



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 9, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday July 12, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit 2018 005 – Landscaping Project at 2533 S. Natures Ridge Rd. (Beloit Township), Applicant Nathan Lyons
 - B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 005 – Landscaping Project at 2533 S. Natures Ridge Rd. (Beloit Township), Applicant Nathan Lyons
 - C. **Action Item:** Public Hearing for a Rock County Agricultural Preservation Plan 2013 Update Map Amendment
 - D. **Action Item:** Review and Recommendation to the Rock County Board a Rock County Agricultural Preservation Plan 2013 Update Map Amendment
 - E. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Approval with Conditions or Denial of Land Divisions
 - 2018 038 (Porter) – Arnold Farm

- 2018 040 (Harmony Township) – Reed
- 2018 042 (Fulton Township) – Kinnett
- 2018 043 (Bradford Township) - Larson

6. Community Development

A. **Action Item:** Citizen Grievance Resolution – Crandall Loan ID 020125

7. Economic Development

- Rock Ready Index Q2

8. Finance

A. **Action Item:** Review and Approval of Land Records purchase request – County Surveyor GPS and Data Collector (WI Land Information Strategic Grant Funds)

B. Information Item: Committee Review of Payments

C. **Action Item:** Transfers

9. Committee Reports

10. Directors Report

A. Town of Milton's Request to Deed Lot 31 Nelson's First Subdivision (Charley Bluff area) to the Town of Milton

11. Adjournment

Future Meetings/Work Sessions

August 23, 2018 (8:00 am)
September 13, 2018 (8:00 am)
September 27, 2018 (8:00 am)
October 11, (2018 am)



July 25, 2018

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Nathan Lyons for a Shoreland Conditional Use Permit for filling and grading activities associated with a landscaping project. The proposal includes retaining walls, vegetation removal/replacement and general grading near the shoreline. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the River). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property (which includes the owner's residence) is located in part of the SW $\frac{1}{4}$ of Section 14, Beloit Township, Parcels 6-2-2047 and 6-2-2046.1C at 2533 S Natures Ridge Rd, Beloit, WI.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, August 9, 2018.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Andrew Baker
Senior Planner – Rock County Planning, Economic & Community Development



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2018 005 – Nathan Lyons

DATE: July 30, 2018

Summary:

The Rock County P&D Staff has received a request from Nathan Lyons for a Shoreland Conditional Use Permit for filling and grading activities associated with a landscaping project. The proposal includes retaining walls, vegetation removal/replacement and general grading near the shoreline. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the River). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property (which includes the owner's residence) is located in part of the SW ¼ of Section 14, Beloit Township, Parcels 6-2-2047 and 6-2-2046.1C at 2533 S Natures Ridge Rd, Beloit, WI.

The intention of this proposed project is to provide long term stabilization of slopes and removal of non-native vegetation within the Shoreland area. The land within approximately seventy five feet of the River in this location was previously disturbed for the construction of a railroad. The railroad has since been removed and the right of way was vacated in the past to the adjacent landowners. As part of this project, what appear to be spoil piles left over from the railroad construction will be levelled and reseeded. The owner intends to seed perennial native vegetation within the primary Shoreland Buffer Area (first thirty five feet landward from the River). Other areas will be seeded with turf grass. A number of retaining walls will be installed on the slope between the house and the River along an existing path. No retaining walls will be built within the seventy five foot setback area (all structures are prohibited in this area).

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.214(3)(C) references "Standards Applicable to All Conditional Uses." In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **Safe and healthful conditions will be maintain based on the proposed project.**
2. *The prevention and control of water pollution including sedimentation.* **Water pollution will be prevented in the short term through the implementation of erosion control measures during grading activities. In the long term, the retaining walls should prevent erosion of the steep slopes.**

- Additionally, the installation of permanent perennial vegetation will be an improvement over existing vegetation in terms of maintaining a higher percentage of ground cover.
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. **Surface water drainage will not be altered substantially as part of this project and it is not located in the Floodplain.***
 4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. **There is potential for short term erosion during construction of this project. Care must be taken to implement temporary erosion and sediment control measures.***
 5. *The location of the site with respect to existing or future access roads. **Not applicable for this project.***
 6. *The need of the proposed use in a shoreland location. **The proposed project is an effort to improve the long term stability of the site, both on the slope and within the former railroad right of way area. There is also an aesthetic aspect of the project in terms of removing non-native species within the Shoreland buffer area and restoring the areas with native grasses and wild flowers. If the project is not approved, the site will remain as is.***
 7. *Its compatibility with uses on adjacent land. **The use of the land will not be changed based on this proposal.***
 8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. **Not applicable for this project.***
 9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; **This standard can generally be met.***
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; **This standard can generally be met.***
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. **This standard can generally be met.***

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2018 005 with the following conditions for the Committee to consider:

1. No retaining walls or other structures shall be constructed within the Shoreland Setback (first seventy-five feet landward of the ordinary high water mark of the Rock River).
2. Land disturbed within the Shoreland Buffer (first thirty-five feet landward of the ordinary high water mark) shall be revegetated and maintained with perennial vegetation consisting of native grasses and wildflowers. The seed mix for this area shall be reviewed and approved by Staff prior to starting the project.
3. A "Shoreland Mitigation Covenants" document shall be signed and recorded at the Rock County Register of Deeds. The purpose of this document is to ensure that future owners of the property are aware of this project and the requirement to maintain the vegetation within the Shoreland Buffer area.
4. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
5. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices. Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
6. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
7. This permit expires one year from the date of Committee approval unless approved otherwise.

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

RECEIVED



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY	
Application Number:	ZCUP 2018005
Received By - Date (MM/DD/YYYY):	7/20/18
Date of Hearing:	8/9/18
Permit Fee:	6000.00

Rock County Shoreland Conditional Use Permit Application

Required for projects consisting of land disturbance greater than 1000 square feet or 40 cubic yards of fill within the Shoreland Zoning District.

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

Name:	Nathan Lyons			Telephone:	608 4484142		
Address:	2533 S Natures Ridge	Town:	Beloit	State:	WI	Zip:	53511
AGENT (i.e. Builder, Contractor, etc)							
Name:	Natures Touch			Telephone:	608-757-0000		
Address:	5013 West State Rd 11	City:	Janesville	State:	WI	Zip:	53511
Identify the individual that will serve as the primary contact:				<input checked="" type="checkbox"/> LANDOWNER	<input type="checkbox"/> AGENT		

PROPERTY INFORMATION

Sub-division name:	The Ravines	Not applicable <input type="checkbox"/>	Lot number:	78	Not applicable <input type="checkbox"/>
Property location:	Town of	Beloit	SW 1/4 of	1/4	Section 14
	Section	Ravines PT	Tax parcel number (s) - 6-2-2046.1C/6-2-2047		
Road/Street name (with address if applicable):	2533 S Natures Ridge Rd		Property size (Square feet or acres):	1 acre	
Property is within/contains a (check all that apply):					
<input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> None					
Property is adjacent to (check all that apply):					
<input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					

APPLICATION SITE PLAN REQUIREMENTS

Please include a Site Plan, prepared using the Rock County internet based Geographic Information System (www.co.rock.wi.us/planning-gis-maps-data), if possible, and including following information when applicable:

<input checked="" type="checkbox"/> Approximate location and dimension of disturbed area	<input type="checkbox"/> Floodplain Boundary	<input checked="" type="checkbox"/> Existing Buildings
<input checked="" type="checkbox"/> Identification and approximate location of Environmentally Sensitive Areas (e.g. steep slopes, wetlands, hydric soils, cultural resources, productive agricultural soils, woodlands)	<input type="checkbox"/> Area to be filled and volume of fill	<input checked="" type="checkbox"/> Erosion control measures
	<input checked="" type="checkbox"/> Planned impervious surfaces	

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a Shoreland Conditional Use Permit or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per this form, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. I understand that this permit application will be acted upon by the Rock County Planning and Development Committee following a Public Hearing and that Shoreland Zoning Ordinance section 4.214(3)(C) requires that the Committee shall evaluate the effect of the proposed use upon the following:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use in a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal systems.
9. Location factors under which:
 - a. Domestic uses shall be generally preferred;
 - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
 - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

I understand the decision by the P&D Committee may be approval, approval with conditions or denial based on the site plan and evaluation of the above reference factors. A narrative which addresses the above referenced factors has been provided as part of this application. Any change in the approved plan requires review by this P&D Agency and possibly additional approval by the P&D Committee. Any change without prior approval is considered an Ordinance violation and may result in legal action.

