

# PLANNING & DEVELOPMENT COMMITTEE THURSDAY, AUGUST 14, 2014 – 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, July 24, 2014
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. Action Item: Preliminary Land Division Approval
    - LD2014 028 (Johnstown Township) Mike Myszewski
    - LD2014 034 (Turtle Township) Eugene Sheperd
    - LD2014 035 (Porter Township) William Myhre
- 6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 7. Economic Development
  - A. Rock County Development Alliance Q2 Rock Ready Index
- 8. Committee Reports
- 9. Directors Report
  - A. Southern Region Housing
  - B. FEMA Community Action Advancement Summary: Rock County
- 10. Adjournment

#### **Future Meetings/Work Sessions**

August 28, 2014 (8:00 am) September 11, 2014 (8:00 am) September 25, 2014 (8:00 am) October 9, 2014 (8:00 am)



### **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:** August 5, 2014

#### **Summary:**

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

- LD2014 028 (Johnstown Township) Mike Myszewski
- LD2014 034 (Turtle Township) Eugene Shepard
- LD2014 035 (Porter Township) William Myhre

#### **Recommendation:**

P&D Agency Staff recommends Preliminary Approval of LD2014 028, LD2014 034 and LD2014 035 with conditions as indicated.

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: 2014 028

Received By – Date (MM/DD/YYYY): 6-17-14

PREUM					an completely	CAR MILITARY	and the second second second	# 30.5 T.S.S. 45 #5.3 MILES	A STATE OF THE STA		RM
**PLEAS PRELIMINARY OF THIS FORM A	' MINOR LAN	'D DIVISIO	N – APPLIÇAT,	ION FOI	RM INF	ORIV	YOU HAVE REA MATION. PLEAS AS IDENTIFIED	SE COMPL	ETE BO	TH DAC	ES
1. Applicant has con (if land division is land division is fe	tacted Town, within Extra-	Rock Cou	nty Planning, E	Econom	ic & Co	mmı	unity Developm	ent Agen	cv and	City(s)/\ ave dete	/illage ermined
2. Land division is co		Town's C	omprehensive	Plan —	Future	i l and	I Hen Mani			✓ Yes	☐ No
3. Land division are	a is located in	a Farmlar	nd Preservatio	n zonin	g distric	t cer	rtified by the Si	tate of Wi	sconsin	✓ Yes	∐ No
if you answered Y	es, proceed t	0 4. If you	u answered No	o, proce	ed to <b>5</b>						i
<ul><li>4. Land division mee</li><li>5. Land division will</li></ul>				ier appli	icable F	arml	and Preservati	on zoning	district	Yes Yes	☐ No
3. Land division will	require a zor	ing chang		(ST 11/15)		وحر والكان		<u> </u>		☐ Yes	☑ No
6. LANDOWNER OR	ALITHOPIZED	LAMBOW	APPLICAN			Me	N				
a. Name:			VSKI - ETAL					T			
Address:	3708 SOU		***************************************		City	IDE	0.1101110	Telepho	T	608-30	
b. Name:	0100 000	11101(14.1	. IILLO DK		City:	ΝE	S MOINES	State:	IA:	Zip:	50321
Address:					- · · · ·	T-		Telepho	one:	<u> </u>	
7. AGENT (SURVEYO	I OR AND DEVE	LOPERY	· · · · · · · · · · · · · · · · · · ·		City:	ļ		State:		Zip:	
a. Surveyor name:	1		OCIATES, IN	ic	<del></del>	<del> </del>		Talanh		750.05	
Address:	109 W. MII				City:	ΙΔ	NÉSVILLE	Telepho State:		752-057	-
b. Developer name:	3 - 2 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 -				City.	Jun	INESVILLE		WI	Zip:	53548
Address:		<del></del>			City:	T		Telepho	me.	7	
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	ne prima		lact.	☐ 6a.		7a.	Zip:	
			AND DIVISI	NI NO	FORM	1AT	ION		]/a.	7b.	
9. Reason for land di	vision: 🗸 Sa	le/owner	ship transfer	Far	m cons	olida	ation	nance 🗀	Othe	r:	
10. Land division are			JOHNSTOV				NE 1/4 of				
20. Cand division are	a location.	Section	4		<del></del>		Tax parcel nui				-
11. Land division are	a is located w	ithin the l	xtra-Territori	al Plat A	pprova	Juri	isdiction (ETJ) A	Area of a C	ity(s)/v	'illage:	
Yes No 12. Land division are	it Yes,	identify:	City(s)/Villa	ge of	5 1 5						
13. Landowner's con	✓ Loça	I/Town ro	ad 🔲 Co	unty hi	ghway		State high			highway	
(Square feet or a	cres): 90	erty area	(Square			3.3 AC	RES MIL 37	rrent zoni ea: A-1	ng of la	nd divis	ion
16. Number of new/a	additional lot	s created	17. Future zo	oning of	new/a	dditi	ional lot(s) 18	. Future z	oning c	of parent	lot:
19. Covenants or res		pe placed	on the land div	vision a	rea:		es V No	A-1	-	<del></del>	
If Yes, identify co	venants or re	strictions:							. ="		
20. A residential build If Yes, the building	ding is curren					<b></b> ✓ Y					
21. Public improvem		ion propo	ite onsite was					Public sa	nitary	sewer sy	stem
be submitted by	(mm/dd/yyyy	): NONE	say platt witt	22. 1	mm/dd,	hto	vement constru v):	uction will	begin c	on	
dictions.		APPLIC	CANT STATE	MEN	TAND	SIG	NATURE			AN GAR	Springer and
I, as the undersigned, ar contact for said landown APPLICATION FORM INF documents, and that all to me. These statement	ORMATION, re	applying for by verify that viewed and correct, ac	or a minor land at I have review d completed this	division in the R is applicate the the I	in uninco OCK CO ation for hest of n	orpor UNTY m, ar	rated Rock Coun PRELIMINARY And submitted all	MINOR LAN	n as req	ON — uired per	
LANDOWNER/PRIMARY			Rell		be	L	/	DATE:	6/1	7/14	2

