

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, MARCH 27, 2014 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Meeting held Thursday, February 27, 2014
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Preliminary Land Division Approval
 - LD2014 004 (Plymouth Township) James Unbehaun
 - LD2014 007 (Porter Township) Thomas Jacob
 - LD2014 010 (Milton Township) Braun Trust
 - LD2014 013 (Beloit Township) Eugene Jarvis
- 6. Economic Development
 - A. Information Item: Economic Development Program Updates
- 7. Finance
 - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 8. Committee Reports
- 9. Directors Report
 - A. Rock County Drainage Districts
 - B. Housing Program Update
- 10. Adjournment

Future Meetings/Work Sessions

Thursday, April 10, 2014 (8:00 am) Thursday, April 24, 2014 (8:00 am) Thursday, May 8, 2014 (8:00 am) Thursday, May 22, 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: March 18, 2014

Summary:

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

- LD2014 004 (Plymouth Township) James Unbehaun
- LD2014 007 (Porter Township) Thomas Jacob
- LD2014 010 (Milton Township) Braun Trust
- LD2014 013 (Beloit Township) Eugene Jarvis

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Division 2014 0004, 2014 007, 2014 010 and 2014 013 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



AGENCY USE ONLY

Application Number: 2014 004

" Received By – Date
" (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

								· · · · · · · · · · · · · · · · · · ·
PRELIMINARY	MINOR LAND	MPLETE THIS APPLIC O DIVISION – APPLIC A MAP CONTAINING	ATION FORM II	VFORMATIC	ON. PLEA	SE COMPLETE B	OTH PAG	ES M **
 Applicant has cont 	tacted Town, within Extra-1	Rock County Plannin erritorial Plat Appro	g, Economic &	Community	Developr	nent Agency, an	d City(s)/	Village
		T1- C1					✓ Yes	☐ No
2. Land division asso							Yes	
3. Land division area If you answered Y	es, proceed to	4. If you answered	ition zoning ais: I Na. proceed to	rict certifie	d by the S	State of Wiscons	in: L Yes	No No
4. Land division mee					Preservat	tion zoning distr		
5. Land division will	require a zon	ng change:	्र इत्तेक्षांत्र ३ वटा प्राप्त के केंग्रा	r gán a r Miligadi	eerste ve	Striction or ward that the	Ye: 	
		APPLIC	ANT INFORM	MATION			ar di Sangara	and the higher
6. LANDOWNER OR	AUTHORIZED	LANDOWNER REPRE	SENTATIVE		gengan ge	at income per-	eren eggen	
a. Name:	James Unb	ehaun				Telephone:		
Address:	7723 W EII	s Road	Cit	y: Janes	ville	State: WI	Zip:	53548
b. Name:						Telephone:	1.	.1
Address:			Cit	<i>y</i> :		State:	Zip:	T
7. AGENT (SURVEYO	R AND DEVEL	OPER)				- Lidde i de let e - Lidde i de let e		
a. Surveyor name:	RH Battern	nan & Co				Telephone:	365-44	64
Address:	2857 Barte	lls Drive	Cit	y: Beloit	1, 4 (7 - 1)	State: WI	Zip:	53511
b. Developer name:						Telephone:		
Address:			Cit	y: *		State:	Zip:	T
8. Identify the indivi	dual from 6.	or 7. that will serve a			6a.	☐ 6b. 💢 7a.		1
		LAND DI	ISION INFO	NOITAMS			the state of	
9. Reason for land di	vision: 📝 Sa	le/ownership trans	fer 🔲 Farm c	onsolidation	ı 🗌 Re	finance 🔲 Ot	her:	
10. Land division are	n location:	Town of Plymout	h .		1/4 c	a transfer of the second	egaste is about Tala is the	4
		Section 11 & 14		Tax	parcel ni	umber(s) + 030 0	01105 & 03	0 00112301
 Land division are Yes ✓ No 	If Yes,	identify: City(s)/\	illage of	oval Jurisdic	tion (ETJ)	Area of a City(s)/Village:	-
12. Land division are								***************************************
19 1000000000000000		/Town road		ay 🔲 :		hway 🔲 U	111 1 111 1	
Landowner's con (Square feet or a				s): 20 acres		Current zoning o rea: A1	f land divi	sion
16. Number of new/ by land division:	additional lots 1	created 17. Futu		v/additiona			g of parer	nt lot:
19. Covenants or res If Yes, identify co	trictions will l	e placed on the lan			☑ No	Paggaranan dari Dinasiran	. The same	
20. A residential buil			nd division area	Yes	√ No			7.
If Yes, the building	ng utilizes a:	Private onsite	wastewater tre	atment sys	tem [Public sanita	ry sewer s	system
Public Improvem be submitted by				improvem (dd/yyyy);	ent const	truction will beg	in on	
The second second		APPLICANT ST				titi on heater that ellipse	<u> </u>	and the second
I, as the undersigned, a contact for said landow APPLICATION FORM INI documents, and that al to me. These statemen	ner. I do herel FORMATION, re I information is	applying for a minor I by verify that I have re- viewed and complete correct, accurate, and	and division in ur viewed the ROCK d this application I true to the best	incorporated COUNTY PRI form, and si of my knowl	d Rock Cou ELIMINAR) ubmitted a edge and l	Y MINOR LAND DI all information as belief, with all info	VISION — required po ormation a	er said
LANDOWNER/PRIMAR		V) 0	A Cun	er		DATE:	241	4