LANDOWNER OR AGENT SIGNATURE:	DATE: <u>7-9-18</u>
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AGENCY REVIEW

A complete review of the application is provided in the Staff memo presented to the P&D Committee.

Lot is within/contains a (check all that apply):

Floodplain
 Floodway
 Floodfringe
 Shoreland
 Wetland
 None

Shoreland Zoning Impervious Surface Standard Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan. <input checked="" type="checkbox"/> Does not apply	4a.	Maximum Impervious Surface:	square feet
	4b.	Existing Impervious Surface:	square feet
	4c.	Additional Impervious Surface:	square feet
	4d.	New Total Impervious Surface:	square feet

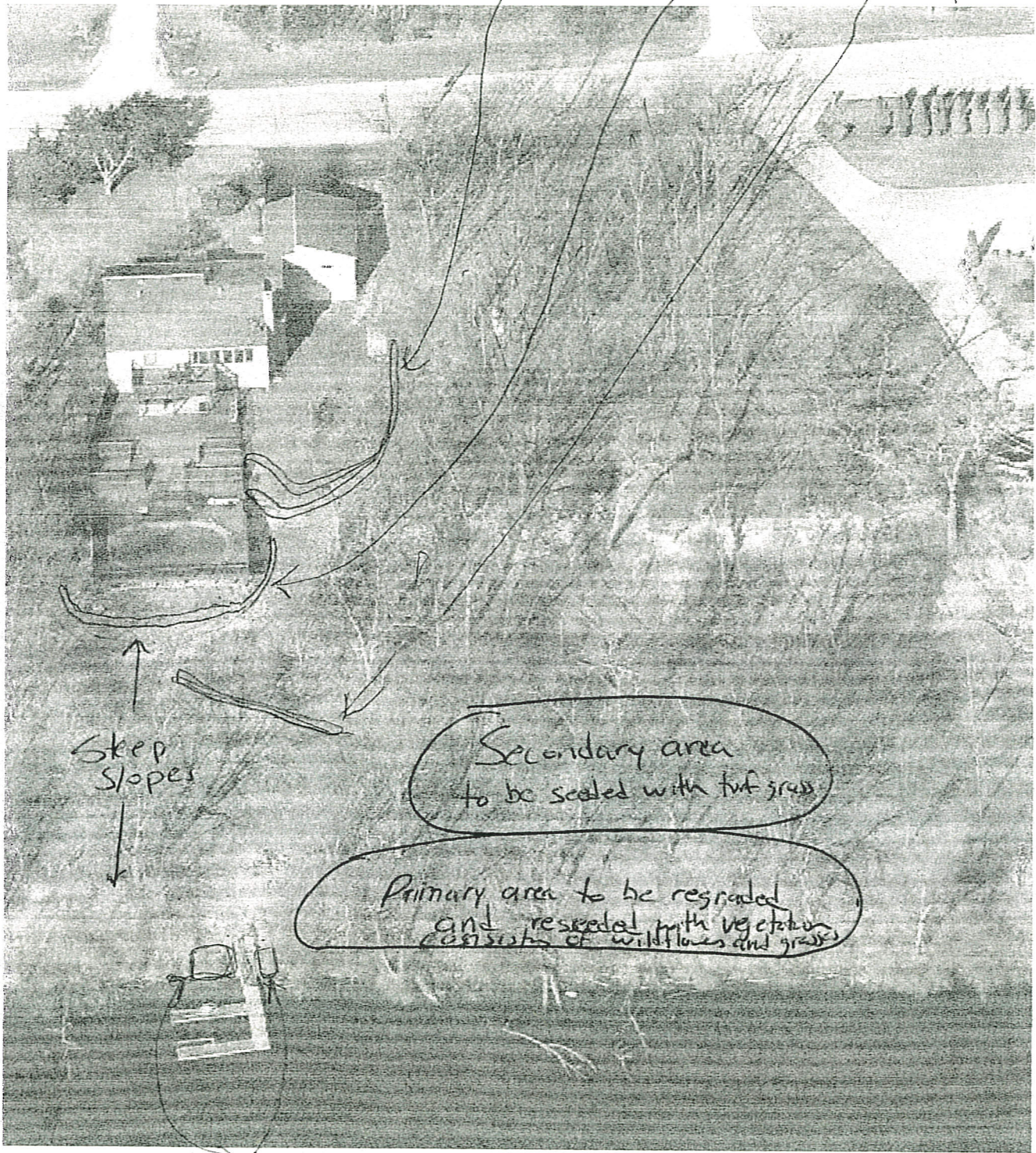
Mitigation Required Yes No If yes, additional planning is required.

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

Approve
 Approve with conditions
 Deny

AGENCY SIGNATURE: _____ TITLE: <u>Administrator - Rock County Planning,</u> <u>Economic & Community Development Agency</u>	DATE: _____
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Upper retaining wall

Lower retaining wall

wall on back side of path to lower area

Step Slopes

Secondary area to be seeded with turf grass

Primary area to be regraded and resseeded with vegetation consists of wildflowers and grasses

Rip rap

Nate Lyons
Shoreland CUP 2018005



Topographic Map for
CUR 2018005
Nathan Lyons



1 Inch = 50 Feet
Spring 2016 Photo



July 25, 2018

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hold a Public Hearing for the Rock County Farmland Preservation Plan 2013 Update Map Amendment. The Planning & Development Committee will review and make a recommendation to the Rock County Board for adoption.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, August 9, 2019.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Colin Byrnes
Director of Planning, Economic & Community Development

LG2018011 Rock Co Farmland Preservation 2013 Map Amendment

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Planning & Development Agency
INITIATED BY



Colin Byrnes
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

July 23, 2018
DATE DRAFTED

**ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2013 UPDATE
MAP AMENDMENT**

- 1 **WHEREAS**, the Wisconsin Legislature adopted the Chapter 91 Farmland Preservation Act as an
- 2 incentive for property owners to preserve agricultural land; and,
- 3
- 4 **WHEREAS**, the Rock County Board of Supervisors, through Resolution 14-11D-158 (November 20,
- 5 2014), adopted the Rock County Agricultural Preservation Plan 2013 Update as an element of the Rock
- 6 County Comprehensive Plan, and through Resolution 15-12A-439 (December 10, 2015), and through
- 7 Resolution 16-12A-183 (December 15, 2016) amended the Rock County Agricultural Preservation Plan
- 8 2013 Update; and,
- 9
- 10 **WHEREAS**, the Plan is comprised of the Towns' land use plans then prepared by the Rock County
- 11 Planning and Development Agency; and,
- 12
- 13 **WHEREAS**, the Plan will help to facilitate Farmland Preservation for the benefit of the citizens and
- 14 economy of Rock County; and,
- 15
- 16 **WHEREAS**, the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has
- 17 requested changes to the Farmland Preservation Plan Map for consistency between the Plan and the Town
- 18 of Magnolia Zoning Ordinance to allow landowners to receive Farmland Preservation Tax Credits; and,
- 19
- 20 **WHEREAS**, DATCP issued an order certifying the Farmland Preservation Plan Text and Map
- 21 Amendment under s. 91.16 Wis. Stats. through December 31, 2024; and,
- 22
- 23 **WHEREAS**, a Public Hearing was held on August 9, 2018 by the Rock County Planning and
- 24 Development Committee.
- 25
- 26 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled
- 27 this _____ day of _____, 2018 does hereby amend the Rock County Preservation Plan
- 28 2013 Update Plan Map.