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V		
following information?	<del></del>	<u> </u>	
a. Location of the land division area by section, township, and range:		<u>: 🗆</u>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	V		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	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:	V		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	V		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer			·
systems:	<u> </u>	<u> </u>	
(7) Any other public utilities:		<del>│</del>	BUILDINGS HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>-  -</del>		NONE PROPOSED
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	┡	닏	SEE AIR PHOTO
(11) Productive agricultural soils, cultural resources, and woodlands:	<del>├    </del> -		NONE
(12) Surface water features:	+#-		NONE
(13) Drainageways:	<del>                                     </del>	V	NONE
(14) Detention or retention areas:	누믐	<u> </u>	NONE
(15) Cemeteries:	누井		NONE
(16) Bridges/culverts:	누片		NONE
(17) Rock outcroppings:	누片	<b>✓</b>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		<u>  [V</u> ]	NONE
dedicated public parks or outdoor recreation lands, or any other public or	П	M	NONE
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			NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:			NONE
k. Scale, north arrow, and date of creation:		П	
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		П	
required, and total map pages identified on each page?	-		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

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

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

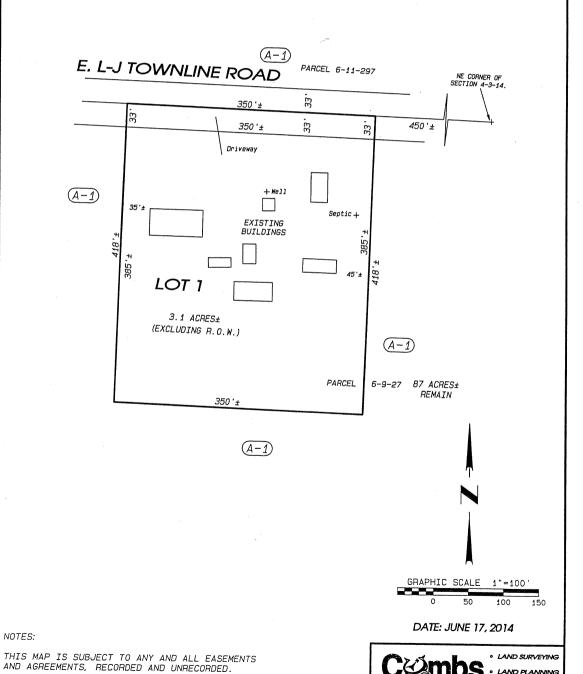
JANESVILLE, WI 53545

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Page 2 of 2

### PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, T.3N., R. 14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 155 For: MYSZEWSKI