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?		<u></u>	
a. Location of the land division area by section, township, and range:			
b. Approximate location and dimension of all EXISTING streets and property lines,	-	-	
including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	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:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:		V	none .
(2) Streets, alleys, and public ways:	V		
(3) Driveways:		V	none
(4) Rail lines:	🔟		
(5) Private water wells or water supply systems:		Ø	none
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			none
(7) Any other public utilities:	$\perp \square \perp$	V	none
(8) Easements (Utility, drainageway, pedestrian way, etc.):	니무니	Ø	none
(9) Vegetative land cover type:	V	⊢井	tillable farm land
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural soils, cultural resources, and woodlands:		⊢₩	
(12) Surface water features:		片	none
(13) Drainageways:	H		none
(14) Detention or retention areas:	H		none
(15) Cemeteries:			none
(16) Bridges/culverts:		V	none
(17) Rock outcroppings:		Ø	none
 h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: 		Ø	none
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		V	na
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	na
k. Scale, north arrow, and date of creation:	· 🗸		
 Any other information required by the Agency: 		V	na
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			1" = 3001
inch, with the map pages numbered in sequence if more than one (1) page is		四	
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		L
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information	Ø		
System (GIS), and the application fee?	1 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:

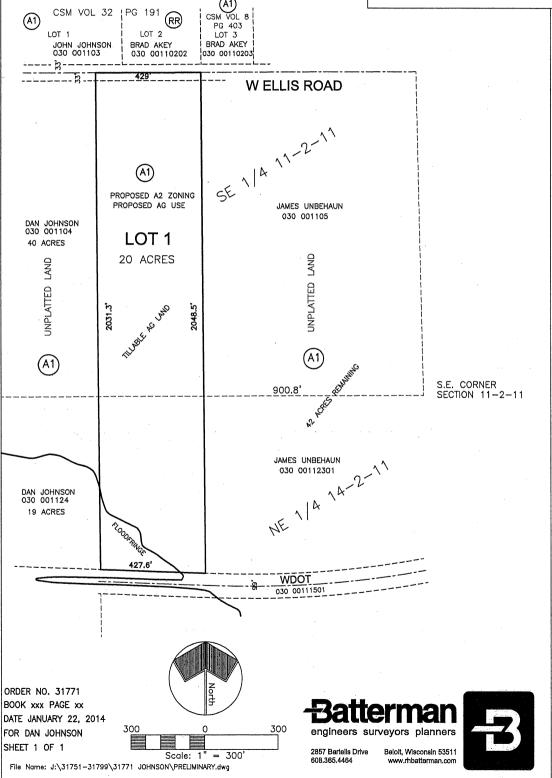
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP OF PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 11, AND PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 14, SITUATED IN T. 2 N., R. 11 E. OF THE 4TH P.M., PLYMOUTH TOWNSHIP, ROCK COUNTY, WISCONSIN. A1 CSM VOL 32 | PG 191 | RR | CSM VOL 8 | PG 403 |



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



11	
11 .	LD 2014 004 Unbehaun
II .	
" Application Number:	
II Application Hamber.	
II	
11	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes 🗔 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐Yes ☐No
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all missing
information has been supplied by the applicant.	un 1111331116
	Missing information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	annormation.
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 EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	. 🗆
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	L
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	<u> </u>
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	
(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:	H
(15) Cemeteries:	
(16) Bridges/culverts:	H
(17) Rock outcroppings:	T T
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	H
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	<u> </u>
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	U
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete: Complete	[7] ٧
 Preliminary minor land division application has been provided to other reviewing parties for review and co 	✓ Yes
these parties have comments, said comments have been provided to the Agency:	
If you answered No , the application must be provided to other reviewing parties before completing any fu	
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 Map: "No building which produces wastewater allowed on lot until acceptable soil and	site evaluation
2. report is received."	
3. Utility easement(s) put on lot as requested by utility companies.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Local M. Bywas DATE: 2/3/14	
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: 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 PLAN	INING AND DEVELOPMENT C	OMMITTEE ACTION
16. Committee action:	Approve	✓ Approve With Conditions	Deny
17. If you answered Appro	ove With Condition	ns to 16., list conditions (Use additio	nal sheet (2a) if necessary):
1.			
2.	-		
3.			
18. Committee action rati	onale and findings	of fact (Use additional sheet (2a) if n	ecessary):
COMMITTEE SIGNATURE: _			DATE:
TITLE: C	hair – Rock County	Planning & Development Committe	<u>e</u>