Respectfully submitted,

PLANNING AND DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Wes Davis

Wayne Gustina

Phillip Owens

FISCAL NOTE:

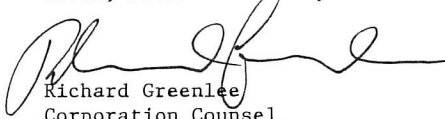
No fiscal impact.



Sherry Oja
Finance Director

LEGAL NOTE:

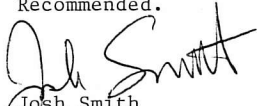
Rock County is authorized to take this action pursuant to secs.
59.01, 59.51 and 91.10, Wis. Stats.



Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

EXECUTIVE SUMMARY

The Rock County Agricultural Preservation Plan 2013 Update was adopted November 20, 2014 and Plan Map Amendments were adopted December 10, 2015 and December 15, 2016 by the Rock County Board. The purpose of an agricultural preservation plan is to help preserve our high quality agricultural lands and to help farmland owners qualify for the Wisconsin Farmland Preservation Program. The Plan was drafted in accordance with Wisconsin Statutes Chapter 91 Farmland Preservation which requires it, among other things, to “Clearly identify areas that the county plans to preserve for agricultural use and agriculture related uses, which may include undeveloped natural resource and open space areas but, may not include an area that is planned for nonagricultural development within fifteen (15) years after the date on which the plan is adopted”.

Once it was adopted, the Plan provided an opportunity for Wisconsin Farmland Preservation Program financial incentives to farmland owners, who may apply for agricultural preservation income tax credits as part of their Wisconsin income taxes. To claim a tax credit, the landowner must be located in an area zoned on the Town zoning map and certified for farmland preservation on the Plan Map and must have \$6,000 in gross farm revenue in the past year or \$18,000 in the past three (3) years.

Recently, Planning and Development Agency Staff have assisted the Town of Magnolia with the certification process. In order for the Town of Magnolia to be certified for Farmland Preservation tax credits, the Town Zoning Map and the Rock County Farmland Preservation Plan Map must be consistent with respect to eligible and non-eligible parcels for tax credits. During the Town of Magnolia Zoning certification process, areas of inconsistency were noted. Typically, as the Town reviews their Zoning Map, specific issues arise and changes are made. This potentially creates an inconsistency with the previously adopted Rock County Farmland Preservation Plan Map. In order to resolve these inconsistencies, the Rock County Planning, Economic and Community Development Agency is recommending an amendment to the Farmland Preservation Plan Map.



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: August 9, 2018

Land Division Summary:

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

2018 038 (Porter Township) – Arnold Farms

2018 040 (Harmony Township) – Reed

2018 042 (Fulton Township) – Kinnett

2018 043 (Bradford Township) – Larson

Land Division Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions with conditions as presented.



Application Number: LD2018 038 Arnold Farms

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

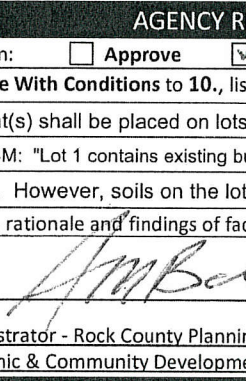
AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: 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, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of...	
3. ...this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>7/25/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Approved by Town of Porter June 26, 2018	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

- 11. If you answered Approve With Conditions to 10., list conditions:**
- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
 - 4. The parent parcel is currently Zoned AE by the Town of Porter. Based on the proposed size of Lot 1, a rezone to AG has been requested...
 - 5. ...Therefore, a recommendation of approval to the P&D Committee is contingent on Town approval of these changes.
 - 6. Dedicate 33 foot half road right of way along N Tolles Rd at the discretion of the Town of Porter.
 - 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
 - 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:
 The proposed Land Division creates one new lot from an existing 94 acre property Porter Township, consisting of approximately 4.1 acres and an existing residence and other buildings. The parent parcel is currently zoned Exclusive (AE) by the Town of Porter and the future land use for the parcel is Agriculture. The applicant has applied for a rezone from AE to AG as part of the land division process. The AE District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District and related Based Farm Tract standards.

This land division is within the extra-territorial jurisdiction of the City of Evansville.

TOWN ACTION

- 14. If you answered Approve With Conditions to 13., list conditions:**
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

- 17. If you answered Approve With Conditions to 16., list conditions:**
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

18. Committee action rationale and findings of fact:

RECEIVED

JUN 29 2018



AGENCY USE ONLY

Application Number: LD2018 038

Received By - Date (MM/DD/YYYY): 6-29-18

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- Land division area 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.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	ARNOLD FARMS LLC			Telephone:	
Address:	8347 N TOLLES RD	City:	EVANSVILLE	State:	WI Zip: 53536
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:	Town of PORTER	NE 1/4 of NW 1/4
	Section 30	Tax parcel number(s) - 6-16-243

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of CITY OF EVANSVILLE

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 94 ACRES	14. Land division area (Square feet or acres): 3.9 ACRES	15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot: AE

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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 CONTACT SIGNATURE: <u>Roll J. Cook</u>	DATE: <u>3/9/2018</u>
--	-----------------------

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

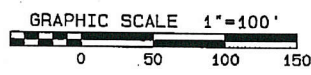
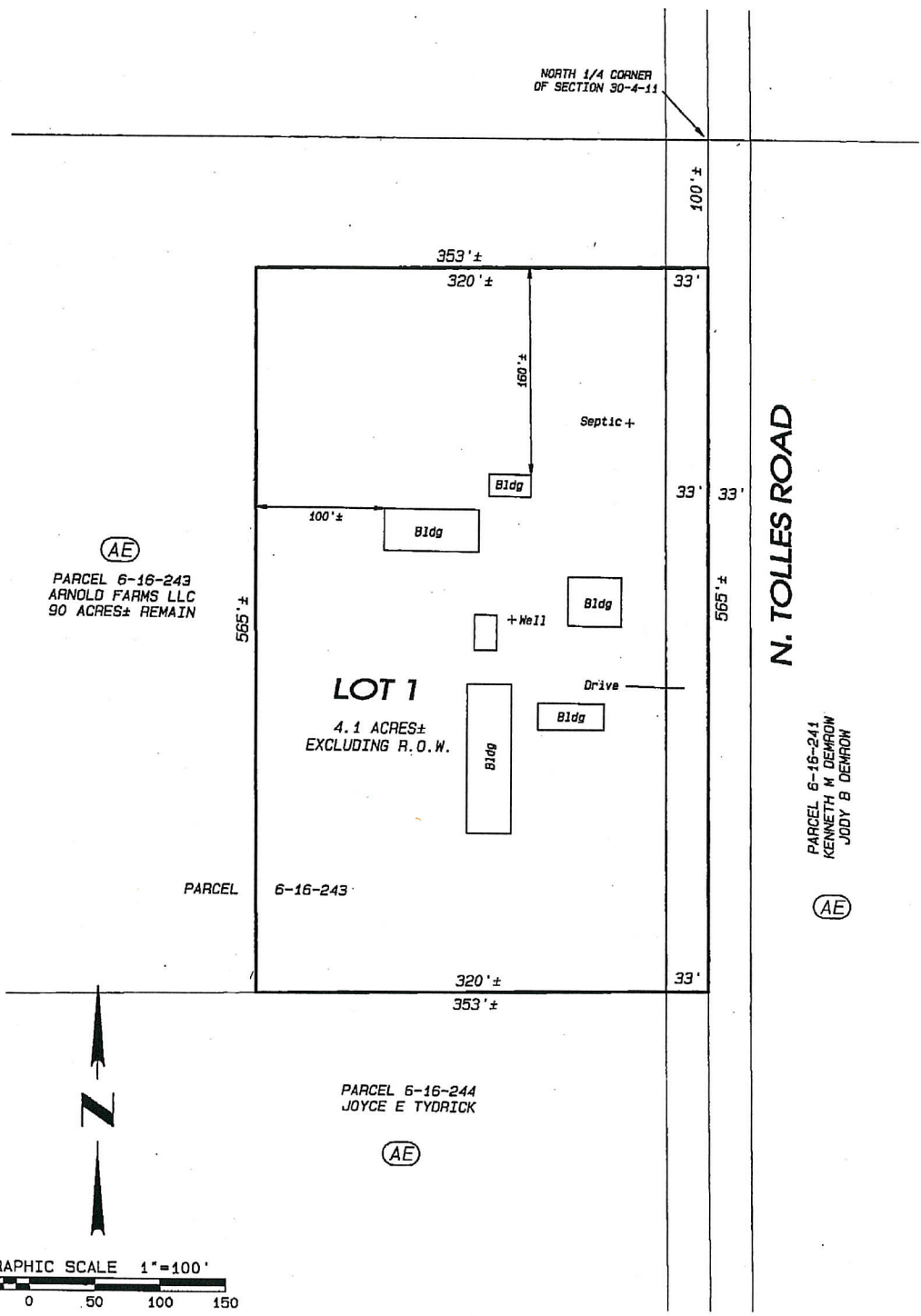
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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 NE 1/4 OF THE NW 1/4 OF SECTION 30, 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. 118 - 077 For: ARNOLD

