

NOTE: This meeting will be held in person and Via ZOOM



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 14, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM
CALL: 1-312-626-6799
MEETING ID: 868 1578 5573
PASSCODE: 639510**

Join Zoom Meeting

<https://us02web.zoom.us/j/86815785573?pwd=UjVkvUg1aW01SVYrUmFoUVdiNWdNQTO9>

Meeting ID: 868 1578 5573

Passcode: 639510

One tap mobile

+13126266799,,86815785573#,,,,*639510# US (Chicago)

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, October 13, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.
- Supervisors: Please identify yourself by name
- **Please mute your phone when you are not speaking to minimize background noises**
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired –

<https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning>

Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 14, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held September 23, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. **Action Item** Land Divisions:
 1. 2021 053 (Beloit Township) – Majeed (7 Lot Subdivision)
 2. 2021 055 (Beloit Township) – Wieland and Frey (3 Lot CSM)
 3. 2021 056 (Janesville Township) – Klipstine (1 Lot CSM)
 4. 2021 058 (Rock Township) – Lewis (1 Lot CSM)
 5. 2021 065 (Harmony Township) – McWilliam (1 Lot CSM)
 6. 2021 067 (Bradford Township) – Green Valley Farms (1 Lot CSM)
 7. 2021 068 (Avon Township) – Stoddard (1 Lot CSM)
6. Community Development
7. Economic Development
8. Corporate Planning
9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
10. Director's Report
11. Committee Reports
12. Adjournment

Future Meeting Dates

October 28, 2021
November 11, 2021



MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, SEPTEMBER 23, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, September 23, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Russ Podzilni. Supervisors present via Zoom: Wes Davis, Wayne Gustina, Robert Potter @ 8:20AM. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator), Lisa Tollefson (County Clerk), Richard Greenlee (Corporation Counsel).

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Josh Smith (County Administrator), Richard Bostwick (County Board Chair).

1. Call to Order
Roll Call

2. Adoption of Agenda

Moved by Supervisor Podzilni **Seconded** by Wayne Gustina
Approved unanimously

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held September 9, 2021 at 8:00 am

Moved by Wes Davis **Seconded** by Alan Sweeney
Approved unanimously

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

A. **Action Item** Land Divisions:

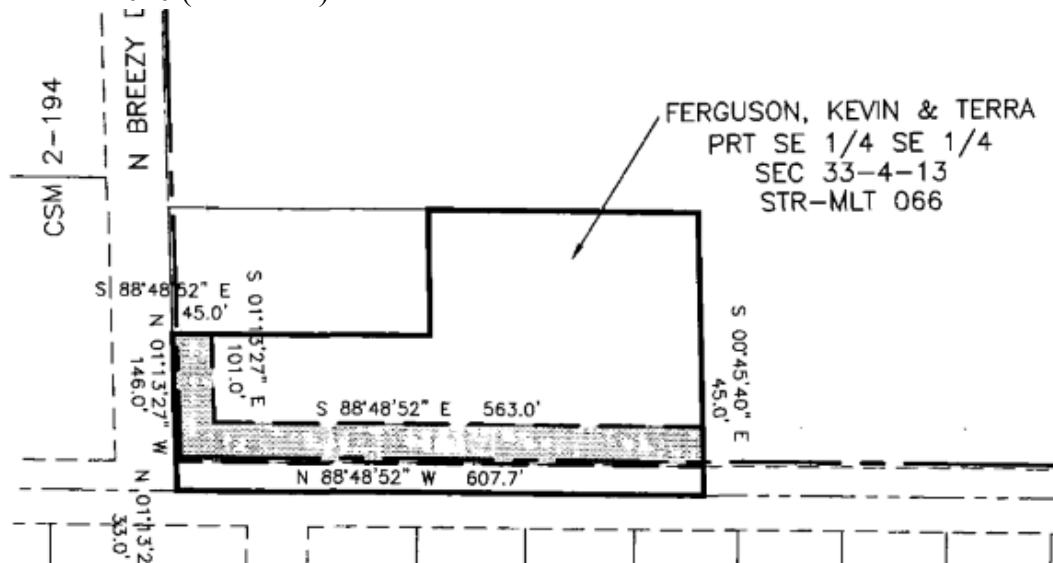
1. 2021 050 (Milton Township) – Ferguson (1 Lot CSM)
With Conditions

Moved by Wayne Gustina **Seconded** by Wes Davis
Approved unanimously

Recommendation:

Staff recommends approval of this minor land division # LD 2021 050 in the Town of Milton with the following conditions:

1. There is an existing easement that runs along Townline Rd and Breezy Drive filed in 2010 (see below).



Any additional existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

2. Per Section § 400-35D(5) of the Town of Milton zoning code, the proposed lot does not meet the minimum 3 acre requirements of the A-3 zoning. The lot will need to be changed to meet zoning code. Recommended Rural Residential District (R-R) with a minimum lot size of 40,000 square feet.
3. Note on Final CSM: “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.

4. Note on Final CSM “No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
5. The new lots need to meet all the requirements of the setbacks of the RR zoning district. This is a double frontage lot and could make it hard to place a residence.
6. The centerline of a driveway shall be located a minimum of 150 feet from the centerline of the nearest public road. It is recommend that the access be located off of Breezy Drive 150 feet from the intersction of Townline Rd. A note shall be included on the Final CSM indicating no access to Townline Rd on Lot 2.
7. A drainage easement shall be located on Lot 2 extending seventy-five feet on each side of the culvert under Townline Rd north easterly parallel with the existing drainageway (150 foot total width) No filling or construction shall take place in the easement.
8. Per § 400-36C the property will require a Conditional Use Permit (CUP). A conditional use in this district is to permit the following uses only after a public hearing, recommendation by the Planning and Zoning Committee and approval of the Town Board:
 - a. § 400-36C(1) Home occupation.
 - b. § 400-36C(2) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises.
9. Dedicate a thirty-three foot half road right-of-way along adjacent roads at the discretion of the Town.
10. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
11. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

2. 2021 051 (Milton Township) – Bessel (2 Lot CSM)
With Conditions

Moved by Wayne Gustina **Seconded** by Russ Podzilni
Approved unanimously

Recommendation:

I recommend approval of this minor land division # LD 2021 051 in the Town of Milton with the following conditions:

1. The location of the 20 foot sanitary sewer easement can make placement of a single family home with driveway. It is recommended that the sanitary sewer line be relocation onto the corresponding lot of the residence.
 2. Meet the minimum zoning requirements of the district including setback regulations.
 3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
 5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
6. Community Development
 7. Economic Development
 - A. **Action Item:** Resolution Authorizing Additional Uses of Computer Equipment through the Rock County Small Business and Nonprofit Grant Program

