED IN COLUMN 1	hand some and to progression					e e e e e e e e e e e e e e e e e e e
9. Reason for land di	vision: 🗸 <b>S</b> a	le/owner	ship transfer	Far	rm cons	olidatio	n 🗌 Refi	nance 🗌	Oth	er:	
10. Land division are	a lacation.	Town of	UNION			S	E 1/4 of	SW 1,	/4		
to. Land division are	a location.	Section	4			Tax	parcel nui	nber(s) -	6-20-	25	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  Yes No If Yes, identify: City(s)/Village of											
12. Land division are		-	•						_		
13. Landowner's con		/Town ro	ad Co	unty hi			State high			. highway	
(Square feet or a		•	(Square			acres i		rrent zoni :a: A-1	ng or	iand divis	ion
16. Number of new/a	additional lots	created	17. Future zo					. Future z	oning	of parent	lot:
by land division: One created by land division: A-1 (CUP) A-1											
19. Covenants or restrictions will be placed on the land division area: Yes V No If Yes, identify covenants or restrictions:											
20. A residential build	~~~~			ivision a	rea.	√ Yes	□No				
If Yes, the buildin	_	•						Public sa	nitary	sewer sy	/stem
21. Public improveme	If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system  21. Public improvement construction proposal/plan will  22. Public improvement construction will begin on										
be submitted by	be submitted by (mm/dd/yyyy): none (mm/dd/yyyy):										
		APPLIC	CANT STATE	EMEN.	TAND	SIGNA	TURE	and the			
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION —											
APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible											
to me. These statement	ts are being ma	de to indu	ce official action	on the	part of R	ock Cour	nty, its agent	ts, employe	es, an	d officials.	.essibild
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	<u>57</u>	'L. C	Lei	H		DATE:	6-	10-13	, >

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	Ø		
following information?			
a. Location of the land division area by section, township, and range:		Ш	
b. Approximate location and dimension of all EXISTING streets and property lines,	F71		
including name and ownership (if applicable), in and adjacent to the land division area:		Ш	
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:		Ш	
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	П		
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:		ዙ	
(2) Streets, alleys, and public ways: (3) Driveways:		Η	
(4) Rail lines:		<u> </u>	NONE
(5) Private water wells or water supply systems:	一片		NONE
(6) Private wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:		П	BUILDINGS HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	ĪΠ	7	NONE PROPOSED
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		<b>V</b>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		<b>V</b> .	NONE
(14) Detention or retention areas:		✓	NONE
(15) Cemeteries:		<u> </u>	NONE
(16) Bridges/culverts:	$\vdash \sqsubseteq \vdash$	V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		7	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:		V	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		7	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	<b>V</b>		
required, and total map pages identified on each page?			
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?	V		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

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

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

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP LOCATED IN THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. + Septic Bldg. Existing Driveway PARCEL 6-20-29.1 $\overline{A-1}$ (A-1)PARCEL 6-20-25 Well+ 4 ACRES± (Excluding R.O.W.) 60° 175 ± KS. 32, 50'± B1dg. Bins 263'± SOUTH 1/4 CORNER OF SEC.4-4-10. GRAPHIC SCALE 1"=100' 100' DATE: JUNE 7th, 2013 NOTES: · LAND SURVEYING THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. · LAND PLANNING & ASSOCIATES · CIVIL ENGINEERING THE BASIS OF BEARINGS IS ASSUMED. 109 W. Milwaukee St. Janesville, WI 53548 www.combssurvey.com tel: 608 752-0575 fax: 608 752-0534 Project No. 112 - 240 For: GEORGE