AGENCY RECOMMENDATION	
11. If you answered Approve With Conditions to 10., list conditions:	
3. Dedicate to the public a 33 foot 1/2 Road Right of Way on W. Ellis Rd. at the discretion of the Town of Plyr	mouth.
4. Delineate FEMA Floodplain on Final Map.	
5. Final CSM submitted to and approved by the Planning & Development Agency within 1 year of Committee approved	proval.
6. Certified Survey maps that are subject to local apporval must be recorded within 6 months of their last ap	
7 and 24 months of first approval in an Exclusive Agricultural District.	<u> </u>
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:	
13. Town action rationale and infulings of fact.	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17. If you answered Approve With Conditions to 16., list conditions:	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
18. Committee action rationale and findings of fact:	

ROCK COUNTY PLANNING, ECONOMIC & 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



AGEN	CY USE ONLY
Application Number: _	2014-007
Received By – Date (MM/DD/YYYY):	2-11-14

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

					Andrews								
**PLEASE PRELIMINARY OF THIS FORM A	MINOR LANI	DIVISION		ON FOR	M INFO	ORM	ATION.	PLEASI	COMPLE	TE BO	HTC	PAGE	
Applicant has cont (if land division is valued division is feature)	acted Town, within Extra-	Rock Cour	nty Planning, E	conom	c & Cor	nmı	ınity De	velopm	ent Agenc	y, and	l City have	(s)/V dete	illage
2. Land division is co		Town's Co	mprehensive	Plan - I	Future I	and	Use Ma	p:		. :	<u> </u>	Yes	□ No
3. Land division area									ate of Wis	consi	n: 🗌	Yes	□ No
If you answered Yo													
4. Land division meet	ts Town Base	Farm Trac	ct and any othe	er appli	cable F	arml	land Pre	servatio	n zoning o	distri	t rec	uirer Ye s	
5. Land division will	require a zon	ing change	e: New Maketantah per ang	anari interna	. مراة (القيم		Loter Children	s marine man case	and the painter of the feet were	a araba	والمستوالين في] Yes	□No
			APPLICAN'	TINF	DRMA	TIC	N						
6. LANDOWNER OR A	AUTHORIZED	LANDOWI	NER REPRESEN	TATIV									
a. Name:	THOMAS 8	& SANDR	RA JACOB						Telepho	ne:	608	3-201	-5922
Address:	8846 W. C	OUNTY F	ROAD M		City:	E	GERT	ON	State:	WI		Zip:	53534
b. Name:								1	Telepho	ne:			
Address:					City:				State:		7	Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)											
a. Surveyor name:	COMBS A	ND ASSC	CIATES, IN	0					Telepho	ne:	752	-057	5
Address:	109 W. MIL	WAUKE	EST.		City:	JA	NESVI	LLE	State:	WI		Zip:	53548
b. Developer name:									Telepho	ne:			
Address:					City:				State:			Zip:	
8. Identify the individ	dual from 6.	or 7. that v	will serve as th	e prim	ary conf	tact:		6a. 🗌	6b. ✓	7a.		7b.	des manis -
			AND DIVISI										
9. Reason for land div	/ision: 🔽 Sa	le/owner	ship transfer	Fai	m cons	olid	ation	Refir	iance 🗌	Oth	er:		
10. Land division are	a location:	Town of	PORTER			·	SW	1/4 of	NE 1/	4			
TO. Land division are	a location.	Section	22				Тах ра	rcel nur	nber(s) - (6-16	-178	.3	
11. Land division are: ☐ Yes ☑ No		ithin the E identify:	xtra-Territoria City(s)/Villag		pprova	l Jur	isdiction	A (ETJ) r	rea of a Ci	ity(s),	/Villa	ge:	
12. Land division area		djacent to I/Town ro			: ghway		Stat	te highv	vay [] U.S	. hig	hway	,
13. Landowner's con (Square feet or a			14. Land divi	sion ar eet or	ea acres):	2.5 /	ACRES		rrent zonir a: A-1	ng of	land	divisi	on
16. Number of new/a		s created	17. Future zo	ning o	f new/a	ddit		(s) 18	Future zo A-1	oning	of p	arent	lot:
19. Covenants or rest	trictions will l	•					Yes 🔽	No					·
20. A residential build			in the land di	vision a	rea:		Yes 🗸	No					
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													
21. Public improvement be submitted by (sal/plan will		ublic in mm/dd			constru	iction will	begir	on		
be submitted by	πιτη ααγγγγ		CANT STATE					IRE	unita atti a u			A.1.	Alexander Constant
I, as the undersigned, ar contact for said landown APPLICATION FORM INF documents, and that all to me. These statement	ner. I do herel ORMATION, re information is	applying for by verify the eviewed and correct, ac	or a minor land of at I have reviewed d completed this curate, and true	division ad the F s applications are applications and applications are app	in uninc ROCK CO ation for best of r	orpo <i>UNT</i> m, a ny ki	orated Ro Y PRELIM and subm nowledg	ock Coun IINARY M litted all e and be	MNOR LAN information lief, with al	D DIV n as re I infoi	<i>ISION</i> equire matic	- ed per on acc	said cessible
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Ruh	1	1 6	ر	h		DATE: _Z	2/	4/	14	