Moved by Wes Davis **Seconded** by Russ Podzilni
Approved unanimously
 8. Corporate Planning
 - A. **Action Item:** Resolution Approving Tentative 2021 County Supervisory District Plan

Moved by Wes Davis **Seconded** No second on motion
Failed by lack of a second on motion
 9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers

10. Director's Report

11. Committee Reports

12. Adjournment at 9:15AM

Moved by Russ Podzilni **Seconded** by Wes Davis
Approved unanimously

Future Meeting Dates

October 14, 2021

October 28, 2021



ROCK COUNTY
Planning & Development Agency
INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker, Director

SUBJECT: Preliminary Approval of Land Divisions

DATE: October 5, 2021

REGARDING MEETING DATE: October 14th, 2021

Land Division Summary:

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

1. 2021 053 (Beloit Township) – Majeed (7 Lot Subdivision)
2. 2021 055 (Beloit Township) – Wieland and Frey (3 Lot CSM)
3. 2021 056 (Janesville Township) – Klipstine (1 Lot CSM)
4. 2021 058 (Rock Township) – Lewis (1 Lot CSM)
5. 2021 065 (Harmony Township) – McWilliam (1 Lot CSM)
6. 2021 067 (Bradford Township) – Green Valley Farms (1 Lot CSM)
7. 2021 068 (Avon Township) – Stoddard (1 Lot CSM)

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

P&D Agency Staff recommends Preliminary Approval the above referenced land division(s) with conditions as presented.

MEMORANDUM

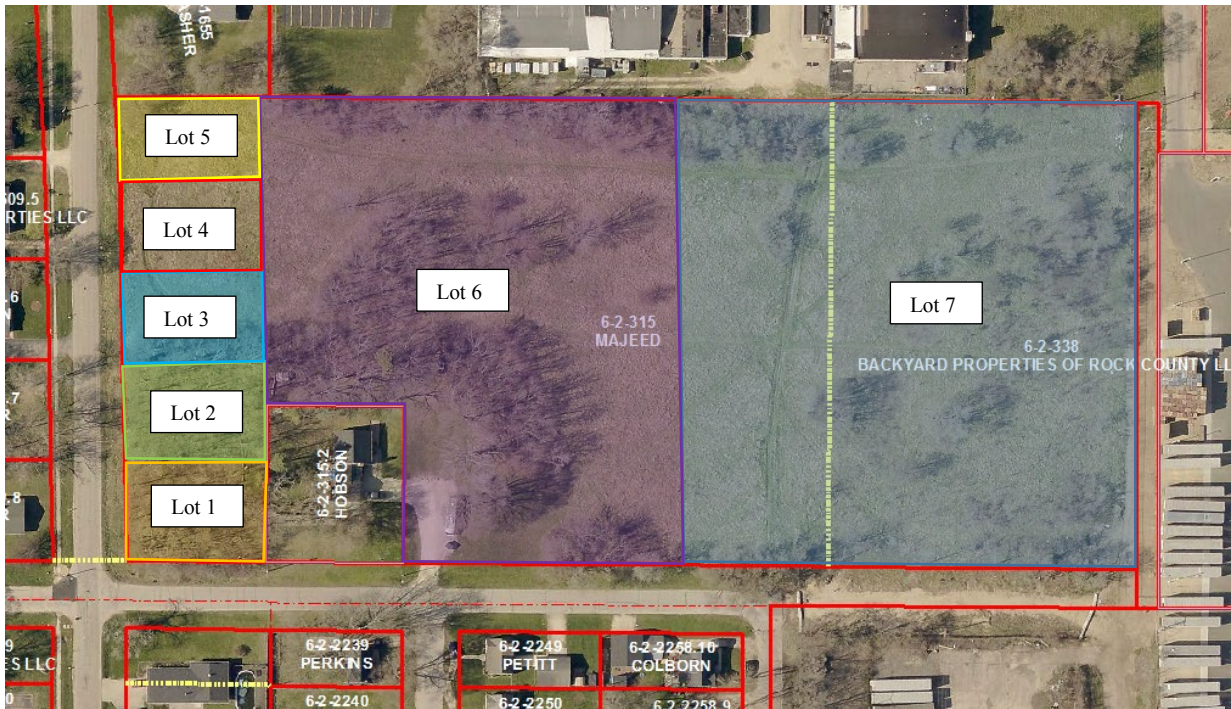
To: Planning and Development Committee
 Karry DeVault, Town Clerk, Town of Beloit
 Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: September 29, 2021

Summary of Request	
Requested Approvals:	Major Land Division # LD 2021 053
Location:	Tax ID: 004 024020 Parcel Number: 6-2-315
Town:	Beloit
Zoned:	A2: General Agricultural District
Future Land Use:	Rural Residential (West part of lot), Commercial (East part of lot)

This is a major land division located in the Town of Beloit. The proposal will make seven (7) lots, from an existing 2 lots that total of 8.2261 acre (+/-), currently zoned A-2.



Lots 1-5 are proposed smaller residential lots ranging from 11,586 sq. ft. to 10,198 sq. ft. Lot 6 and lot 7 are larger lots and per the future land use map could be used as residential or commercial.

MEMORANDUM

Recommendation:

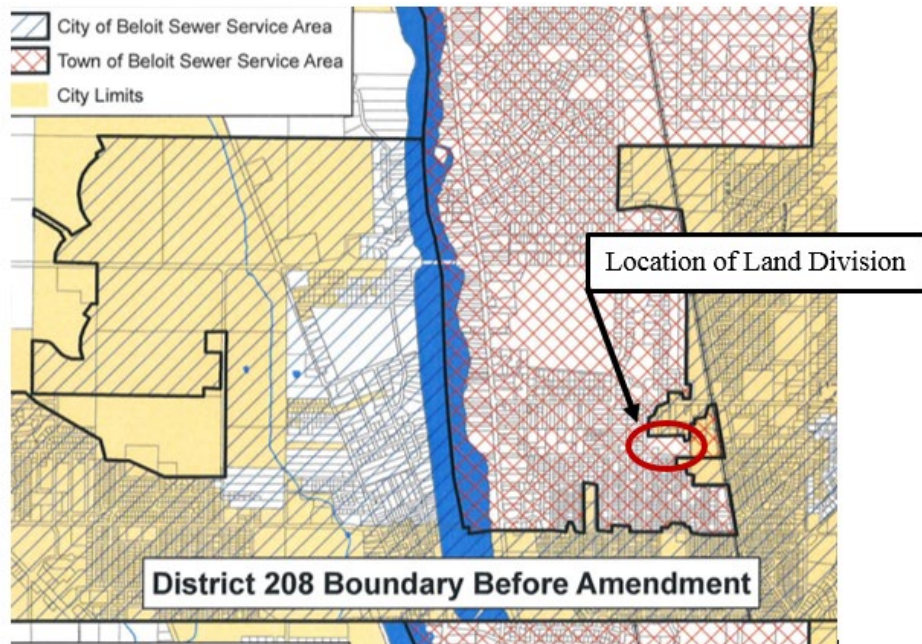
Staff recommends approval of this major land division # LD 2021 53 in the Town of Beloit with the following conditions:

1. Five (5) proposed lots do not meet the minimum requirement of the A-2 zoning district of 3 acres.

Lot Number	Proposed Lot Size (+/-)				Recommend Zoning
1	11,586	sq.ft.	0.2660	acres	R-1 Single-Family Residential
2	10,198	sq.ft.	0.2341	acres	R-1 Single-Family Residential
3	10,380	sq.ft.	0.2383	acres	R-1 Single-Family Residential
4	10,562	sq.ft.	0.2425	acres	R-1 Single-Family Residential
5	11,001	sq.ft.	0.2525	acres	R-1 Single-Family Residential
6	130,680	sq.ft.	3.0000	acres	Can remain A-2 Zoning
7	173,924	sq.ft.	3.9927	acres	Can remain A-2 Zoning
Total:	358,331	sq.ft.	8.2261	acres	

Recommending lots 1-5 needs to meet the minimum requirements of the R-1 Single-Family Residential zoning district of the Town of Beloit.

2. These lots are located in the Town of Beloit sewer service area. Per County ordinance, Sewer service area – A land area in which a general or special purpose district is able to provide public sanitary sewer system service given existing infrastructure and capacity, as delineated in either an Areawide Water Quality Management Plan (per Sec. NR 121, Wisconsin Administrative Code) general purpose district comprehensive plan, or special purpose district plan or document.



MEMORANDUM

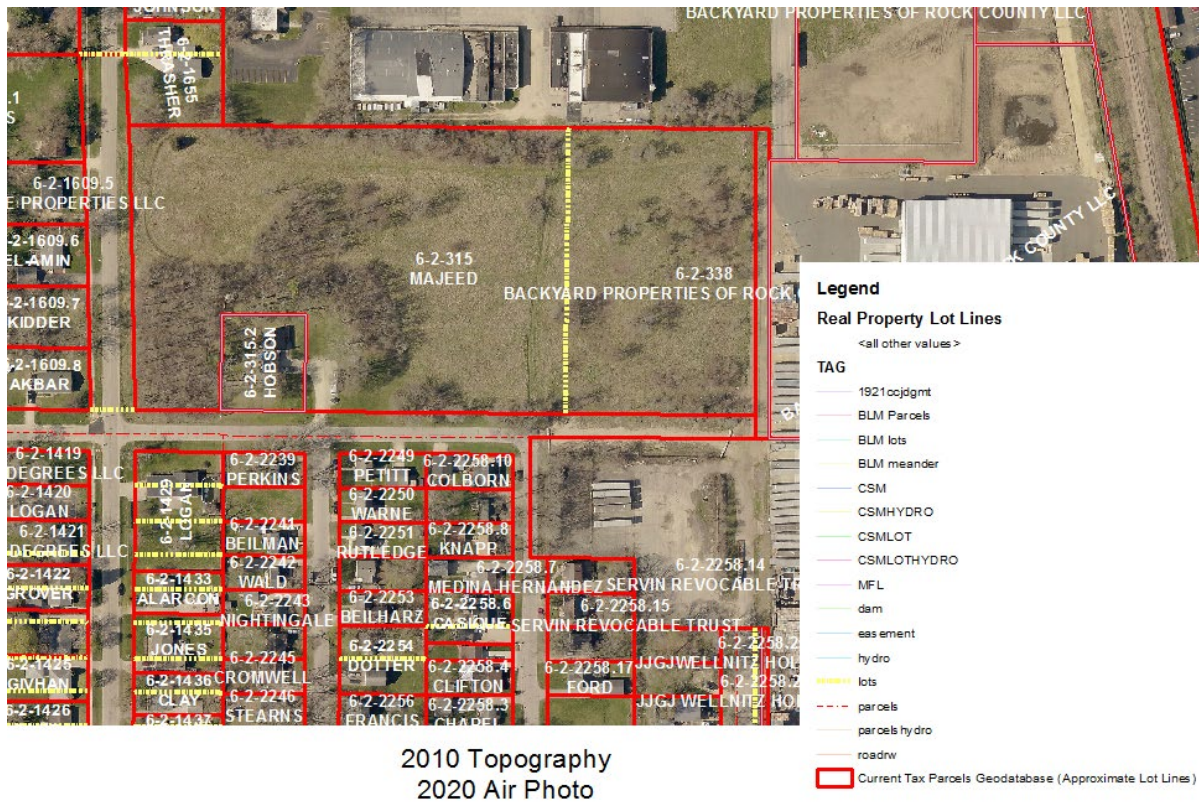
3. Utility easements to be located on lots as requested by utility companies.
 - a. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.
4. Utilities shall be installed prior to the final approval of the subdivision plat. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
5. This falls into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit.
6. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
7. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. Preliminary easements shown on the preliminary plat may be revised based on the approval Storm Water Management Plan.
8. A note shall be included on the final plat which states "Refer to recorded storm water management agreement for required facility maintenance." The town reserves the right to maintain and special assess to the property owners to meet minimum requirements.
9. The Storm Water Management Plan shall include a driveway culvert size for each lot.
10. The developer shall be responsible for all costs to the Town of Turtle (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
11. Any road construction plans shall be submitted to and approved by the Town of Beloit or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.

MEMORANDUM

12. Site improvements may be necessary at the intersections to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
13. The developer shall reimburse the Town of Beloit for the installation of the necessary road signs as included and approved in the road construction plans.
14. A performance bond or similar financial instrument shall be provided to the Town of Beloit to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Beloit and be released only after final acceptance of the roads by the Town of Beloit.
15. Developer shall provide the Town of Beloit as-built plans documenting the construction of the public roads as needed. The level of detail required shall be decided as part of the plan review and approval process.
16. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.