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



       Application Number:	LD 2013 026 George
11 11	
**	

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US

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

AGENCY REVIEW	
	anhlo) officials
<ol> <li>Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic and these parties have determined land division is feasible:</li> </ol>	✓ Yes \ \ No
	√Yes No
	√Yes No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
5 Level History American December District Associated County Formal and December 1999	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	YesNo Yes √No
6. Land division will require a zoning change:	
	✓ Yes  No
If you answered <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, <b>7</b>	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	i all missing
information has been supplied by the applicant.	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all 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:	L
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	<u> </u>
(15) Cemeteries:	<del>      </del>
(16) Bridges/culverts:	$\vdash \vdash \vdash \vdash$
(17) Rock outcroppings:  h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<del>                                     </del>
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	1
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					
	Information					
k. Scale, north arrow, and date of creation:						
l. Any other information required by the Agency:						
<b>7b</b> . Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages						
numbered in sequence if more than one (1) page is required, and total map pages identified on each						
page:						
7c. Map prepared by a land surveyor licensed in Wisconsin:						
<ul><li>7d. All required application form information and required party's signature on the application form:</li><li>7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible</li></ul>						
with the Agency's Geographic Information System (GIS), and application fee:						
8. Preliminary minor land division application is complete:	✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing parties for review and co						
these parties have comments, said comments have been provided to the Agency: 📝 Yes 🗌 No If you answered No, the application must be provided to other reviewing parties before completing any f						
of this form.	urther sections					
AGENCY RECOMMENDATION						
10. Agency recommendation: Approve Approve With Conditions Deny						
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):						
1.50' half road right of way (ROW) dedicated along N. US HWY 14.						
2. Show well and septic locations for existing structures on Lot 1.						
3. Existing structures shall meet setback regulations.						
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):						
AGENCY SIGNATURE: Glan M. Bywa DATE: 6/22/2013	3					
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):						
13. Town action rationale and minings of fact (ose additional street (ea) is recessary).						
DATE:						
TOWN SIGNATURE:						
TITLE:						

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

16. Committee action: Approve Approve With Conditions Deny

17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):

1.
2.
3.
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):

COMMITTEE SIGNATURE: DATE:

TITLE: Chair – Rock County Planning & Development Committee

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AGENCY RECOMMENDATION
1. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
4. no soil evaluation on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing system
5. Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after the date of Preliminary Approved
7, 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
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed new lot for the existing farm buildings will remain zoned A-1 with a Conditional Use Permit regulating development. The parent lot retains A-1 zoning with about 80 acres remaining. Splitting off farm buildings existing at the time of Farm Land Preservation Certification is consistent with program guidelines.
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:

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RESOLUTION NO.	AGENDA NO.

# RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning & Development INITIATED BY

Planning & Development SUBMITTED BY

Use of Funds:

64-6407-2013-63110

Administrative Expense

31

32

33



Paul Benjamin DRAFTED BY

June 7, 2013 DATE DRAFTED

# AUTHORIZING ACCEPTANCE OF GRANT FOR BELOIT AREA SEWER SERVICE AREA PLANNING AND AMENDING THE 2013 PLANNING DEPARTMENT BUDGET

WHEREAS, the Wisconsin Department of Natural Resources (DNR) makes funding available to regional planning councils and county planning agencies throughout the state for Metropolitan Sewer Service Area planning; and, 3 WHEREAS, on June 3, 2013, the Rock County Planning, Economic & Community Development 5 Agency received a letter from DNR that contained an agreement to provide \$10,885 for sewer service 6 area planning in the Beloit area in 2013; and, 8 WHEREAS, the grant agreement shall commence upon its signing by both parties and continue until 9 December 31, 2013 and grantee may claim eligible costs for reimbursement for work conducted between 10 January 1, 2013 and the end of the grant agreement; and, 11 12 WHEREAS, the last update of the Beloit Area Sewer Service Area Plan was in 1998, and it does not 13 serve current planning needs; and, 14 15 WHEREAS, representatives from the Towns of Turtle, Beloit, and Rock, and the City of Beloit have 16 agreed to send representatives to a Technical Advisory Committee that will oversee the planning process. 17 18 NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors duly 19 , 2013, does hereby authorize Rock County Planning 20 day of and Development Agency to accept the 2013 DNR funding for Beloit Area Sewer Service Area 21 planning; and, 22 23 BE IT FURTHER RESOLVED, that the 2013 County Budget be amended as follows: 24 25 Increase Amended 26 Account Description Budget at 1/1/2013 (Decrease) Budget 27 28 Source of Funds: \$10,885 64-6407-2013-42100 -0-\$10,885 29 30 Federal Aid

-0-

\$10,885

\$10,885

AUTHORIZING ACCEPTANCE OF GRANT FOR BELOIT AREA SEWER SERVICE AREA PLANNING AND AMENDING THE 2013 PLANNING DEPARTMENT BUDGET Page 2

Respectfully submitted,	
Planning & Development Committee	FINANCE COMMITTEE ENDORSEMENT
Alan Sweeney, Chair	Reviewed and approved on a vote of
Mary Mawhinney, Vice Chair	Mary Mawhinney, Chair
Wayne Gustina	
Marilynn Jensen	
Phillip Owens	
planning in the Beloit area. No County mate Sherry Ofa Finance Director  LEGAL NOTE:  The County Board is authorized to Wis. Stats. As an amendment to the	and expenditure of \$10,885 in Federal Aid for sewer service tching funds are required.  accept grant funds pursuant to sec. 59.52(19), the adopted 2013 County Budget, this Resolution membership of the County Board pursuant to

ADMINISTRATIVE NOTE:

Craig Knatson

County Administrator

#### **EXECUTIVE SUMMARY**

In the Federal Water Pollution Control Act Amendments of 1972, federal law created a process to establish locally developed area-wide water quality management plans. Area-wide water quality management planning was codified at the state-level through the development of Wisconsin Administrative Code NR121, which specifies that Area-wide water quality management plans include components that deal specifically with metropolitan sewer service areas and their projected needs for 20 years into the future.