109 W. Milwaukee St. Janesville, WI 53548 tel: 608 752-0575 www.combssurvey.com fax: 608 752-0534

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



# # # # Application Number:	LD 2014 028 Myszewski
H 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 applic	
	✓ Yes No ✓ Yes No
<ol><li>Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.</li></ol>	✓ Yes  No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	Yes No
7. Preliminary minor land division application is complete:	✓ Yes ☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to <b>8</b> . An Agency recommendation ( <b>10</b> .) will not be provided unti information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	ιП
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	-
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	П
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	П
(2) Streets, alleys, and public ways:	H
(3) Driveways:	H
(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.):	П
(9) Vegetative land cover type:	ΠĒ
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	- <b>F</b>
(11) Productive agricultural soils, cultural resources, and woodlands:	H
(12) Surface water features:	H
(13) Drainageways:	l iii
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	i ii
(17) Rock outcroppings:	H
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
<li>j. Preliminary concept for collecting and discharging stormwater in the land division area:</li>	

AGENCY REVIEW	
	Missing
le Calle and have a late of a late	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:	L
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:	
<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: 🗸 Yes 🗌 No	
If you answered No, the application must be provided to other reviewing parties before completing any forms.	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 Dedicate 33' half road right of way along E. L-J Townline Rd. to the Town of Johnstown at t	heir discretion.
Existing structures shall meet setback requirements.	
3. Show well and septic system locations on Final Map.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Local M. Lynno DATE: 6/30/14  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: SPORY TILLE: PLANNING FRONING CHAIR	1

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 Appro	ve With Conditions	to 16., list conditions (Use addition	al sheet (2a) if necessary):		
	1.					
	2.					
	3.					
18.	Committee action ratio	onale and findings o	f fact (Use additional sheet (2a) if ne	cessary):		
со	MMITTEE SIGNATURE: _	No time the last continuous above and the continuous account of the co		DATE:		
TIT	<u>C</u>	hair – Rock County F	Planning & Development Committee			

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AGENCY RECO	MMENDATION
11. If you answered Approve With Conditions to 10., list cond	Conservation (Section Conservation Conservation Conservation) and the Conservation of Conservation (Conservation Conservation Conservat
3. Note on Final Map: "Since Lots 1 contains exis	ting buildings which utilize an existing private sewage
	the time of this survey. However, soils on the lots may be restrictive
5. to the replacement of the existing system".	
6. Final CSM submitted to and approved by the Planni	ng and Development Agency one year from Committee approval.
7. CSMs that are subject to local approval must be recorded within 6 mont	ths of their last approval and 24 months of first approval in a Exclusive Agricultural District.
8.	
9.	:
10.	
12. Agency recommendation rationale and findings of fact:	
The proposed Land Division will split an existing residunction lot (90 acres).	dence/ag buildings and 3.1 acres of land from a ag
TOWN	ACTION
14. If you answered Approve With Conditions to 13., list cond	litions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
15. Town action rationale and findings of fact:	
DOOK COLINEY OF ANNING AND OF	WELCON ASALT CON AN AUTTES A CTION
	VELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list cond	intions:
3.	
4.	
5.	·
6.	
7.	·
8.	
9.	
10.	
18. Committee action rationale and findings of fact:	