MEMORANDUM

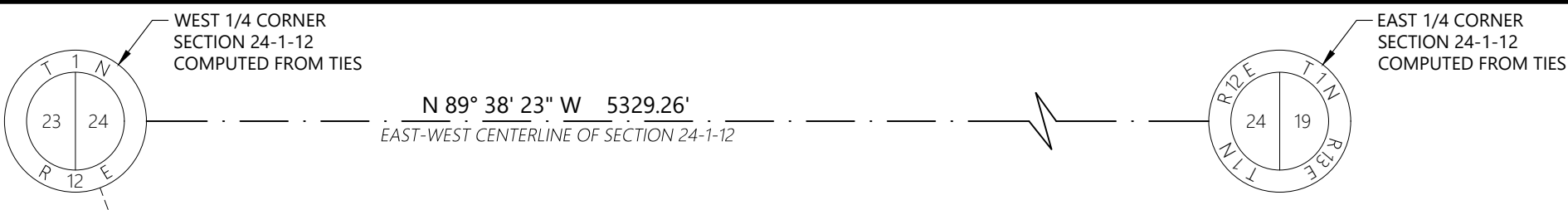


2010 Topography
2020 Air Photo

- Legend**
- Real Property Lot Lines**
- <all other values >
- TAG**
- 1921cojgmt
 - BLM Parcels
 - BLM lots
 - BLM meander
 - CSM
 - CSM HYDRO
 - CSM LOT
 - CSM LOT HYDRO
 - MFL
 - dam
 - easement
 - hydro
 - lots
 - parcels
 - parcels hydro
 - roadw
 - Current Tax Parcels Geodatabase (Approximate Lot Lines)

MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	This meets the minimum requirements.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	This meets the minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This needs to meet the requirements of the above recommendations.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	This needs to meet the requirements of the above recommendations.
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	This meets the minimum requirements.
A preliminary concept for collecting and discharging stormwater on the land division;	This meets the minimum requirements.
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	This meets the minimum requirements.
A scale, north arrow, and date of creation;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



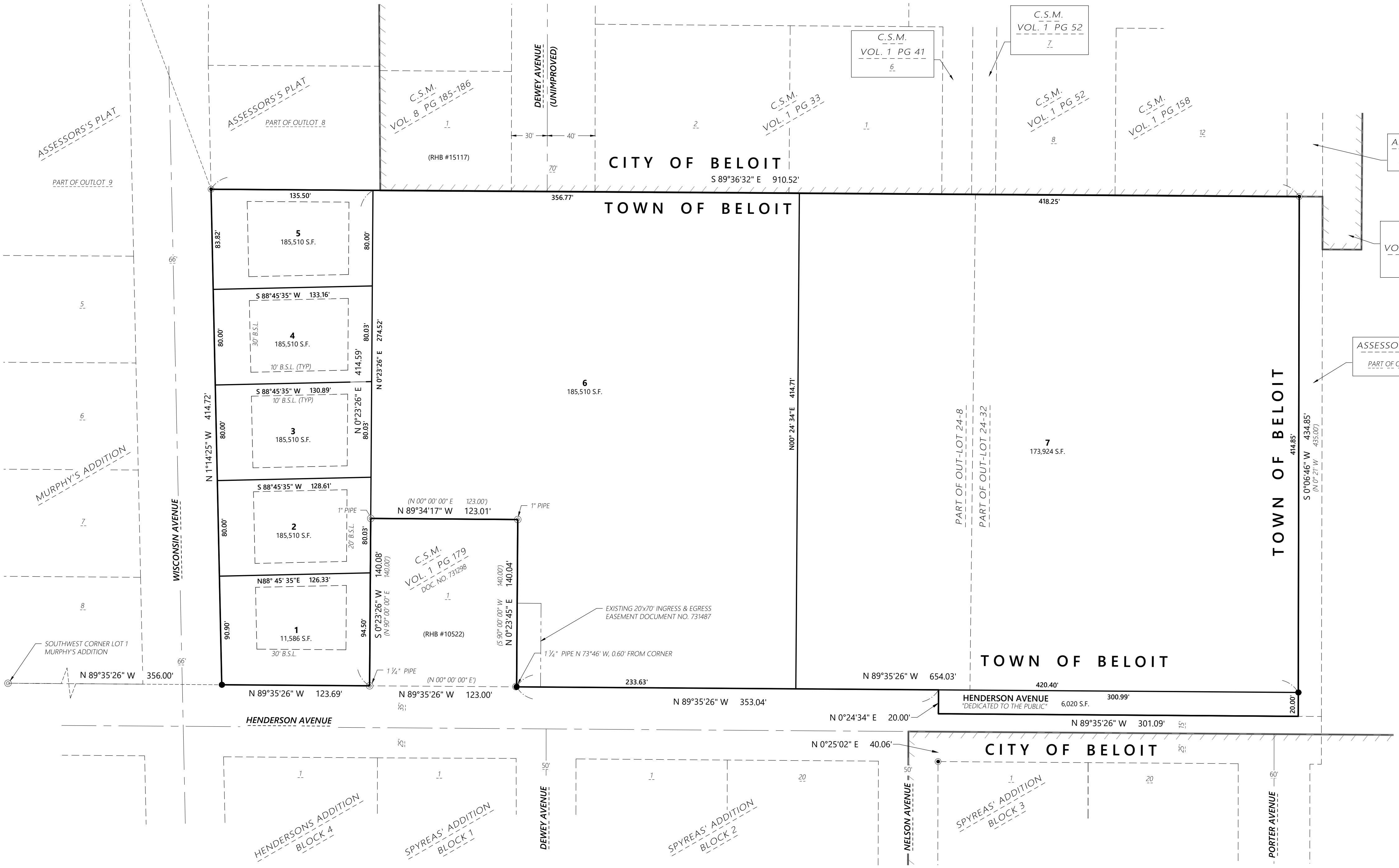
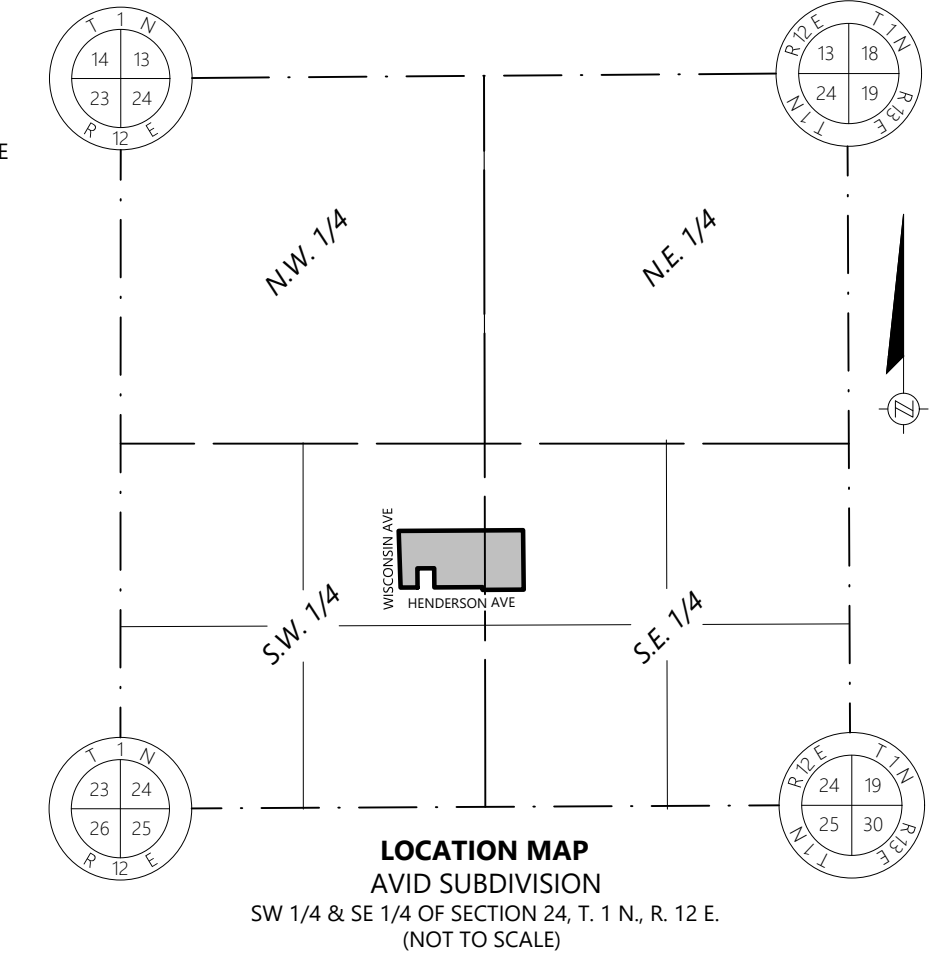
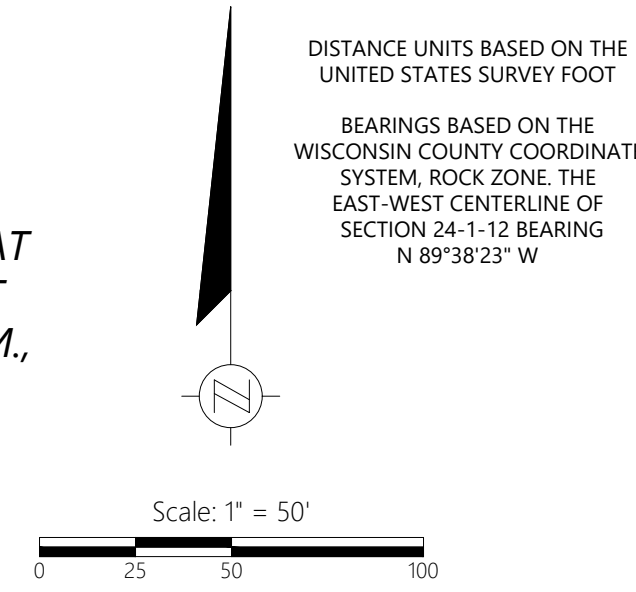
AVID SUBDIVISION