\$

APPLICATION CHECKLIST		- Commercial Services	and the state of the state of the second state
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		1	
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	V		
following information?			
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,			
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	1 5		
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:			
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	1_		
of the following, whether EXISTING or PROPOSED, in the land division area:	$ \sqcup $		
(1) Buildings:		V	NONE
(2) Streets, alleys, and public ways:	7		
(3) Driveways:		V	Need new driveway
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:		V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		V	NONE
systems:			
(7) Any other public utilities:	141	<u> </u>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	1	1	NONE PROPOSED
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		井	see air photo
(11) Productive agricultural soils, cultural resources, and woodlands:		쓔	
(12) Surface water features:	 	冶	NONE
(13) Drainageways:		爿	NONE
(14) Detention or retention areas:	H	冒	NONE
(15) Cemeteries:	一百十	7	NONE
(16) Bridges/culverts:	TEL	V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or		V	NONE
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and	_	_	NONE
water supply system or an alternative means of providing water supply and	$ \sqcup $	V	,,,,,,
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		Ø	NONE
division area:		_	110111
k. Scale, north arrow, and date of creation:		븰	
Any other information required by the Agency: 2. Health a man have presented the scale of the Agency: 2. Health a man have presented the scale of the Agency: 3. Health a man have presented the scale of the Agency:		☑.	NOTHING REQUESTED
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?		Ш	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
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	Ø		
System (GIS) and the application foo?		_	

System (GIS), and the application fee?

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

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

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

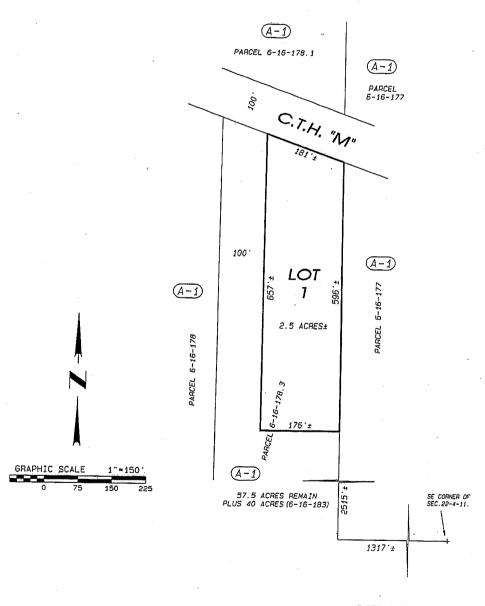
JANESVILLE, WI 53545

Page 2 of 2

REVISED 12/2011

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22, T.4N., R.11E. OF THE 4TH P.M., TOWN OF PORTER, 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 - 021 For: JACOB

DATE: JANUARY 27, 2014



LAND SURVEYING

• LAND PLANNING

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

tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



 Application N	umber:	LD 2014 007 Jacob
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 applicant	able) officials
	✓ Yes 🗌 No
	✓ Yes No
	√Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	auirement:
4. Land division meets fown base rann fract and any other applicable ranniand reservation zoning district re-	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes No
6. Land division will require a zoning change:	✓ Yes No
7. Preliminary minor land division application is complete:	✓ Yes 🔲 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	The second secon
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:	T I
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 county, flowin, and city, vinage (if applicable) 20 ling designations of all existing/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	<u> <u> </u></u>
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	-
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
	Missing	
k. Scale, north arrow, and date of creation:	Information .	
I. Any other information required by the Agency:	H	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	—	
numbered in sequence if more than one (1) page is required, and total map pages identified on each		
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the application form:	Ц	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible		
with the Agency's Geographic Information System (GIS), and application fee:	- Elv	
8. • Preliminary minor land division application is complete:9. Preliminary minor land division application has been provided to other reviewing parties for review and complete.	✓ Yes	
these parties have comments, said comments have been provided to the Agency:		
If you answered No , the application must be provided to other reviewing parties before completing any fu		
of this form.		
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions Deny	्याना स्थानाच्या सम्बद्धाः	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):		
Acceptable soil and site evaluation report received on Lot 1.		
2.40' half road right of way dedicated to Rock County along CTH M.		
3. Utility easements put on lot as requested by utility companies.		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):		
10. m A		
AGENCY SIGNATURE:	AM SECTION AS	
TITLE: Administrator - Rock County Planning,		
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency		
TOWN ACTION	and the second second	
13. Town action: Approve Approve With Conditions Deny	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):		
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):		
TOWN SIGNATURE: DATE:		
TITLE:		