DATE: MARCH 8, 2018
REVISED APRIL 4, 2018

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: LD2018 040 Reed

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 applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means	
3. of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Amber</u>	DATE: <u>7/27/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Follow the A1 Zoning Restrictions (only farm residences allowed)	
2. CSM to be completed within 6 months	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>7/9/18</u>
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

11. If you answered Approve With Conditions to 10., list conditions:

- 3. Dedicate a forty foot half road right of way along E Rotamer Rd at the discretion of the Town of Harmony.
- 4. Lot 1 contains kettle/depressional topography which may result in seasonal flooding. Therefore the final CSM...
- 5. ... shall include a restriction for no buildings or filling on Lot 1 with the exception of the eastern two hundred feet of the lot.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from a 65 acre parent lot in Harmony Township. New Lot 1 will consist of approximately 7.18 acres which is currently cropland (with the exception of the road). As part of this process, the Town of Harmony has issued A1 Conditional Use Permit for the proposed lot rather than a rezone of the property based on size.

A portion of Lot 1 consists of internally drained topography which may result in seasonal or periodic flooding. These areas generally not suitable for building and should not be filled, thereby reducing natural capacity for storm water. Therefore, staff is recommending that a restriction be placed on Lot 1 that prohibits building or filling on Lot 1 with the exception of the eastern 200 feet.

This land division is within the extraterritorial approval jurisdiction of the City of Janesville.

TOWN ACTION

14. If you answered Approve With Conditions to 13., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered Approve With Conditions to 16., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

RECEIVED
JUL 11 2018
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY
Application Number: LD2018 040
Received By - Date: T-11-18
(MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area 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 requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	PETER E REED & BETTY J REED			Telephone:			
Address:	3803 N MILTON SHOPIERE RD	City:	MILTON	State:	WI	Zip:	53563
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575		
Address:	109 W. MILWAUKEE STREET	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:

Town of HARMONY	NE 1/4 of NW 1/4
Section 13	Tax parcel number(s) - 6-7-114

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of CITY OF JANESVILLE

12. Land division area is located adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 65 ACRES	14. Land division area (Square feet or acres): 7.7	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot: A-1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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 CONTACT SIGNATURE: Rachel J. [Signature] DATE: 6/11/2018

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

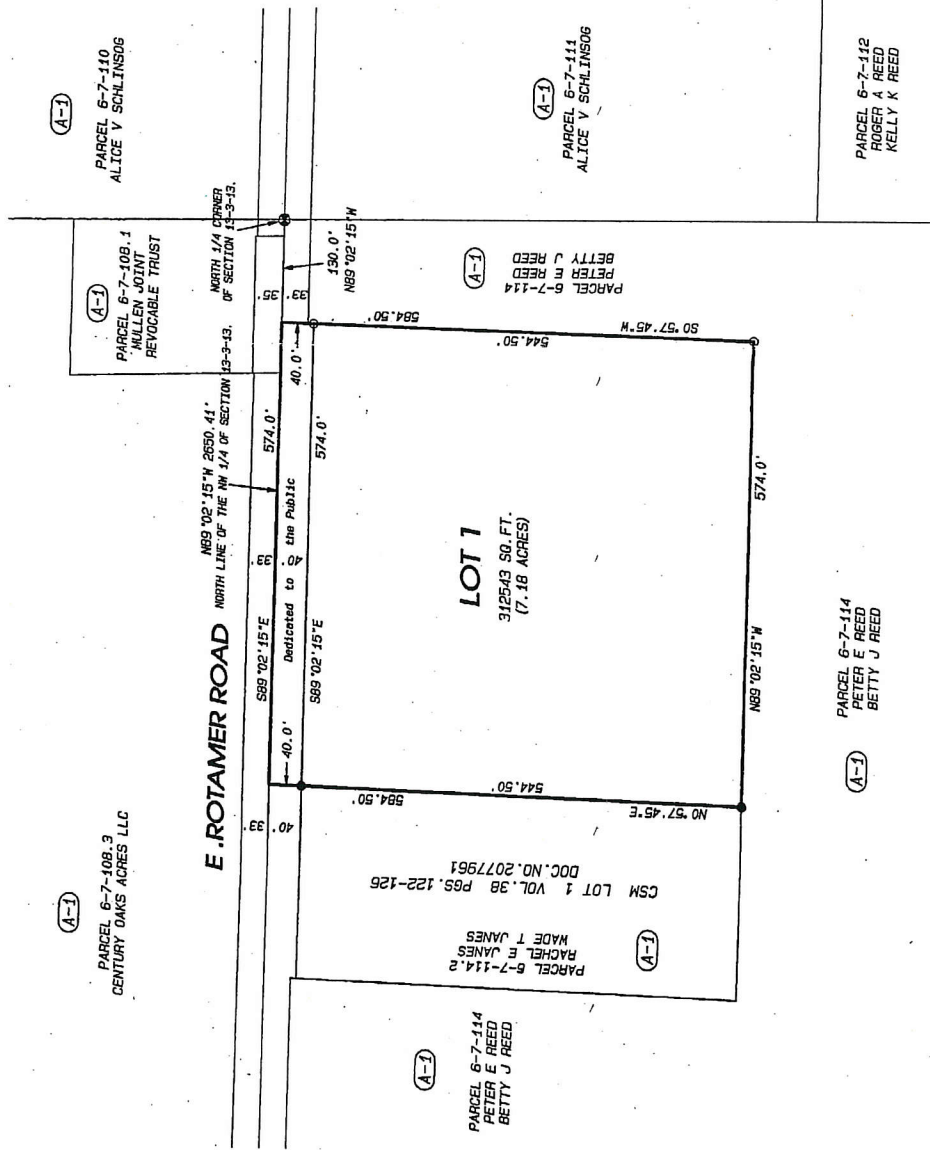
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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/REZONE MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T.3N., R. 13E. OF THE 4TH P.M., TOWN OF HARMONY,
ROCK COUNTY, WISCONSIN.



NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

DATE: JUNE 7, 2018

Crumba & Associates
 • LAND SURVEYING • LAND PLANNING
 • CIVIL ENGINEERING

109 N. Milwaukee St.
 Janesville, WI 53548
 WWW.COMBASSURVEY.COM
 TEL: 608.755-0575
 FAX: 608.755-0554



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

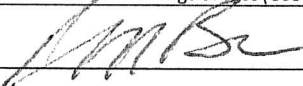
AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: 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, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Sanitary sewer connections shall be approved by the Consolidated Koshkonong Sanitary District.	
3. Any new development shall comply with the Rock County Ordinances for Erosion Control and Storm Water Management	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>7/30/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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: <u>5/8/18</u>
TITLE: _____	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
3. _____	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

11. If you answered Approve With Conditions to 10., list conditions:

- 3. The parent parcels are currently zoned residential by the Town of Fulton. Based on the proposed use of Lots 3 and 4, ...
- 4. ...a rezone is required and a land use plan amendment was required by the Town and was preliminarily approved. Therefore, a
- 5. ... recommendation of approval to the P&D Committee is contingent on final Town approval of these changes.
- 6. Dedicate a 40 foot half road right of way along E Mallwood Dr at the discretion of the Town of Fulton.
- 7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 8. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates four new lots from three existing parcels in Fulton Township. The parent parcels are each currently zoned residential (the district varies based on the parcel size) and the future land use for the area is Mixed Use. Based on the proposed lot size of Lots 1 and 2, no rezone was necessary (the lots will remain zoned Residential General Sewered (RGS)). The proposed land use on Lots 3 and 4 is Commerical, therefore a rezone to the Commerical Highway Interchange (CHI) District along with an amendment to the Town's Future Land Use Plan Map / Comp Plan were considered and preliminarily approved by the Town in May 2018 following a public hearing. There are existing buildings located on Lot 4. All other lots are vacant.

This property is within the Extraterritorial Plat Review Jurisdiction of the City of Edgerton.

TOWN ACTION

14. If you answered Approve With Conditions to 13., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered Approve With Conditions to 16., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: LD2018 042

Received By - Date (MM/DD/YYYY): 7-16-18

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area 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 requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: JOHN F KINNETT DAWN A KINNETT Telephone: _____

Address: PO BOX 31 City: EDGERTON State: WI Zip: 53534

b. Name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575

Address: 109 W. MILWAUKEE STREET City: JANESVILLE State: WI Zip: 53548

b. Developer name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of FULTON SE & SW 1/4 of SE 1/4
 Section 1 PARCEL 1070.15.105 Tax parcel number(s) - 9.1,10.1

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
 If Yes, identify: City(s)/Village of CITY OF EDGERTON

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 10.8 ACRES

14. Land division area (Square feet or acres): 10.8

15. Current zoning of land division area: RGS,RRL,RRS

16. Number of new/additional lots created by land division: 1

17. Future zoning of new/additional lot(s) created by land division: RGS, CH

18. Future zoning of parent lot: RGS, CH

19. Covenants or restrictions will be placed on the land division area: Yes No
 If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
 If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy): _____

APPLICANT STATEMENT AND SIGNATURE

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 CONTACT SIGNATURE: Rull J. Lamb DATE: 3/27/2018

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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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

LOT 105, LAKE WOODS THIRD ADDITION; LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 2, PAGES 49 AND 50 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 766530; PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

E. MASON DRIVE

(RGS)

(RGS)

PARCEL 6-6-10.1
KINNETT
LOT 4
6.2 ACRES±
(REZONE TO CH)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

PARCEL 6-6-10.1A
FLIPPIN
CSM VOL. 38
PGS. 263-265
(SU)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

PARCEL 6-6-9
KERSTEN
VOL. 2 PGS. 49-50
DC. NO. 766530
(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

PARCEL 6-6-9.1
KINNETT
LOT 3
3.7 ACRES±
(REZONE TO CH)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

(RGS)

PARCEL 6-6-10.1
KINNETT
LOT 2
18426 SQ. FT.±
(RGS)

(RGS)

(RGS)

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(RGS)

PARCEL 6-6-10.1
KINNETT
LOT 1
21484 SQ. FT.±
(RGS)

(RGS)

(RGS)

(RGS)

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PARCEL 6-6-10.1
KINNETT
LOT 2
18426 SQ. FT.±
(RGS)

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PARCEL 6-6-10.1
KINNETT
LOT 1
21484 SQ. FT.±
(RGS)

(RGS)

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PARCEL 6-6-10.1
KINNETT
LOT 1
21484 SQ. FT.±
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PARCEL 6-6-10.1
KINNETT
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PARCEL 6-6-10.1
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21484 SQ. FT.±
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PARCEL 6-6-10.1
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PARCEL 6-6-10.1
KINNETT
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21484 SQ. FT.±
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PARCEL 6-6-10.1
KINNETT
LOT 1
21484 SQ. FT.±
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PARCEL 6-6-10.1
KINNETT
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PARCEL 6-6-10.1
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KINNETT
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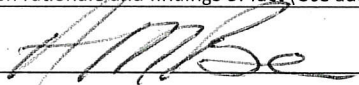
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered **Yes**, proceed to 4. If you answered **No**, proceed to 5.
 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: 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, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED , in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means	
3. of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>7/27/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Follow the restrictions in the Town of Bradford Zoning Ordinance	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>7/17/18</u>
TITLE: _____	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions** to **10.**, list conditions:

- 3. Dedicate a thirty three foot half road right of way along E Creek Rd at the discretion of the Town of Bradford.
- 4. Delineate the 100 year Regional Floodplain on the final CSM.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from a 41.5 acre parent lot in Bradford Township. The Certified Survey Map will consist of two lots, with Lot 1 being the remnant of the parcel parcel. Since Lot 1 is greater than 35 acres it is not subject to review and approval. New Lot 2 will consist of approximately 6.0 acres which is currently cropland and natural area in the Turtle Creek Floodplain. As part of this process, the Town of Bradford has granted preliminary approval for a rezone of proposed Lot 2 from the Exclusive Agricultural District to the Agricultural Residential District based on the size (3-10 acres).

TOWN ACTION

14. If you answered **Approve With Conditions** to **13.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered **Approve With Conditions** to **16.**, list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

JUL 18 2018



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 043

Received By - Date (MM/DD/YYYY): 7-18-18

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No
- Land division area 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.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: MARK S LARSON & LISA J LARSON Telephone: _____

Address: 11304 E CREEK RD City: DARIEN State: WI Zip: 53114

b. Name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575

Address: 109 W MILWAUKEE STREET City: JANESVILLE State: WI Zip: 53548

b. Developer name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of BRADFORD 1/4 of NE&E 1/4
Section 27 Tax parcel number(s) - 6-3-198

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 41.5

14. Land division area (Square feet or acres): 41.5

15. Current zoning of land division area: A-1

16. Number of new/additional lots created by land division: 1

17. Future zoning of new/additional lot(s) created by land division: AR

18. Future zoning of parent lot: A-1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy): _____

APPLICANT STATEMENT AND SIGNATURE

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 CONTACT SIGNATURE: Ralph J. Larson DATE: 6-15-18