PART OF OUT-LOT 24-8 AND PART OF OUT-LOT 24-32 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, BEING PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



ASSESSOR'S PLAT
PART OF OUTLOT 24-31

C.S.M.
VOL. 32 PG 164-166
OUTLOT 1

ASSESSOR'S PLAT
PART OF OUTLOT 32

- LEGEND**
- Round Iron Bar Set
1 1/4" x 30" (4.17 Lbs/Ft)
Iron Rebar Set at all other
lot, outlot, meander corners
3/4" x 24" (1.5 Lbs/Ft)
 - ⊙ Iron Pipe Found (Size Indicated)
 - 3/4" Iron Rebar Found
 - Existing Section Line
 - - - Existing Adjacent Property
 - - - Existing Centerline
 - - - Existing Easement Line
 - (XXX.XX) Record Information
 - U.E. Utility Easement
 - B.S.L. Building Setback Line

Batterman
engineers surveyors planners

2857 Bartells Drive
Beloit, Wisconsin 53511
608.365.4464
www.batterman.com

AVID SUBDIVISION

FOR THE EXCLUSIVE USE OF:
BACKYARD PROPERTIES OF ROCK COUNTY, LLC
PO BOX 1135
JANESVILLE, WI 53547

ORDER NO: 33965
BOOK: SEE FILE
FIELD CREW: BR/DGM
DRAWN BY: KB/CM
DATE: AUGUST 18, 2021

SHEET NO.
1 of 2

File Name: I:\33900-34000\33965 - Kevin Headrick - Henderson\SURVEY\BIB DRAWING FILES



R.H. Batterman and Co., Inc.
2857 Bartells Drive
Beloit, WI 53511
P 608.365.4464
F 608.365.1850

August 11, 2021

Mr. Andrew Baker
Rock County Planning, Economic & Community Development Agency
51 South Main Street
Janesville, WI 53545

Re: Avid Subdivision Preliminary Land Division
Northeast Corner of Wisconsin Avenue and Henderson Avenue
RHB Project #33965

Dear Mr. Baker,

Please accept the enclosed following items for a Preliminary Land Division Application for a Major Land Division.

- 1) Signed Preliminary Land Division Application.
- 2) Preliminary Plat Map (one full size)
- 3) Review Fee of \$2,905

This subdivision has been submitted to the Town of Beloit and City of Beloit simultaneously, we will keep you updated on their review and approval schedule, so that you can add this item to your next appropriate review meeting.

Please note that any utility and drainage easements are subject to minor changes with final review by all parties.

If you have any questions on any of the submittal materials or need additional information or copies, please give us a call. Thank you.

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors - Planners

Kristin J. Belongia, PLS

pc: Kevin Hendricks, Backyard Properties of Rock County, LLC



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AGENCY USE ONLY

Application Number: LD 2021 053

Received By - Date
(MM/DD/YYYY): 8/13/2021

=====

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division **Minor Land Division** **Transfer to Adjoining Owner** **Lot Combination**
Subdivision Plat Required CSM for lots 35 acres or less Plat of Survey or CSM CSM Required
Plat of Survey for lots greater than 35 acres

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: Not Applicable Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Loyd L & Patricia A Majeed	Telephone:	
Address:	2034 S Mound Avenue	City:	Beloit
		State:	WI
		Zip:	53511
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Kristin J. Belongia	Telephone:	(608)365-4464
Address:	2857 S Bartells Drive	City:	Beloit
		State:	WI
		Zip:	53511
b. Developer name:	Backyard Properties of Rock County, LLC	Telephone:	(608)358-2996
Address:	PO Box 1135	City:	Janesville
		State:	WI
		Zip:	53547

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

To create separate buildable residential lots.