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

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

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

ROC	CK COUNTY PLAN	INING AND DEVELOPMENT (COMMITTEE ACTION
16. Committee action:	Approve	✓ Approve With Conditions	Deny
17. If you answered App	orove With Conditio	ns to 16., list conditions (Use additions	onal sheet (2a) if necessary):
1.			
2.			
3.			
18. Committee action ra	ationale and findings	of fact (Use additional sheet (2a) if	necessary):
COMMITTEE SIGNATURE			DATE:
TITLE:	Chair – Rock County	y Planning & Development Committe	<u>ee</u>

REVISED 12/2011

11 If you answered	AGENCY RECOMMENDATION Approve With Conditions to 10., list conditions:
	SM submitted to and approved by the Planning and Development Agency one year from from Committee approval
	t are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agracultural District
5.	
6.	
7.	
8.	
9.	
10.	
2. Agency recomm	nendation rationale and findings of fact:
ot after the prop not require either	oposed Land Division will leave a flag lot configuration for the parent parcel. This parent osed split is approximately 67.5 acres. The Rock County Land Division Regulations do r a CSM or Plat of Survey for the parent if the remainder is greater than 35 acres. original configuration of the parent lot is a flag lot.
	TOWN ACTION
L 4. If you answered	Approve With Conditions to 13., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
.5. Town action rat	ionale and findings of fact:
* *.	
	and the second of the second o
<u> </u>	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
	on rationale and findings of fact:

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

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



1	AGEN	NCY USE ONLY
11	Application Number:	2014 010
11	Received By - Date (MM/DD/YYYY):	2-21-14

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

						e de la companya del companya de la companya del companya de la co	
PRELIMINA	RY MINOR LAN	D DIVISIO	THIS APPLICATION ON - APPLICATION CONTAINING ALL IN	FORM INFOR	MATION. PLEA	SE COMPLETE B	OTH PAGES
1. Applicant has co	ontacted Town	Rock Cou	inty Planning, Econ	omic & Comr	nunity Developr	nent Agency on	d Cityle\/\/illage
(if land division land division is	is within Extra-	Territoria	Plat Approval Juri	sdiction (ETJ)	area) officials a	nd these parties	have determined
2. Land division is	consistent with	Town's C	omprehensive Plai	ı – Future Lar	nd Use Map:		✓ Yes No
3. Land division a	rea is located in	ı a Farmla		ning district c		tate of Wiscons	
4. Land division m				pplicable Farr	nland Preservat	ion zoning distri	ct requirement:
5. Land division w	ill require a zor	ing chang	e:	ada - e.a		 San kan kan kan	☐ Yes 🕢 No
			APPLICANT II	NFORMATI	ON		
6. LANDOWNER O				TIVE			
a. Name:	BRAUN RI	EVOCAE	LE TRUST	- Table		Telephone:	201-0001
Address:	1802 E ST	ATE RD	59	City: N	IILTON	State: WI	Zip: 53563
b. Name:				2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		Telephone:	
- Address:	1.7			City:	general grant and a construction	State:	Zip:
7. AGENT (SURVE	YOR AND DEVE	LOPER)					
a. Surveyor name:	COMBS A	ND ASS	OCIATES, INC		Andread in the company of the compan	Telephone:	752-0575
Address:	109 W. MII	-WAUKE	E ST.	City: J	ANESVILLE	State: WI	Zip: 53548
b. Developer name		Contraction and the first			The second secon	Telephone:	
Address:				City:		State:	Zip:
8. Identify the indi	vidual from 6.	or 7. that	will serve as the pr	imary contac	t: 🔲 6a. [_ 6b.	☐ 7b.
		l	AND DIVISION	INFORMA	TION		
9. Reason for land	division; 🗸 Sa	le/owne	ship transfer	Farm consoli	dation 🗌 Refi	nance 🗌 Oth	ier:
10. Land division a	rea location:	Town of	MILTON		1/4 of	F MULTPLE 1/4	
		A CANADA CONTRACTOR	7 AND 8	ALLOW THE COMMENTS OF THE COMM		mber(s) - 6-13-	
11. Land division a ☐ Yes ☑ No	If Yes,	identify:	City(s)/Village o	<u> </u>	risdiction (ETJ)	Area of a City(s),	/Village:
12. Land division a		I/Town ro	ad 🔲 County	highway	State high		highway
13. Landowner's co (Square feet or	acres): 11.8 AF	CES	(Square feet	or acres): 11.	8 ACRES ar	irrent zoning of ea: C-R	metama jain jajapan j
Number of new by land division		created	17. Future zoning created by la			Future zoning C-R	of parent lot:
L9. Covenants or re				narea: 🔲	Yes 📝 No		Handard Property Co.
If Yes, identify o				professor Sparry Sparry	Na moral parts		
A residential but If Yes, the build	- Carlo (1) (1) (2) (2) (3) (3) (4)		in the land division ate onsite wastew			Public sanitary	sawar system
21. Public improve	The state of the s					uction will begin	
be submitted b	y (mm/dd/yyyy		Britania Via Laboration	(mm/dd/yy	уу):	er e	
وه فالمعتد المار الدامان التوسية المورا		APPLIC	CANT STATEME	NT AND SI	GNATURE		
, as the undersigned, contact for said lando APPLICATION FORM II locuments, and that a o me. These stateme	wner. I do hereb NFORMATION, re all information is	y verify the viewed an correct, ac	at I have reviewed th d completed this app curate, and true to t	e ROCK COUN dication form, he best of my l	TY PRELIMINARY I and submitted all knowledge and be	MINOR LAND DIVI Information as re elief, with all infor	SION – quired per said mation accessible
ANDOWNER/PRIMA			Rall	1 hus	/	DATE: /2.	<u> </u>
constitution of the second second	and the second second second		The state of the s	The second second second	4.12 1111 12.22.22.1		