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: \_

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

### PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

INESIMIN											1410	
**PLEASI PRELIMINARY OF THIS FORM A	MINOR LANI	DIVISIO		ON FORM	INFO	RMA	TION. PLE	ASE C	OMPLI	TE BO	OTH PAGI	
1. Applicant has cont (if land division is	within Extra-1								_	1	have dete	-
land division is fee		Town's Co		Dian Fu	turo I s	and II	so Man:			1	✓ Yes ✓ Yes	□No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:												
If you answered Y				_		CCITII	ned by the	Jiaic	OI VVIS	COHSI		
4. Land division mee						rmlan	nd Preserva	ation 2	oning	distric	t require	
5. Land division will	require a zon	ing change	e:								☐ Yes	<b>☑</b> No
			APPLICAN	T INFO	RMAT	ΓΙΟΝ		1 1 1				
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	NTATIVE		J						
a. Name:	EUGENE 8	CHERY	L SHEPHER	RD				Т	elepho	ne:	815-38	9-2997
Address:	535 MIDDL	E ROAD	)		City:	SOU	TH BELC	IT S	tate:	WI	Zip:	61080
b. Name:							,	Т	elepho	ne:		,
Address:					City:			S	tate:		Zip:	
7. AGENT (SURVEYO			•							1		
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	IC.	r			·   T	elepho	ne:	752-05	75
Address:	109 W. MIL	WAUKE	E ST	(	City:	JANI	ESVILLE	S	tate:	WI	Zip:	53548
<b>b.</b> Developer name:				r				T	elepho	ne:		
Address:					City:			S	tate:		Zip:	
8. Identify the indivi-	dual from <b>6.</b> d						6a.	6	b. <u>√</u>	7a.	7b.	
	. [7]	Name and Address of the Owner, where the Owner, which is the Own	AND DIVISI	the same of the same of	-	of Equal Property				O.I.		
9. Reason for land div	vision: [v] Sa		TURTLE	Farm	conso		SE 1/4	efinan of	SE 1	Oth	ier:	
10. Land division are	a location:		27 & NE NE	21			ax parcel r			-	2024	
11. Land division are		ithin the E	xtra-Territoria	al Plat App	,	Jurisc						
✓ Yes No  12. Land division area		identify: liacent to	(check all that		Belo	710						
zana anvision area		/Town ro	`	unty high	way	<b>√</b>	State hig	hway		U.S	. highwa	<b>y</b>
13. Landowner's con			14. Land divi							: -	land divis	ion
(Square feet or ac 16. Number of new/a			(Square 1	feet or ac				area:			of naron	t lot:
by land division:	idditional lots	created		by land di			iai iot(s)		R-R	Oning	or paren	t lot.
19. Covenants or rest		-	on the land div	vision area	a: [	Yes	s 🔽 No					
If Yes, identify cov 20. A residential build			l in the land di	ivision are	a: [	Yes	s No					
If Yes, the buildin			ite onsite was			_		☐ Pι	ıblic sa	nitary	y sewer s	ystem
21. Public improveme			sal/plan will	1 .	•		ment cons	tructi	on will	begin	on	
be submitted by (	mm/dd/yyyy		ANT CTATE		n/dd/y			4.14				# 1, 15 to 15
	William Bridge	Alter Land	CANT STATE		C. mineralis	and and		46		, Mark		- 1 Air
<ul> <li>i, as the undersigned, ar contact for said landows</li> </ul>												nary
APPLICATION FORM INF	ORMATION, re	viewed and	d completed thi	is application	on form	n, and	submitted	all info	rmatio	n as re	equired pe	
documents, and that all to me. These statement												
			RI	1/	Car	/	7			-, /	11/11	L
LANDOWNER/PRIMARY	CONTACT SIG	MATURE:						DAT		'/ '	7/17	
REVISED 12/2011				Page 1 of 2								

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

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

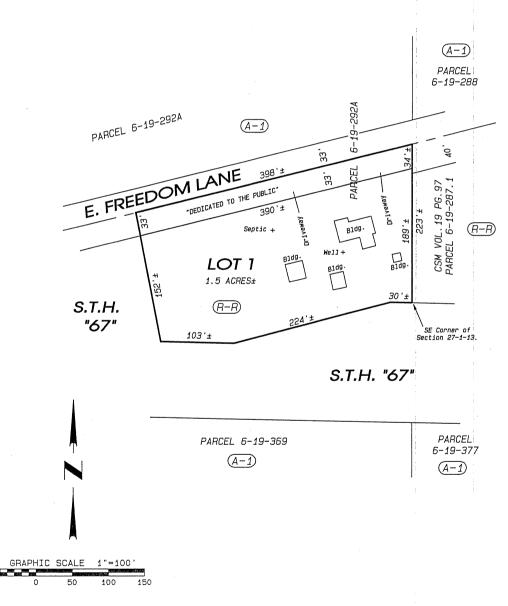
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, 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. 114 - 210 For: SHEPHERD