The Wisconsin Department of Natural Resources (DNR) makes funding available to regional planning councils and county planning agencies throughout the state for sewer service area planning as it relates to ground water quality and environmentally sensitive areas.

On June 3, 2013, the Rock County Planning and Development Agency received a letter from DNR that contained an agreement to commit \$10,885 for the first year's planning for water quality in the Beloit area. The grant agreement shall commence upon its signing by both parties and continue until December 31, 2013 and grantee may claim eligible costs for reimbursement for work conducted between January 1, 2013 and the end of the grant agreement, and

The last update of the Beloit Area Sewer Service Area Plan was in 1998, and it does not serve current planning needs. Representatives from the Towns of Turtle, Beloit, and Rock, and the City of Beloit have agreed to provide representatives to a Technical Advisory Committee that will oversee the planning process.

**Rock County** 

#### **COMMITTEE APPROVAL REPORT**

06/19/2013

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
13-1730-0000-63100	OFC SUPP & EXP	P1302081	06/13/2013	ALLEN PRECISION I	EQUIPMENT	167,85
	Budget 4,000.00	YTD I 808	Exp 9.95	YTD Enc 894.90	Pending 167.85	Closing Balance 2,127.30
13-1730-0000-67171	C.A\$1000/MORE	P1301904	05/29/2013	HENRICKSEN		1,189.40
	Budget 30,670.00	YTD I 29,480	•	YTD Enc 0.00	Pending 1,189.40	Closing Balance 0.60
			SURVEY	OR PROG TOTAL	1,357.25	

I have examined the preceding bills and encumbrances in the total amount of \$1,357.25
Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

Date:	JUN 2 7 2013	Dept Head _	
		Committee Chair _	

A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

## **COMMITTEE APPROVAL REPORT**

06/19/2013

	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6400-0000-63200	PUBL/SUBCR/DUE	S				
		P1302196	05/31/2013	BELOIT DAILY NEWS		172.26
	Budget	YTD E	≣xp	YTD Enc	Pending	Closing Balance
	1,348.00	376	3.00	0.00	172.26	799.74
			PLANNIN	G PROG TOTAL	172.26	
64-6900-0000-63107	PUBL & LEGAL					
		P1300375	05/22/2013	BELOIT DAILY NEWS		17.45
	Budget	YTD E	Ехр	YTD Enc	Pending	Closing Balance
	188.00		7.79	0.00	17.45	92.76
	<del></del>	BOARD O	F ADJUSTME	NT PROG TOTAL	17.45	

Date: `	JUN 2 7 2013	Dept Head	
		Committee Chair	

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.



### **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

### INTEROFFICE MEMORANDUM

TO:

Rock County Planning & Development Committee

THROUGH:

Paul Benjamin, Director, Planning & Development Agency

FROM:

David Somppi, Community Development Manager

SUBJECT:

Community Development Division

DATE:

June 20, 2013

### **ACTION ITEMS:**

- 1. Project ID: # 07061D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$ 300
- 2. Project ID: # 07062D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$300
- 3. Project ID: # 07063D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$ 300

Staff Recommendation:

Staff recommends approval of the above noted request.

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE** 

REQUEST FOR COMMITTEE ACTION

Date: June 28, 2013

Project ID(s)

07061D-1

Manno

Project Recommended By David Somppi

Funding Source(s)