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	Ø		
following information?	V		
a. Location of the land division area by section, township, and range:		╁┷┸	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	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		a .
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:	<u> </u>	V	NONE
(2) Streets, alleys, and public ways:		닏	
(3) Driveways:		님	NOVE
(4) Rail lines:	╁╫╴	V	NONE
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer		Ø	NONE
systems: (7) Any other public utilities:	m	Ø	NONE
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:	Ø		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:	Щ		NONE
(13) Drainageways:	<u> </u>		NONE
(14) Detention or retention areas:	 		NONE
(15) Cemeteries:	⊢ Ц⊢	V	NONE
(16) Bridges/culverts:	ᄔ	H	NONE
(17) Rock outcroppings:	 	V	NONE
 Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area; 		Ø	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:		\Box	
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?	Ø		
Has the map been prepared by a land surveyor licensed in Wisconsin?			
Have you provided all required application form information and has the required party signed this application form?	Ø		
 Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? 	Ø	П	
System (GIS), and the application rees	- 44 45 85 -		DUCATION FORM

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

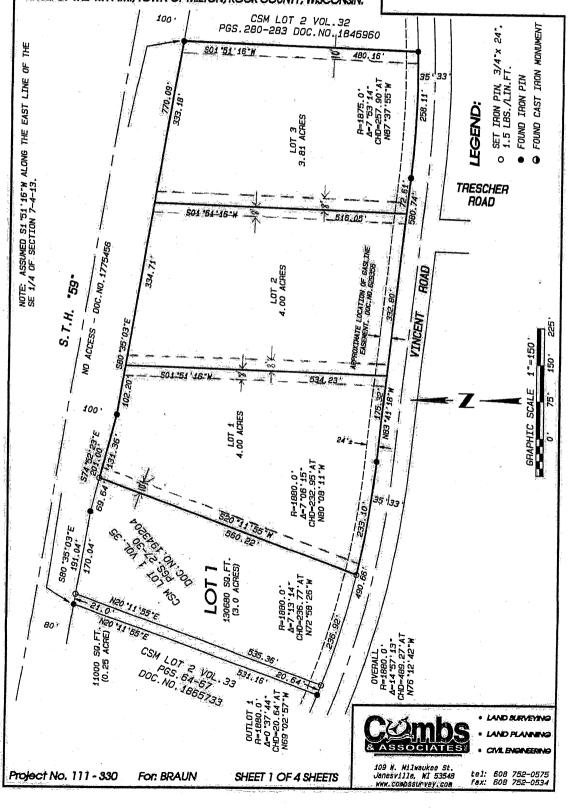
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30, PAGES 294 THRU 300 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1776456, LOCATED IN THE SE 1/4 OF THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7 AND IN THE SW 1/4 OF THE NW 1/4 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, ALL IN T.AN., R. 13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



H H H Application Number:	LD 2014 010 BRAUN TR.
n n	

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 to the contact of the contact o	
	✓ Yes No
	✓ Yes
, , , , , , , , , , , , , , , , , , ,	Yes ✓ No
If you answered Yes , proceed to 4 . If you answered No , proceed to 5 .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	∐Yes ∐No
6. Land division will require a zoning change:	☐ Yes ☑ No
7. Preliminary minor land division application is complete:	✓ Yes 🔲 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e . After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	1
information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	L
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	П
division area:	U
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	П.
or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(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:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	├ ─ ├
(9) Vegetative land cover type:	H H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	ļ
 Preliminary concept for collecting and discharging stormwater in the land division area: 	

AGENCY REVIEW			
	Missing Information		
L. C. J. wastle amount and data of agrations			
k. Scale, north arrow, and date of creation:	Ħ		
I. Any other information required by the Agency:7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	*		
numbered in sequence if more than one (1) page is required, and total map pages identified on each			
page:			
7c. Map prepared by a land surveyor licensed in Wisconsin:			
7d. All required application form information and required party's signature on the application form:	L		
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible			
with the Agency's Geographic Information System (GIS), and application fee:	[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 companies have parties have companies said companies have been provided to the Agency:	imment, and ii		
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.			
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 Map: "No buildings which produce wastewater are allowed on Lots 2 & 3 until acce	eptable means		
2. of wastewater disposal is approved by the necessary governmental agencies."			
3. Acceptable soil and site evaluation report received on Lot 1.			
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):			
AGENCY SIGNATURE: Colin M. Byrus DATE: 2/25/14			
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: 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 COM	MITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