DATE: JULY 14, 2014



LAND SURVEYING

LAND PLANNINGCIVIL ENGINEERING

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

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



11		LD 2014 034 Sheperd	1
н	Application Number		-
п			
н			ı
п			11

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

AGENCY REVIEW			
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applied)	cable) of	ficial	S
	√ Yes		No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes		VO.
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes	□ N	lo
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	eauirem	ent:	
	Yes	-	No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes		10
6. Land division will require a zoning change:	✓ Yes		lo
	✓ Yes		Vo
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7			şr
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all miss	sing	
information has been supplied by the applicant.		410 k 35	S-10-45
	STATE OF THE STATE OF	sing	
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	Inform	iatio	11 38
tara di managana di managan		]	
land division area and containing all of the following information:	<del>                                     </del>	7	
a. Location of the land division area by section, township, and range:	<u> </u>	ᆗ	
<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:	<del> </del>		
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:	<del> </del>		
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),		J	
numbered for reference, in the land division area:	-		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	<u> </u>		
corner, in the land division area:	[	J.	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	<del> </del>		
or <b>PROPOSED</b> , in the land division area:		]	
(1) Buildings:	Г	<del>-</del>	
(2) Streets, alleys, and public ways:		╡—	
(3) Driveways:	t	<b>=</b>	
(4) Rail lines:	Ī	<del> </del>	
(5) Private water wells or water supply systems:	Ī	<u> </u>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ī	_	
(7) Any other public utilities:	1	Ī	
(8) Easements (Utility, drainageway, pedestrian way, etc.):			
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:		]	
(12) Surface water features:			
(13) Drainageways:			
(14) Detention or retention areas:			
(15) Cemeteries:	<u></u>		
(16) Bridges/culverts:	L		
(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:	<del> </del>		
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	L	٦	
division area:	<del>                                     </del>	<del>-</del>	
<ul> <li>j. Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ul>	1 L		

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	П
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
<b>7d.</b> All required application form information and required party's signature on the application form:	
<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	mment, and if
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 for	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system r	o soil evaluation
2. was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the	existing system."
3.33' half road right of way dedicated along E. Freedom Lane at the discretion of the To	own of Turtle.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Can't Byus DATE: 7/22/14  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:	
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 C	OMMITTEE ACTION						
16.	Committee action: Approve Approve With Conditions	Deny						
17.	If you answered Approve With Conditions to 16., list conditions (Use addition	nal sheet (2a) if necessary):						
	1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an e	xisting private sewage system no soil evaluation						
	2. was required at the time of this survey. However, soild on the lot may be restrictive to the replacement of the existing system."							
	3.33' half road right of way dedicated along E. Freedom Lane	at the discretion of the Town of Turtle.						
18.	Committee action rationale and findings of fact (Use additional sheet (2a) if no	ecessary):						
coi	MMITTEE SIGNATURE:	DATE:						
TIT	LE: <u>Chair – Rock County Planning &amp; Development Committee</u>	2						

REVISED 12/2011

AGENCY RECOMMENDATION
1. If you answered Approve With Conditions to 10., list conditions:
3. Existing structure shall meet setback regulations.
4. Show septic and well locations for existing structures on final CSM.
5. Final CSM submitted to and approved by the Planning and Development Agency one year from from Committee appro
6, CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural Di
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The land division creates a lot for existing ag buildings via a Certified Survey Map. The Town of Turtle manages land use through Zoning authority and will be considering the new lot for a rezone to the Rura Residential District.
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:
BOOK COUNTY BY ANNUALS AND DEVELOPMENT COMMANTEE A STICK
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:
20. Committee action rationale and infulliga of fact.