Include an explanation of the proposal along with any other considerations not included on this application form.

10. Land division area location:	Town of Beloit	NE 1/4 of SW 1/4
	Section 24	Tax parcel number(s) - 6-2-315

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 Beloit
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): 8.364 AC
14. Land division area (Square feet or acres): 8.364 AC
15. Current zoning of land division area: A-2
16. Number of new/additional lots created by land division: 7
17. Future zoning of new/additional lot(s) created by land division: R-1, A-2 & I-1
18. Future zoning of parent lot: NA
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):
22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Kristin J Belongia</u>	DATE: <u>8/11/2021</u>
--	------------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" 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"/>	
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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

MEMORANDUM

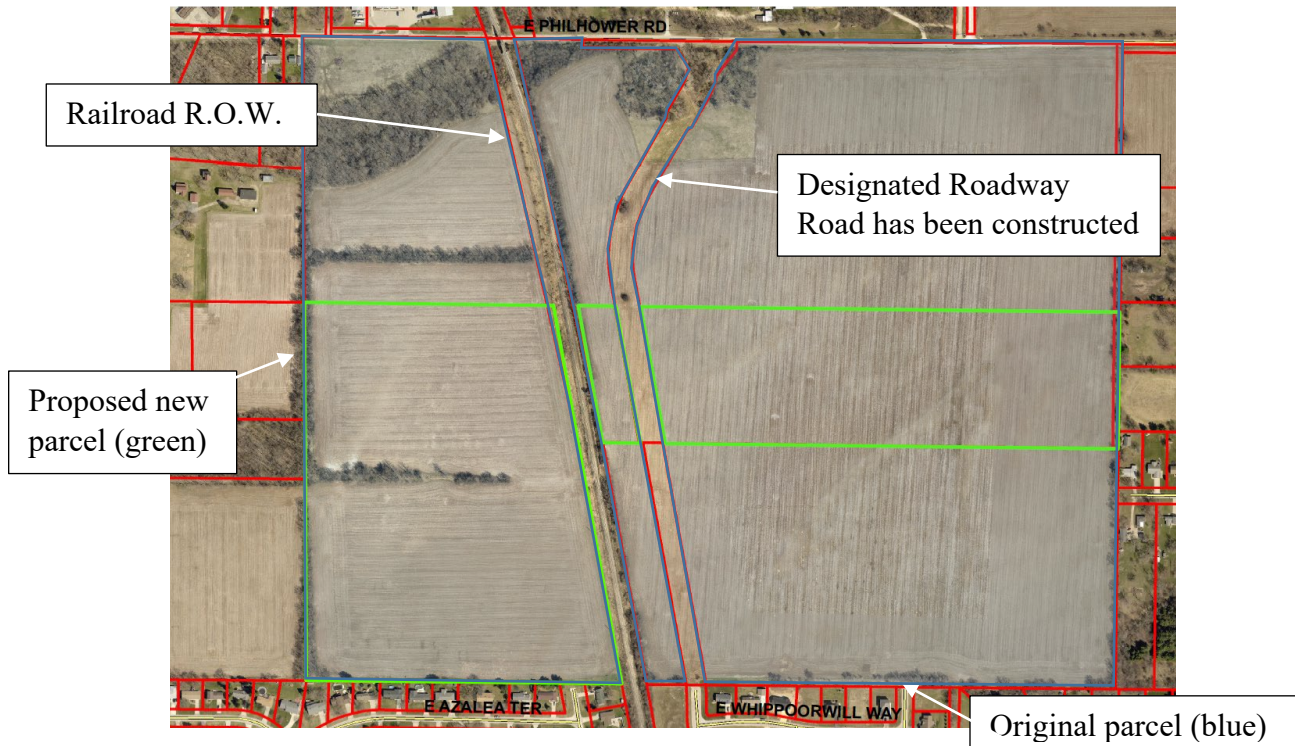
To: Planning & Development Committee
Tim Kienbaum, Town of Beloit
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: October 5, 2021

Summary of Request	
Request:	Land Division LD 2021 055
Location:	Tax ID: 004 012002 Parcel Number: 6-2-131
Town:	Beloit
Zoned:	A1: Exclusive Agricultural District
Future Land Use:	Mixed Use

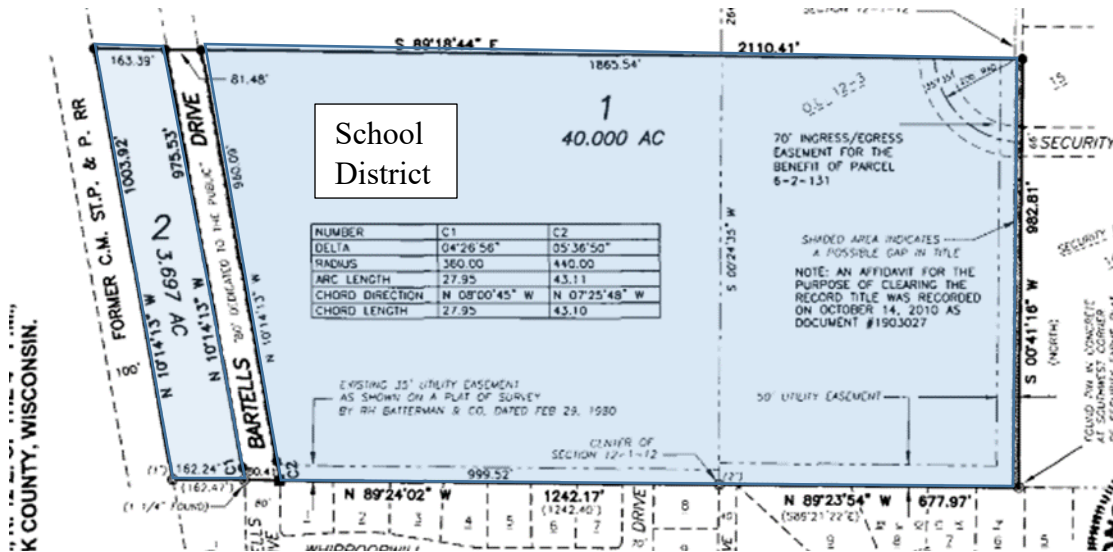
This land division is located in the Town of Beloit. The proposal is phase 1 of a 4 phase project. Phase I will create 3 lots in the middle part of the existing parcel. The existing parcel has a railroad right of way and a road right of way running through the center of the lot.