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

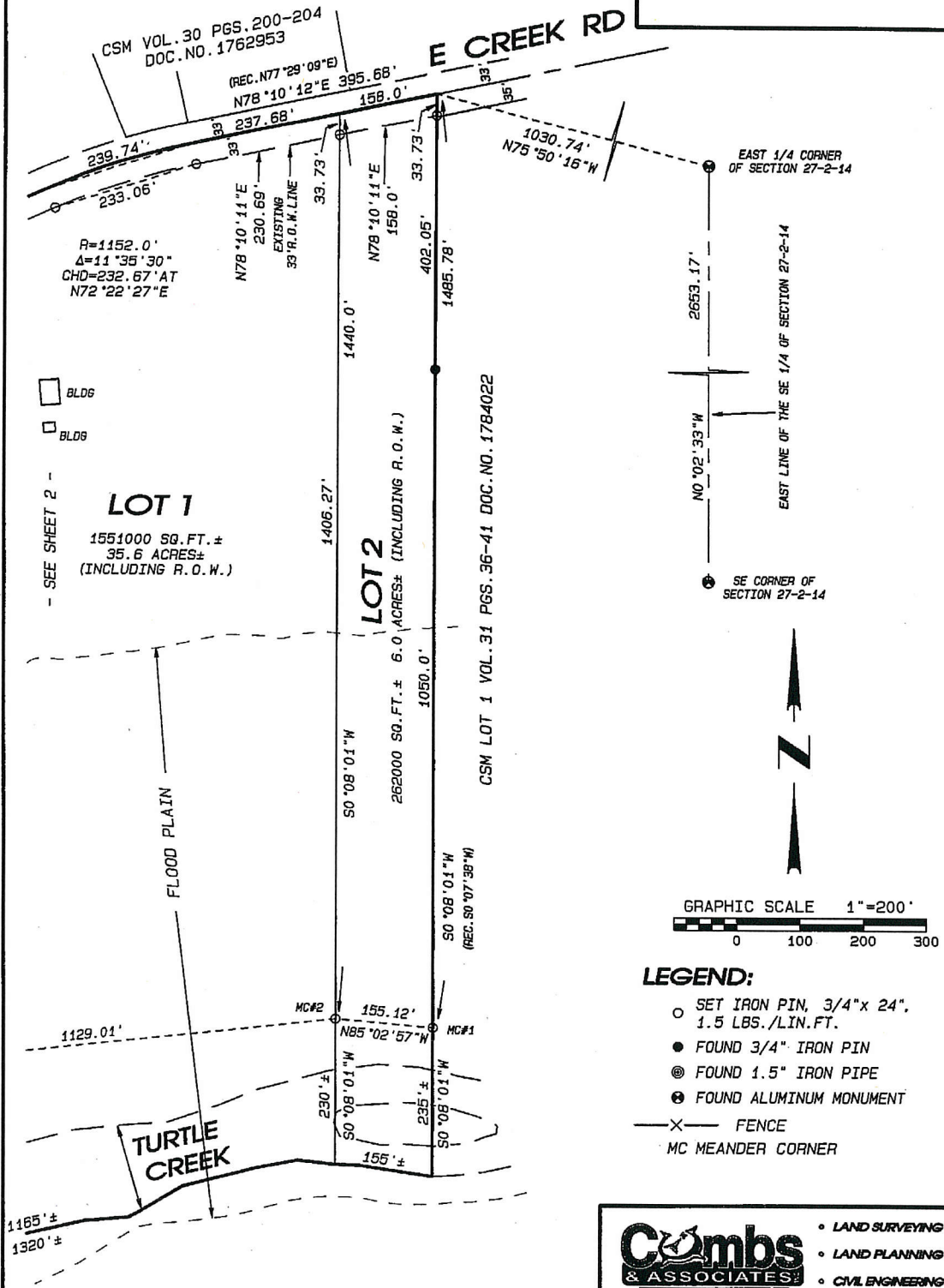
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND ALL 4 QUARTERS OF THE SE 1/4 OF SECTION 27, T.2N., R. 14E. OF THE 4TH P.M., TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



CSM VOL. 30 PGS. 200-204
DOC. NO. 1762953

E CREEK RD

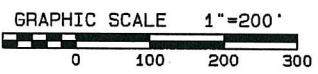
R=1152.0'
Δ=11°35'30"
CHD=232.67' AT
N72°22'27"E

BLDG
BLDG

LOT 1
155100 SQ. FT. ±
35.6 ACRES ±
(INCLUDING R.O.W.)

LOT 2
262000 SQ. FT. ±
6.0 ACRES ±
(INCLUDING R.O.W.)

CSM LOT 1 VOL. 31 PGS. 36-41 DOC. NO. 1784022



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
 - FOUND 3/4" IRON PIN
 - ⊗ FOUND 1.5" IRON PIPE
 - ⊕ FOUND ALUMINUM MONUMENT
 - X— FENCE
 - MC MEANDER CORNER

Combs & Associates

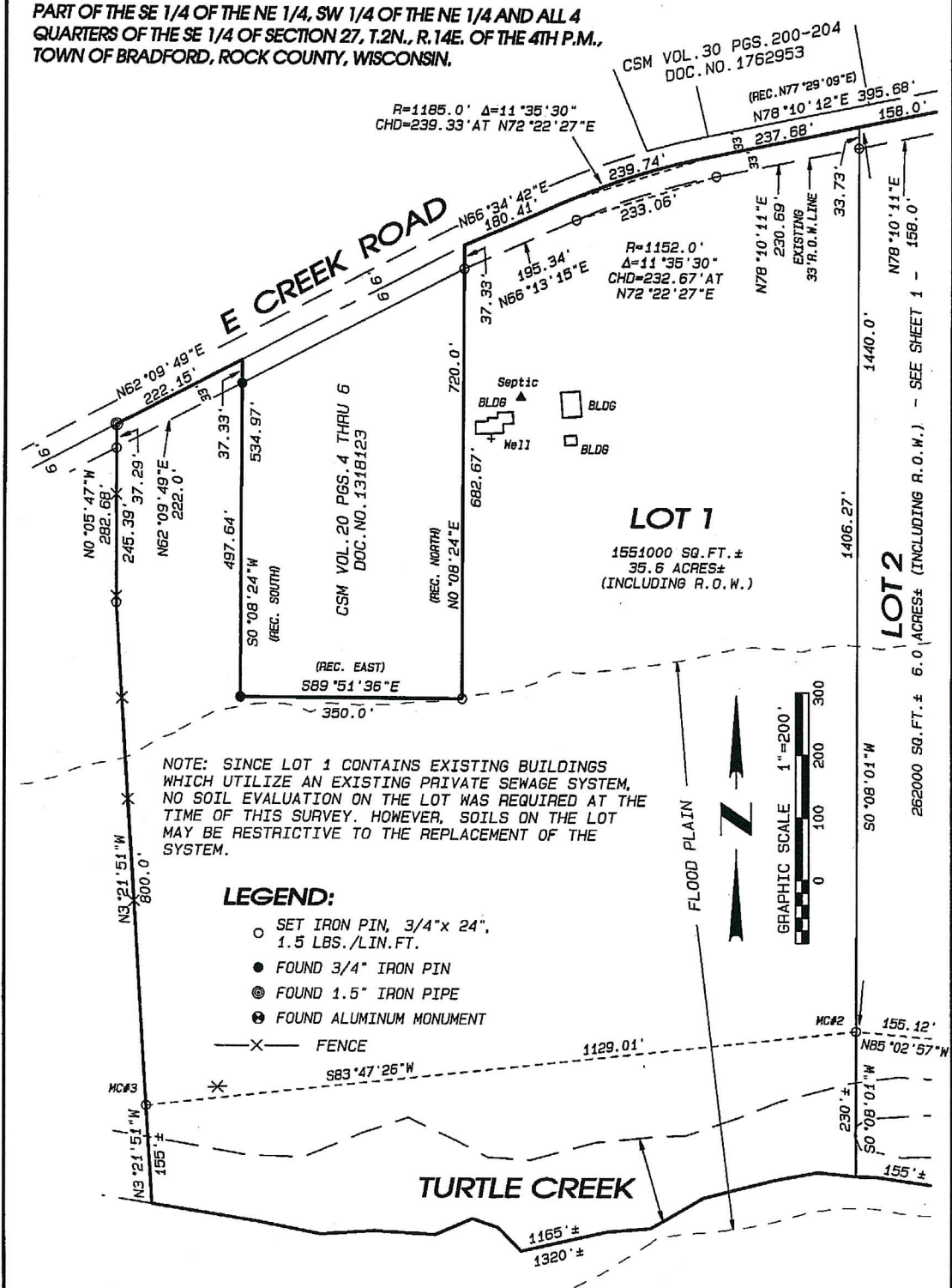
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND ALL 4
 QUARTERS OF THE SE 1/4 OF SECTION 27, T.2N., R. 14E. OF THE 4TH P.M.,
 TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED N0°02'33"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 27-2-14.