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: 2014 035

Received By – Date 7-15-14

#### PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

			· · · · · ·						
PRELIMINARY	**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY  PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES  OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**								
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:									
2. Land division is co	nsistent with	Town's Comprehens	ive Plan – I	uture L	and Use M	lap:		✓ Yes	☐ No
3. Land division area	is located in	a Farmland Preserva	tion zoning	distric	t.certified b	y the Sta	ate of Wiscon	sin: 🗌 Yes	☐ No
		o <b>4.</b> If you answered							
4. Land division mee	ts Town Base	Farm Tract and any o	other appli	cable Fa	armland Pr	eservatio	n zoning distr	ict require Yes 🔲	
5. Land division will	require a zon	ing change:				5	3.1.	☐ Yes	✓ No
		APPLICA	ANT INFO	DRMA	TION				
6. LANDOWNER OR	AUTHORIZED	LANDOWNER REPRE	SENTATIVE						Krain kan and a same and a same a
a. Name:	WILLIAM L	MYHRE SR. LIVI	NG TRUS	T			Telephone:	628-96	80
Address:	7702 W ST	EBBINSVILLE RC	AD	City:	EDGER	TON	State: WI	Zip:	53534
b. Name:					J		Telephone:	T. '	L
Address:	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			City:			State:	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)		L	L		l		
a. Surveyor name:	COMBS A	ND ASSOCIATES,	INC.				Telephone:	752-05	 75
Address:	109 W. MIL	.WAUKEE ST		City:	JANESV	ILLE	State: WI	Zip:	53548
<b>b.</b> Developer name:		- Control of the cont					Telephone:	T	1
Address:			<del></del>	City:			State:	Zip:	
8. Identify the indivi	dual from 6.	or <b>7.</b> that will serve as	s the prima	ary cont	act:	6a.	6b. <b>√</b> 7a.	7b.	
		LAND DIV	ISION IN	FORM	1ATION				
9. Reason for land di	vision: 🗸 Sa	le/ownership transf	er 🗌 Far	m cons	olidation	Refin	nance 🗌 Ot	her:	
10. Land division are	- 1+:	Town of PORTER	2		SE	1/4 of	NE 1/4		
To. Land division are	a location.	Section 2			Тах ра	arcel nun	nber(s) - 6-16	3-8	
11. Land division are  ☐ Yes ✓ No		ithin the Extra-Territe identify: City(s)/Vi		pprova	l Jurisdictio	n (ETJ) A	rea of a City(s	)/Village:	-
12. Land division are				:					***************************************
		·	County hi	<u> </u>	Sta	te highw		.S. highwa	
13. Landowner's con (Square feet or a					1.4 ACRES M\L		rrent zoning o a: A-1	f land divis	ion
16. Number of new/a		4	_		dditional lo 1: A-1 (CUP)		Future zonir A-1	g of paren	t lot:
19. Covenants or res	trictions will b				☐ Yes 🗸		PART TO SERVICE STATE OF THE S		
If <b>Yes</b> , identify co						7			
20. A residential building						☑ No □	Dublic canita	ry cower c	vetem
If Yes, the building utilizes a:									
be submitted by			1	mm/dd/	•				
		APPLICANT STA	TEMEN	ΓAND	SIGNAT	URE			
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.									
LANDOWNER/PRIMARY		$\mathcal{Q}$	el g				DATE: 5-		

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?			
a. Location of the land division area by section, township, and range:	<b>1</b>	П	
b. Approximate location and dimension of all EXISTING streets and property lines,		<u>                                   </u>	
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		} -
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<b>V</b>		
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:	<b>V</b>		
(2) Streets, alleys, and public ways:			,
(3) Driveways:			
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	<b>V</b>	Ш	
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems: (7) Any other public utilities:	7		BUILDING HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE PROPOSED
(9) Vegetative land cover type:	7	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	一一	7	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	H	V	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		<b>V</b>	NONE
(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:		<b>7</b>	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:	<b>7</b>		
I. Any other information required by the Agency:		Ø	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	V		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
<b>4.</b> 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	<b>V</b>		

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

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

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

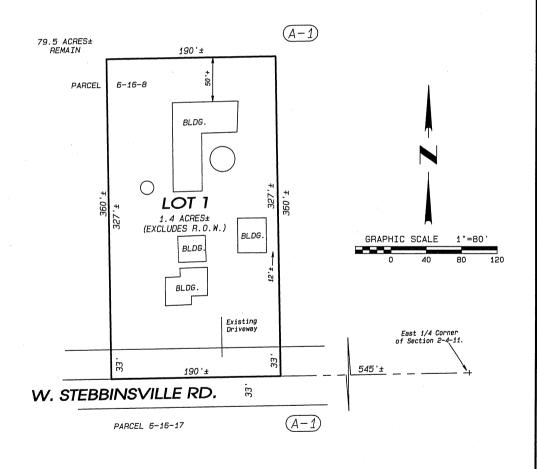
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, T.4N., R. 11E. OF THE 4TH P.M., TOWN OF PORTER ROCK COUNTY WISCONSIN.