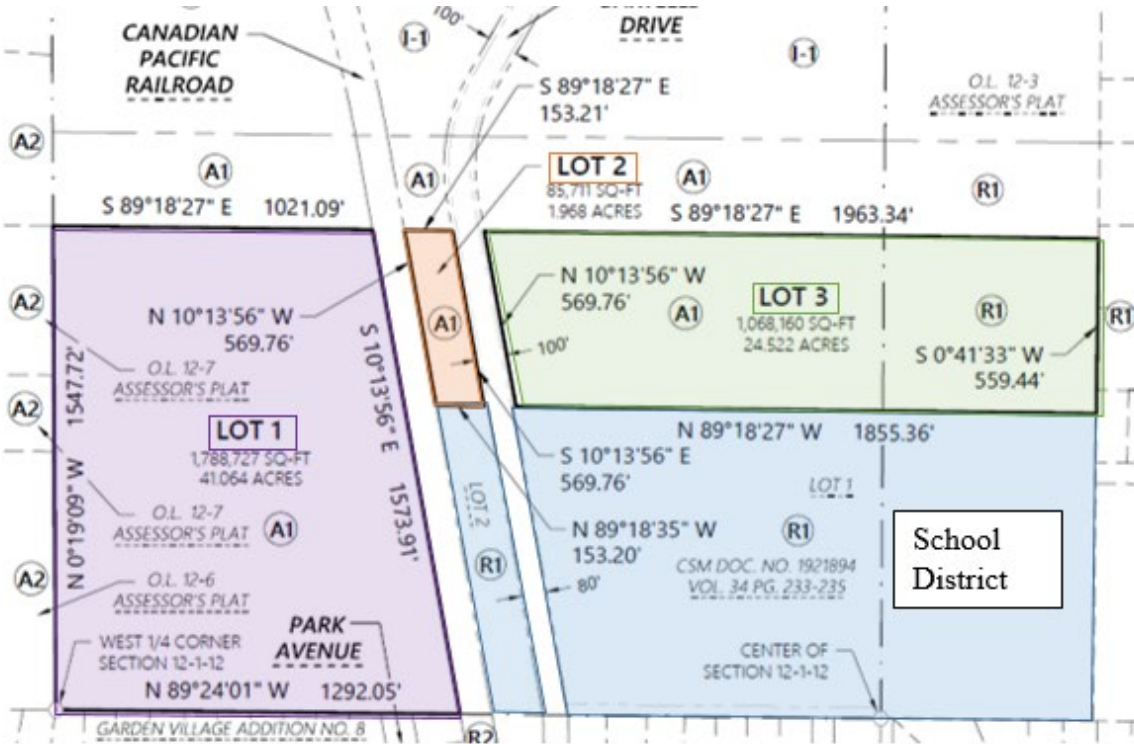
The original plat was recorded in 1935. In 1980, there are a number of utility easements that are documented, including a 70 foot easement that is now the designated roadway that runs north to south through the parcel.

MEMORANDUM

In 2011, two lots were created in the southeast corner of the original parcel and given to the school district. The lots created in 2011 consisted of one 40 acre parcel and a 3.697 acre parcel that were dedicated to the school district as a future school site (blue).



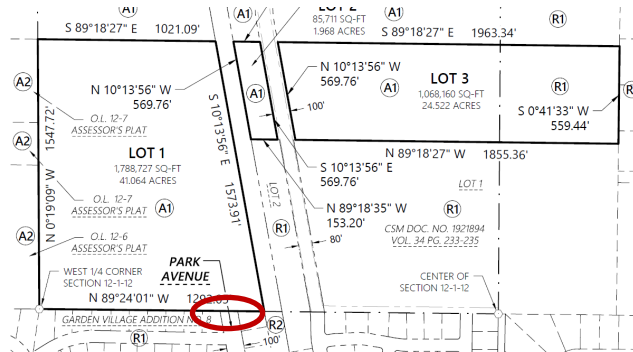
The new proposed parcels are three (3) lots. Lot 1 is 41.064 acres (purple), Lot 2 is 1.968 acres (orange) and Lot 3 is 24.522 acres (green). This is a total of 67.554 acres (+/-).



MEMORANDUM

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the Survey, staff makes the following recommendations:

1. Frontage – The length of the front lot line of a lot abutting a street. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a cul-de-sac. Lot 1, though having access to Park Avenue, does not meet the minimum lot frontage if a public sanitary sewer connection is not available.



2. This proposed layout is separated by two right of ways, one being a rail road and the second being road right of way. Access across railroads can be difficult to obtain.
3. Utility easements to be located on lots as requested by utility companies.
 - a. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.
 - b. Utilities shall be installed prior to the final approval. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
4. This does fall into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit.
5. The current zoning is A1: Exclusive Agricultural District. The minimum lot size in this district is 35 acres. Lot 2 & Lot 3 do not meet the minimum requirements of this district and the town will need to rezone these lots.
6. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.

MEMORANDUM

7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

Noted: Currently this is being approved as a minor land division. If any additional splits occur to the North it will meet the requirement of a Major Land Division (Sub-division).

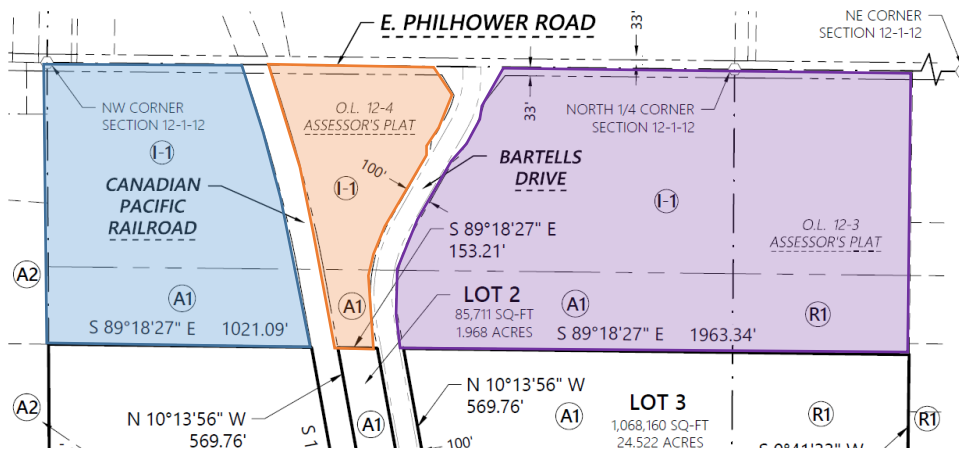
The following was considered in the review and recommendation for approval of the proposed land division as presented:

Minor land division – A land division requiring either a Plat of Survey (“POS”) or a Certified Survey Map (“CSM”), creating any of the following:

- 1) One (1) to four (4) new, additional lots with each lot larger than thirty five (35) acres, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created – POS required.
- 2) One (1) to four (4) new, additional lots with each lot thirty five (35) acres or smaller, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created – CSM required.
- 3) A public dedication or reservation

(A parent lot subject to a minor land division shall require a POS or CSM in accordance with the definition of parent lot as stated in this Sec.).