Combs

& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

ROCK READY INDEX

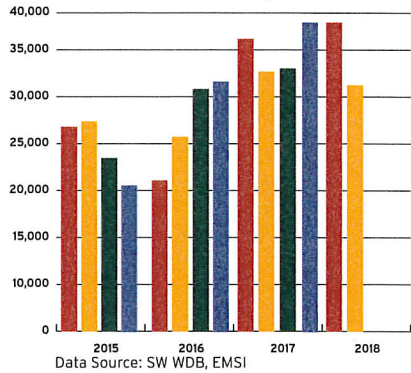


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

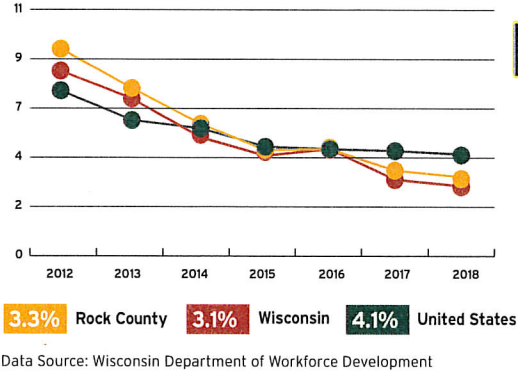
Q2 2018

Workforce

Job Posting Activities



Annual Unemployment

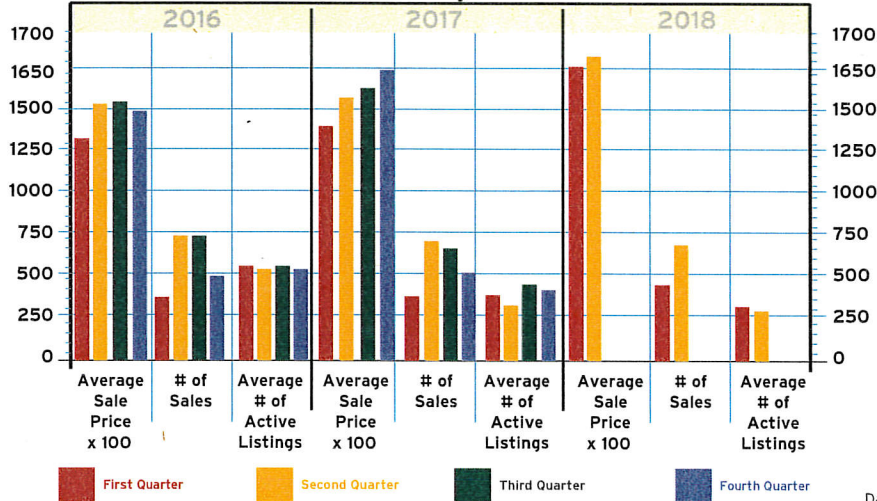


Rates at Nearly 20-Year Low

No Shortage of Regional Job Opportunities

Real Estate

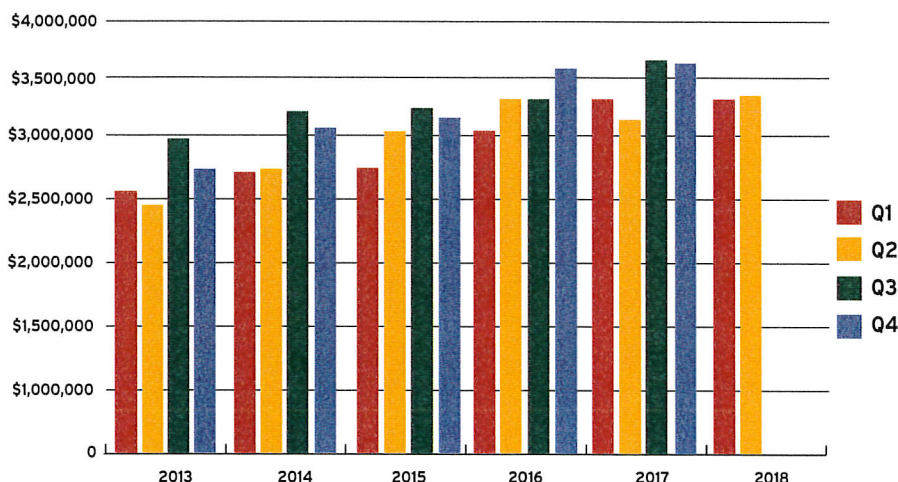
Residential Market Activity



New Price Point Record

Sales Activity

Rock County Sales & Use Tax Collections

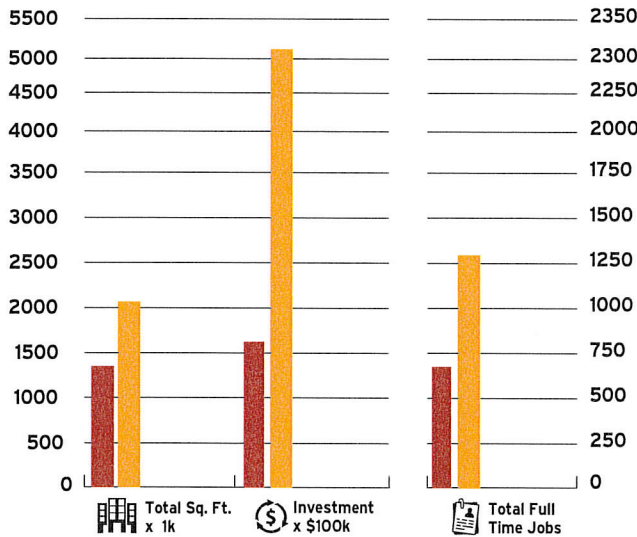


Another Strong Quarter

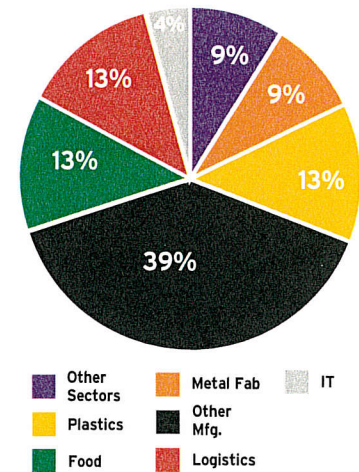
This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

Economic Development Pipeline

Real Estate, Investment & Employment Impacts



Industry Sectors



Project Size and Scope Increase as Manufacturers Dominate the Pipeline

Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stateline area.

Project Profile

CRANES DOT THE JANESVILLE-BELOIT MSA

A number of hotel, industrial / warehousing and multi-family projects were announced during Q2 2018. A brief snapshot of these projects is provided below.

Hotels in Beloit and Janesville broke ground, providing a much needed boost to the area's overnight and extended stay lodging market. In Beloit, the downtown 34-room Hotel Goodwin and Velvet Buffalo Café at the corner of Pleasant and Pubic advanced and upon completion in fall 2018, this property will feature a rooftop pavilion and meeting space. Meanwhile, work continued on the Holiday Inn & Conference Center, a 124-room hotel perched at the City's main intersection of I-39/90 and I-43. In Janesville, construction began on two hotels: the Cobblestone Hotel, a 53-room facility in downtown and then an 87-room Marriott TownPlace Suites located in the City's upper northeast side.

In terms of industrial and warehousing, Janesville-based Badger Property Investments (BPI) announced that it was preparing to construct a pair of buildings. The first development, which is a 60,000 SF build-to-suit project in Milton's Crossroads Business Park, will be leased by SSI Technologies, Inc. This project, which is slated for completion fall 2018, will address SSI's existing and emerging warehousing needs. The second BPI development, which will occur in Janesville's STH Business Park on Innovation Drive, involves a proposed 150,000 SF speculative industrial / warehousing building.

Speaking of industrial, specifically on the redevelopment front, Commercial Development Company Inc. (CDC) began its projected 12-18 month demolition activities at the former GM Janesville Assembly Plant. Since acquiring the property in late 2017,

CDC has invested significant resources into repurposing this 250-acre (+/-) industrial campus for new vertical development. A key component of these activities involves the creation and subsequent submittal of a redevelopment plan, which CDC formally initiated during the quarter.