Lead Hazard Control - Program Income

. ug ==u==(=)			5.552×53×55						
HOUSEHOLD INFORMATION									
Household Size:	1 Income:	Low Income	Location: Village of Orfordville						
ASSESSED VALUE INFORMATION									
Land	\$ 21,900	Fair Market Value	\$ 129,900						
Buildings	\$ 117,100	When Determined	2012						
Total	\$ 139,000								
MORTGAGES OR LI	ENS								
1. \$ 24,153		3. \$	TOTAL MORTGAGE(S)						
2. \$ 16,275		4. \$	40,428						
Available Equity	\$ 89,472 Is t	here 5% owner equity	y in the property? Yes 🛛 No 🗌						
VERIFICATIONS									
		Taxes 🔀 Tit	tle and Mortgage 🔲 Ownership						
Disclosure of Pote	ential Conflict of Interest	Yes None							
SUMMARY OF PROF	POSED WORK								
Clearance and sample testing for work and property proposed for Village of Orfordville CDBG project 0002. State CDBG program administrators have stated it is highly desirable to conduct a lead hazard control clearance for all properties that receive CDBG funds in which painted surfaces are disturbed.									
The funds will be	made available in the forr	n of a grant and will n	ot require repayment.						
Rehabilitation iten	ns included siding & wind	ows.							
Funding Source: Lead Hazard Control – Program Income 300.00  Recommended Total Project Amount \$ 300.00									
	P&D (	COMMITTEE ACTION	V						
APPROVE	DENY	P&D COMMITTEE A	pproved Total \$						
Signature of Plant	ning & Development Comr	 nittee Chair	Date						
orgination of the state of the									

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE** 

REQUEST FOR COMMITTEE ACTION

Date: June 28, 2013

Project ID(s)

07062D-1

month

Project Recommended By	David Somppi
------------------------	--------------

Funding Source(s)	Lead Haz	Lead Hazard Control – Program Income					
HOUSEHOLD INFORI	MATION						
Household Size:	3 Incom	e: Low Income	Location: City of Milton				
ASSESSED VALUE IN	NFORMATION						
Land	\$ 36,200	Fair Market Value	\$ 105,100				
Buildings	\$ 66,300	When Determined	2012				
Total	\$ 102,500						
MORTGAGES OR LIE	:NS	•					
1. \$ 80,315		3. \$	TOTAL MORTGAGE(S)				
2. \$ 8,615		4. \$	\$ 88,930				
Available Equity	\$ 16,170	Is there 5% owner equi	ty in the property? Yes 🗵 No 🗌				
VERIFICATIONS  ☐ Income ☐ Insurance ☐ Taxes ☐ Title and Mortgage ☐ Ownership  Disclosure of Potential Conflict of Interest Yes ☐ None ☐  SUMMARY OF PROPOSED WORK  Clearance and sample testing for work and property proposed for the City of Milton CDBG project 0004. State CDBG program administrators have stated it is highly desirable to conduct a lead hazard control clearance for all properties that receive CDBG funds in which painted surfaces are disturbed.  The funds will be made available in the form of a grant and will not require repayment.  Housing Rehabilitation items include windows and doors.							
Funding Source:	Lead Hazard Control – Prog Recommended Total	gram Income up to \$ 300.00  Project Amount	\$ 300.00				
	P	&D COMMITTEE ACTIO	N				
APPROVE	DENY	P&D Committee A	pproved Total \$				
Signature of Plann	ing & Development (	Committee Chair	Date				

# **ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**

**REQUEST FOR COMMITTEE ACTION** 

Date: June 28, 2013

Project ID(s)

07063D-1

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David Somppi

Funding Source(s)	Lead Hazard C	Control – Program Income					
HOUSEHOLD INFOR	MATION						
Household Size:	1 Income:	Low Income Location:	City of Milton				
ASSESSED VALUE I	NFORMATION						
Land	\$ 30,000	Fair Market Value \$ 78,900					
Buildings	\$ 46,900	When Determined 2012					
Total	\$ 76,900		***************************************				
MORTGAGES OR LII	ENS						
1. \$ 41,518		3. \$	TOTAL MORTGAGE(S)				
2. \$ 14,250		4. \$	\$ 55,768				
Available Equity	\$ 22,122 Is t	here 5% owner equity in the pro	pperty? Yes 🗵 No 🗌				
VERIFICATIONS  ☑ Income ☑ Insurance ☑ Taxes ☑ Title and Mortgage ☑ Ownership  Disclosure of Potential Conflict of Interest Yes ☑ None ☑  SUMMARY OF PROPOSED WORK  Clearance and sample testing for work and property proposed for the City of Milton CDBG project 0003. State CDBG program administrators have stated it is highly desirable to conduct a lead hazard control clearance for all properties that receive CDBG funds in which painted surfaces are disturbed.  The funds will be made available in the form of a grant and will not require repayment.  Housing Rehabilitation items include windows and doors.							
Funding Source:	Lead Hazard Control – Program Ir Recommended Total Proje		\$ 300.00				
APPROVE	P&D (	COMMITTEE ACTION  P&D COMMITTEE Approved T	otal \$				
Signature of Planning & Development Committee Chair Date							