Page 2 of 2

	AGENCY RECOMMENDATION
1. If you answered	Approve With Conditions to 10., list conditions:
3. Access	o Lot 1 prohibited for 200 feet from west property line along frontage (E. Vincent Rd.). Prohibited access shall be shown on final CSI
4. Access	o Lot 3 prohibited for 100 feet from east property line along frontage (E. Vincent Rd.). Prohibited access shall be shown on Final CSM
5. Utility	easements put on lots as requested by utility companies.
6. Final C	SM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approva
	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.	
2. Agency recomn	nendation rationale and findings of fact:
estrictions noted	plicant is deferring septic suitability tests until a later date on Lots 2 & 3. Access are based on available vehicular site distances according the the posted speed limit on as shown on the preliminary access is already not allowed on STH 59.
	TOWN ACTION
4. If you answered	Approve With Conditions to 13., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
5. Town action rat	ionale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
	Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
	on rationale and findings of fact:

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

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



" AGEI	NCY USE ONLY
Application Number: Received By — Date (MM/DD/YYYY):	2014-013 3-6-14

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

		•	 			-		7		· · · · · ·		
			HIS APPLICA									
PRELIMINARY OF THIS FORM A												
1. Applicant has cont												,
(if land division is	within Extra-											
land division is fea			· .							∠ Ye	es N	lo
2. Land division is co										<u> </u>		oV
3. Land division area If you answered Y							rtified by th	e State of \	Viscons	sin: 💹 Y	es 📙 l	No
4. Land division mee							land Presery	ation zoni	ng distr	ict requi	rement:	
									.B. 4.15 ti	Y		No
5. Land division will	require a zon	ing chang	e:	-1	A Same	100.2	Anna Andrews	and the same		□у	es 🔲 I	No
			APPLICA	VT INF	ORMA	TIC	N .					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NËR REPRESE	NTATIV	Ē			Arrigen services	.,	5 5 5		
a. Name:	EUGENE .	JARVIS							hone:			
Address:	1810 HAR	RISON S	Т		City:	GL	ENVIEW	State	: IL	Zip	: 600	25
b. Name:	BUYER: R	YAN FUE	ELLEMAN					Telep	hone:	608-3	312-782	25 .
Address:	4353 SPRI	NG CRE	EK RD.		City:	BE	LOIT	State	WI	Zip	: 535	11
7. AGENT (SURVEYO	R AND DEVE	LOPER)										
a. Surveyor name:					·			Telep	hone:	1		
Address:		• .			City:			State	<u> </u>	Zip	<i>i</i> :	
b. Developer name:			•					Telep	hone:			
Address:					City:			State		Zip	:	
8. Identify the individ	dual from 6.		The second second second					☐ 6b.	✓ 7a.	, 🗌 7l),	
	J. 19. 10. 10.11 19.27	and the second	AND DIVIS			4.00	and a state of the	Proceedings of the Control		FACT STORY	44.00	
9. Reason for land div	/ision: [✓] S a			Fai	rm cons	olid		tefinance		her:	. ,:	-
10. Land division area	a location:		BELOUT		•		SE 1/4					\dashv
11 Land division area	- is loosted	Section		ial Diak A		Live	Tax parcel	<u> </u>				\dashv
11. Land division area Yes No		identify:	City(s)/Villa					J) Area or a	City(s)/ village	•	
12. Land division area												\exists
		l/Town ro		ounty hi			State hi			S. highv		
13. Landowner's cont		•	14. Land div			2.2 AC		Current zo	ning o	f land di	vision	
(Square feet or acres): 115 ACRES M\L (Square feet or acres): 2.2 ACRES M\L area: A-1 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot:												
by land division: 1 created by land division: A-1												
19. Covenants or restrictions will be placed on the land division area: Yes V No												
If Yes, identify cov 20. A residential build			l in the land o	livision :	res		Yes ✓ No	 	-			\dashv
If Yes, the buildin		·	ite onsite wa					☐ Public	sanita	ry sewer	r system	.
21. Public improveme			sal/plan will	1		• .	vement con	struction w	ill begi	n on		
be submitted by (mm/dd/yyyy				mm/dd,							
		APPLIC	CANT STAT	EMEN	TAND	SIG	SNATURE		مسجنيه			
I, as the undersigned, an											rimary	
contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said												
documents, and that all to me. These statement												e
to me. These statement	J OI C DOING INC	ac to muu			<u> </u>			Perio, empi				\dashv
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Rul	20	16	-0	L	DATE:	2/	13/0	4	