In Beloit, Hendricks Commercial Properties began renovating the former downtown Kerry Ingredients manufacturing plant, which overlooks the Rock River. This 142,000 (+/-) SF industrial property will be converted into a 70-unit, market rate apartment building. Private balconies, indoor parking, in-unit laundry and a gourmet kitchen in the common area are just a few of this property's amenities.



EXECUTIVE SUMMARY

The County Surveyors Office would like to update their Survey equipment: GPS and Data Collector that is used in the field. The current equipment was purchased in 2013. The County Surveyors Office received quotes from the following Vendors:

Sokkia: \$31,000

Trimble: \$27,987

Carlson: \$21,195 & \$23,528

Leica: \$19,650

Leica is one of the premier surveying equipment companies and they provide some of the best and most accurate equipment available on the land surveying market. Leica is also the lowest price. This purchase is going to benefit Rock County and the Surveyors office in many ways, here are a few examples;

1. It will help save time.
 - a. The new equipment is able to utilize GPS and conventional surveying methods simultaneously which can save us 10-15 minutes per set up, especially along roadways where both methods are used.
 - b. The new GPS initializes and connects to the network much faster than our existing GPS so there will be less waiting time to get started on jobs.
 - c. The new Leica field software has some of the best work flows available and can make the County Surveyor more efficient when topographic surveys are required, such as the one provided for the Courthouse security project last year.
2. More accuracy.
 - a. The specifications for the new GPS indicates it has significantly better accuracy than our existing equipment.
 - b. The Leica GPS reinitializes (disconnects and reconnects) every 10 seconds to make sure it is receiving the best signal possible and reduces possibility of interference from things such as trees and buildings that cause inaccurate measurements.
3. Rock County will be ready for the future.
 - a. Satellite technology is evolving quickly and more and more satellites are being launched that emit better and more accurate signals. The Leica GPS antenna we plan to purchase has the capability to receive signals from the new military satellites that most GPS receivers cannot use. These signals will allow for GPS to be used in areas, such as under tree canopy where most GPS antennas will struggle. As the new satellites are launched we will be ready with equipment capable of receiving their signals.

Land Survey technology and trends are constantly changing and the equipment is becoming faster and more accurate every year. In this profession, it is very important to keep looking towards the future and try to stay ahead of the game. The County Surveyors office strives to provide the most accurate information possible and upgrading the survey equipment will certainly play a major role in this effort. This purchase would be eligible to use 2017 and 2018 Wisconsin Land Information Program Strategic Initiative grant funds as it supports section corner remonumentation efforts at Rock County, no additional matching funds are required.

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JULY 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-64200	TRAINING EXP	P1802032	07/26/2018	WISCONSIN REAL PROPERTY LISTER	130.00
REAL PROPERTY DESCRIPTION PROG TOTAL					<u>130.00</u>

I have reviewed the preceding payments in the total \$130.00

Date: _____ Dept _____
Committee _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JULY 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-61108	SEASONAL-REG WAG				
		P1801938	07/05/2018	ROCK 5.0	600.00
64-6400-0000-63100	OFC SUPP & EXP				
		P1800061	07/26/2018	STAPLES BUSINESS ADVANTAGE	314.39
				PLANNING PROG TOTAL	914.39
64-6451-0000-64904	SUNDRY EXPENSE				
		P1800060	07/05/2018	LANGE ENTERPRISES INC	1,388.14
				ADDRESS SIGNS PROG TOTAL	1,388.14

I have reviewed the preceding payments in the total \$2,302.53

Date: _____ Dept _____

Committee _____

To All To Whom These Presents Shall Come, Greeting:

WHEREAS, Rock County owns and holds and has deposited in the office of the County Clerk of the County of Rock in the State of Wisconsin, a tax certificate signed by Otis P. Thorman, the then County Treasurer of said County whereby it appears as the fact is that the following described piece or parcel of land lying and being situated in the County of Rock, to-wit:

Lot 31 (thirty-one)

Ctf. #297 1965 sale

Nelson's First Sub. Div.

TOWNSHIP OF MILTON

was, for the non-payment of taxes sold by the Treasurer of said County, at public auction at the County Treasurers office in the County of Rock, on the 19th day of October, in the year of our Lord, one thousand nine hundred and sixty-five to the said Rock County for the sum of Eight Dollars and twenty-eight Cents in the whole, which sum was the amount of taxes assessed and due and unpaid on said tract of land, together with the cost and charges of such sale, due therewith at the time of making such sale, the whole of which sum of money has been paid by the aforesaid purchaser; and

WHEREAS, it further appears as the fact is that the owner or owners, the claimant or claimants, the mortgagee or mortgagees of said land have not redeemed from said sale the lands which were sold as aforesaid and said lands are now unredeemed from said sale, whereby said described lands have become forfeited and the said Rock County is entitled to a conveyance thereof; and

WHEREAS the County Board of Supervisors of Rock County, on the 12th day of Nov. '68 adopted a resolution authorizing the County Clerk of Rock County to execute in his name of office, to Rock County tax deeds on properties on which the county holds tax certificates eligible for tax deeds; and whereas proper notice has been duly served on all persons entitled to notice hereof; and the undersigned has duly compared the above description as required by section 75.14(2) of the Wisconsin statutes;

NOW, THEREFORE, know all men by these presents that the County of Rock in said State and the State of Wisconsin, in consideration of the said money aforesaid and the premises, and in conformity to law, have given and hereby do give, grant and convey the tract of land above described together with the hereditaments and appurtenances to the said Rock County and its assigns, to their sole use and benefit forever.

IN TESTIMONY WHEREOF, I, Walter M. Lindemann, County Clerk of the County of Rock, have executed this deed pursuant to and by virtue of the authority in me vested by the statutes of the State of Wisconsin and for and on behalf of said State and the County of Rock aforesaid, and have hereunto subscribed my name officially and affixed the seal of the said Rock County at Janesville in said County of

Rock this 13th day of February, in the year of our Lord, one thousand, nine hundred and sixty-nine

Walter M. Lindemann
County Clerk, Rock County, Wisconsin

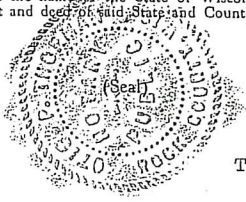


In Presence of:

Alma J. Steinkamp
Alyce Wickham
STATE OF WISCONSIN
County of Rock

On this 13th day of February, A.D., 1969, personally came before me the above named Walter M. Lindemann, to me known to be the person who executed the foregoing Deed of Conveyance, and to be the County Clerk of County of Rock in said State, and affixed the seal of said County thereto, and acknowledged that he affixed said seal to and executed said deed as County Clerk in and for said County and State, for and in the name of the State of Wisconsin and of the County of Rock, aforesaid and acknowledged that he so executed the same as in the act and deed of said State and County, for the uses and purposes in said Deed mentioned, and as by law required.

Otis P. Thorman
Notary Public, Rock County, Wisconsin
My commission expires 3/26/72



This instrument was drawn by Office of County Treasurer

Co. Treasurer

Received for Record this 13 day of Feb. A.D., 1969 at 1:05 o'clock P.M. and recorded in Vol. 313 of Books on page 208

Tax Deed
Rock County
TO
Rock County, Wisconsin
No. 739925



E THOMAS ST

TOWN OF MILTON

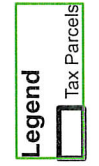
COUNTY OF ROCK

TOWN OF MILTON

BIRCH AVENUE INVESTMENTS LLC



Lot 31 Nelson's First Sub.
Parcel 6-13-1508
Property Owner - County of Rock
Town of Milton



Airphoto Spring 2016
1 inch = 30 feet



Rock County Geographic Information System, GIS
Rock County Planning, Economic and Community Development Agency