NOTES

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 158

For: MYHRE

DATE: JUNE 4TH, 2014



- LAND SURVEYING
- LAND PLANNING

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

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



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

AGENCY REVIEW		
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic	cable) of	fficials
	√ 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	auirem	ent:
The Land division meets form base fully rade and any other approach a second and a second a second and a second and a second and a second and a second a second and a second a second and a second and a second a second a second a second and	Yes	□No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:		No
		✓No
6. Land division will require a zoning change:		<u> </u>
7. Preliminary minor land division application is complete:	✓ Yes	☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e.	After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti		
information has been supplied by the applicant.		
	Mis	sing
	Inforn	nation
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	· r	
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	Г	~
ownership (if applicable), in and adjacent to the land division area:	L	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all		<del></del>
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	L	J
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),		<del></del> 1
numbered for reference, in the land division area:	L	
e. Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land		
division area:	l L	_
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	r	
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:	L	
(1) Buildings:	r	7
(2) Streets, alleys, and public ways:	i	1
(3) Driveways:		<b>=</b>
(4) Rail lines:	Ī	<b>T</b>
(5) Private water wells or water supply systems:	Ī	<b>=</b>
(6) Private waste waste water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	i i	<b>=</b>
(7) Any other public utilities:	Ť	=
(8) Easements (Utility, drainageway, pedestrian way, etc.):	İ	7
(9) Vegetative land cover type:	† †	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ť	=
(11) Productive agricultural soils, cultural resources, and woodlands:	ì	
(12) Surface water features:	ì	
(13) Drainageways:	Ì	7
(14) Detention or retention areas:	Ī	
(15) Cemeteries:	i	-
(16) Bridges/culverts:	i	=
(17) Rock outcroppings:	İ	<b>i</b>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	T .	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	ľ	7
land division area:	'	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	<b>†</b>	
alternative means of providing water supply and treatment and disposal of sewage, in the land	r	7
division area:	"	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	r	7
J. Fremminary concept for confecung and discharging stormwater in the land division area.	<u></u>	

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:	
<b>7d.</b> All required application form information and required party's signature on the application form:	
<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 cor these parties have comments, said comments have been provided to the Agency:	
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. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no	soil evaluation
2. was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the	<del></del>
3.33' half road right of way dedicated along W. Stebbinsville Rd. the discretion of the Tow	
<b>12.</b> Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Local M. Lynns DATE: 7/22/14	
TITLE:  Administrator - Rock County Planning.  Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	<del></del>
TITLE:	

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

# ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

		RO	CK COUNTY PLAN	NING AND DEVE	LOPMENT C	OMMITTEE ACTION	
16.	Commit	tee action:	Approve	Approve With	Conditions	Deny	
17.	If you ar	nswered <b>A</b> p	prove With Condition	ns to 16., list condition	ons (Use additio	nal sheet (2a) if necessary):	
	1						
	2	•					
	3	•					
18.	Commit	tee action	rationale and findings	of fact (Use addition	al sheet (2a) if n	necessary):	<u></u>
со	MMITTEE	SIGNATUR	E:		nginnering programmer	DATE:	
TIT	ΓLE:		Chair – Rock County	Planning & Develop	ment Committe	<u>e</u>	

Page 2 of 2

April 1 de mar de estado de	AGENCY RECOMMENDATION
<b>11.</b> If you	answered Approve With Conditions to 10., list conditions:
	3. Existing structure shall meet setback regulations.
	4. Show septic and well locations for existing structures on final CSM.
-	5. Final CSM submitted to and approved by the Planning and Development Agency one year from from Committee approval
	6, CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural District.
	7.
	8.
	9.
	10.
<b>12.</b> Agend	cy recommendation rationale and findings of fact:
manage	I division creates a lot for existing ag buildings via a Certified Survey Map. The Town of Porter is land use through Zoning authority and will be considering the new lot as a Conditional Use in the A-1 District.
	TOWN ACTION
<b>14.</b> If you	answered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	6.
	7.
	8.
	9.
	10.
<b>15.</b> Town	action rationale and findings of fact:
	en en en en en en en en en en en en en e
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
<b>17.</b> If you	answered Approve With Conditions to 16., list conditions:
	3.
	. 4,
	5.
	6.
	7.
	8.
	9.
	10.
<b>18.</b> Comr	nittee action rationale and findings of fact:

Page 2a of 2

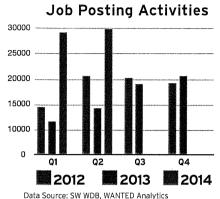
# **ROCK READY INDEX**

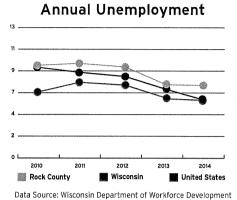


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

02 2014

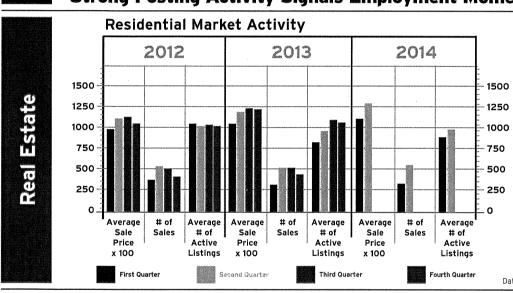






**Another Quarter of Declining-to-Stabilized** Rates

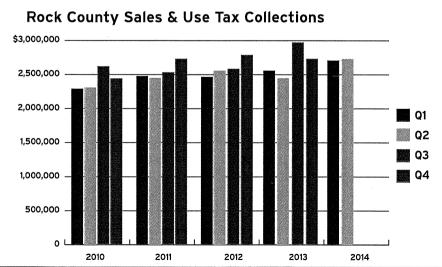
**Strong Posting Activity Signals Employment Momentum** 



**Highest Average Sale Prices Since** 

Data Source: South Central Wisconsin MLS Corporation







ollections Data Source: Wisconsin Department of Revenue

This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

Electric Meter & kWh Data

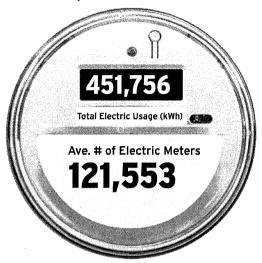
### 2<sup>nd</sup> Quarter 2012



2<sup>nd</sup> Quarter 2013



### 2<sup>nd</sup> Quarter 2014



# Steady Meter Growth & Usage

Data Source: Alliant Energy / WI Power & Light kWh are reported in (000's)



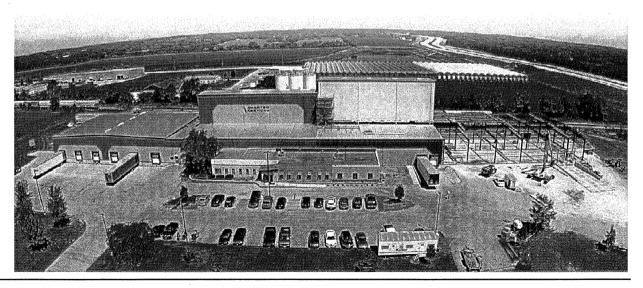
(Milton, WI) -Charter NEX Films announced that it will be expanding its Milton, WI operation.

The company intends to increase its footprint by approximately 20,000 SF to accommodate increased production and related warehousing capacities. Over a dozen new jobs are anticipated once the company's multi-million dollar expansion is complete and operational, which is slated for late 2014.

Charter NEX Films manufactures monolayer, coextruded and barrier blown films for a wide variety of high-performance packaging applications. The company, which established its Milton location in 1995, has expanded its Crossroads Business Park facility several times.

According to James Otterstein, Rock County Economic Development Manager, "This expansion provides another example of the strong manufacturing environment provided by the Janesville-Beloit MSA ."





# **Rock County** Wisconsin

DEVELOPMENT ALLIANCE



For additional information visit:

RockCountyAlliance.com  $608 \cdot 757 \cdot 5598$ 

Rock County Development Alliance | 51 S. Main Street | Janesville, WI 53545 | P 608.757.5598 | F 608.757.5586 | rockcountyalliance.com