Page 1 of 2

APPLICATION CHECKLIST	alite of the		And the disease of the second
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	37.2.52	W	is topical year SO (In City of Section
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
following information?			
a. Location of the land division area by section, township, and range:			
b. Approximate location and dimension of all EXISTING streets and property lines,	l _	1_	
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	+	+	<u> </u>
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:			
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	$\dagger \Box$	
(2) Streets, alleys, and public ways:	<u> </u>		
(3) Driveways:		V	TBD
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:			NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			NONE
systems: (7) Any other public utilities:	-		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	++		NONE
(9) Vegetative land cover type:	一片	H	NONE PROPOSED SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	╁╫╴	岗	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	7	片片	HOILE
(12) Surface water features:		Ø	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE .
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		<u> </u>	NONE .
(17) Rock outcroppings:		Ø	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	l		NONE
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:			·
Preliminary concept for connection with existing public sanitary sewer and	ļ		
water supply system or an alternative means of providing water supply and		7	NONE
treatment and disposal of sewage, in the land division area:	ш	IV.	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
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	$\overline{\mathbf{A}}$		
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	V		
party signed this application form?		-	
5. Have you included a hard copy of this application form and the map, an electronic	F	_	
copy of the map in a format compatible with the Agency's Geographic Information			

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

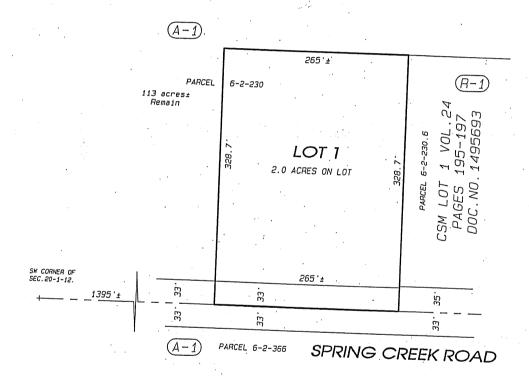
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

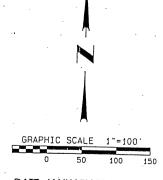
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE OUTLOT 20-6 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 20, T. 1N., R12E, OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.





DATE: JANUARY 29, 2014



• LAND SURVEYING

LAND PLANNING

• CIVIL ENGINEERING

VOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS NO AGREEMENTS. RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

'roject No. 114 - 023

For: FUELLEMAN

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 013 Jarvis	
<u> </u>		

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	Yes No
	✓ Yes No
	✓ Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district n	
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Dian:	Yes No
6. Land division will require a zoning change: Proposed A-1 COP	
	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all missing
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	esimormacións.
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	l Fi
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	H
(3) Driveways:	H
(4) Rail lines:	H
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	l A
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	
 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:	<u> </u>
7d. All required application form information and required party's signature on the application form:	Ш
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	
with the Agency's Geographic Information System (GIS), and application fee:	Ed 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 conthese 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,	
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):	
Acceptable soil and site evaluation report received on Lot 1.	
2.33' half road right of way dedicated to Town of Beloit at their discretion along W. Spring Cree	ek Rd.
3. Utility easements put on lot as requested by utility companies.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Schi M. Byrus DATE: 3/12/14 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: 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

ROC	CK COUNTY PLAN	INING AND DE	VELOPMENT	COMMITTEE AC	TION
16. Committee action:	Approve	✓ Approve V	Vith Conditions	Deny	
17. If you answered Ap	prove With Condition	ns to 16., list cond	ditions (Use additi	onal sheet (2a) if ned	cessary):
1.					
2.					
3.					
18. Committee action ra	ationale and findings	of fact (Use addit	ional sheet (2a) if	necessary):	
COMMITTEE SIGNATURE				DATE:	
COMMITTEE SIGNATURE				DAIL:	
TITLE:	Chair - Rock County	Planning & Deve	lopment Committ	tee	

REVISED 12/2011 Page 2 of 2

	AGENCY RECOMMENDATION	
1.	1. If you answered Approve With Conditions to 10., list conditions:	
	3. Final CSM submitted to and approved by the Planning and Development Agency one year from from Cor	nmittee approval.
	4. 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	/e Agracultural District.
	5.	
	6.	
	7.	
	8.	
	9.	
	10.	
.2.	12. Agency recommendation rationale and findings of fact:	
		•
	TOWN ACTION	
1.4	14. If you answered Approve With Conditions to 13., list conditions:	
14.	3.	
	4.	
	5.	
	6.	
	7.	
	8.	
	9.	
	10.	
15.	15. Town action rationale and findings of fact:	
	and the control of t The control of the control of	
	en de la companya de La companya de la co	
	TO THE STANDARD OF THE COMMENT COMMENTED A CTION	San San de Restation des la
4-7	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17.	17. If you answered Approve With Conditions to 16., list conditions:	
	3.	
	4	
	5.	
	6.	
	7.	
	9.	
	10.	
18	18. Committee action rationale and findings of fact:	
±0.	201 COMMITTEE GOLDMAN GOLDMAN AND MINISTER OF THOSE	
ı		
		•

Page 2a of 2