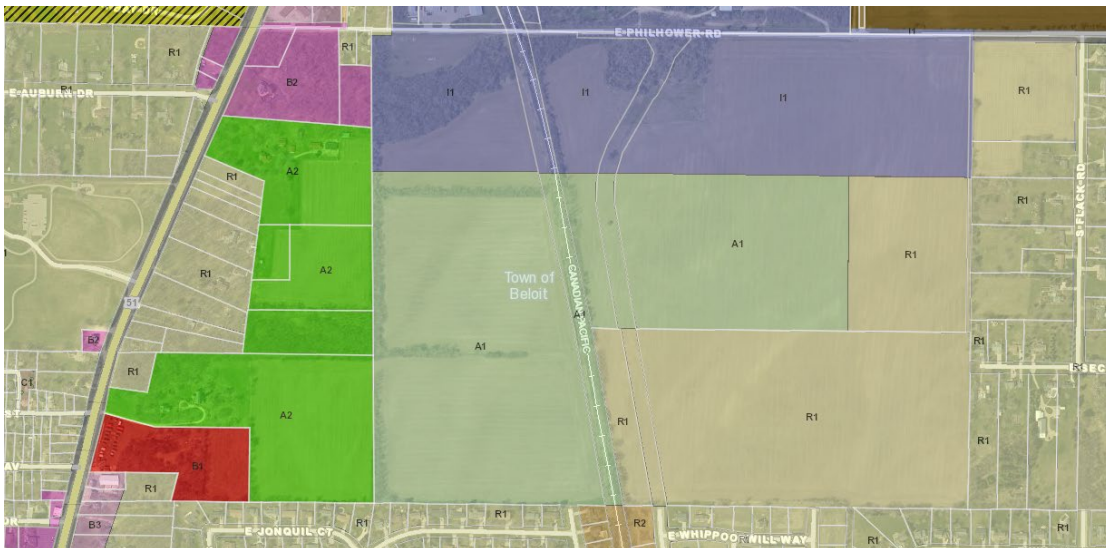
While only showing 3 lots on the CSM, it is sectioning off 3 other lots due to the railroad right-of-way and the road right-of-way. As a result it is creating an additional 3 lots to the north of this CSM (see below). Essentially this is moving to a subdivision prior to the concept of the subdivision being reviewed and approved.



MEMORANDUM

This is now meeting the minimum definition of a “Major Land Division (Sub-division) which reads: *Major land division (Sub-division) – A land division requiring a Sub-division Plat, creating five (5) or more new, additional lots of any size concurrently or by successive land division within five (5) years of the recordation date of the first lot created (A parent lot subject to a major land division and not included in a Sub-division Plat shall require a Plat of Survey (“POS”) or Certified Survey Map (“CSM”), in accordance with the definition of parent lot as stated in this Sec.).*

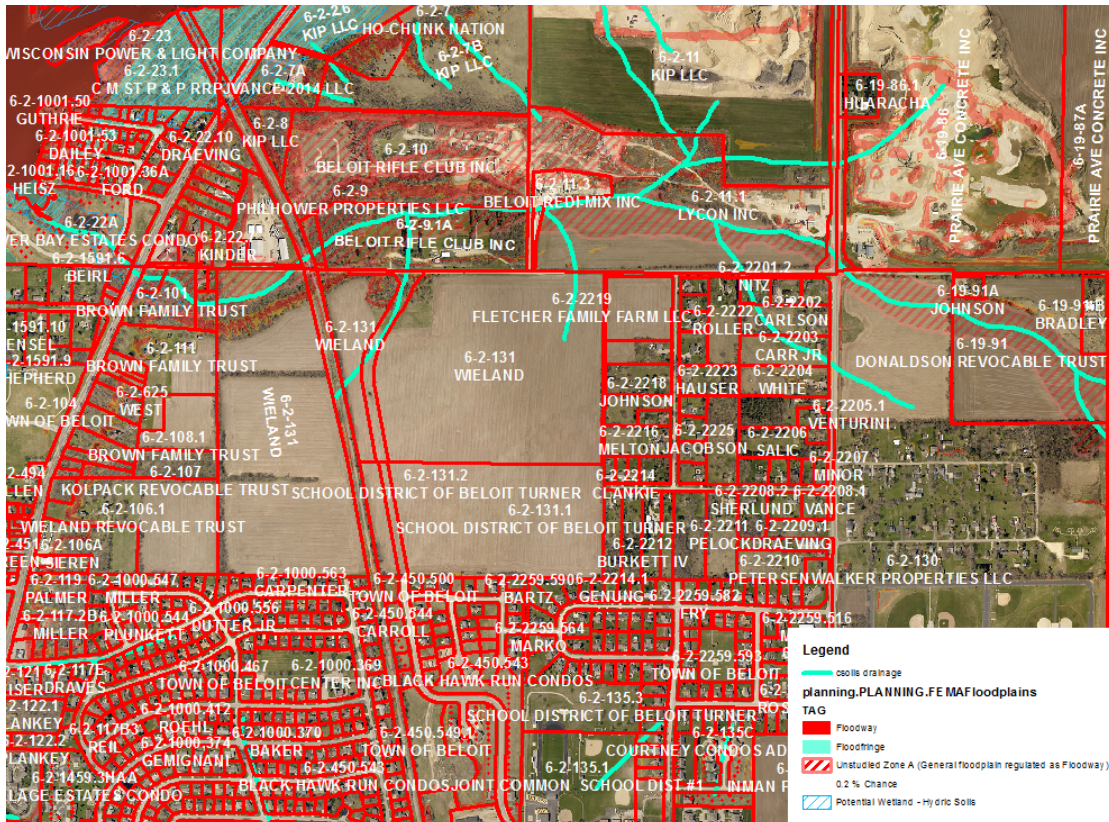
Additionally, per 4.110(c) *A parent lot subject to a major or minor land division (sub-division) and not included in a Sub-division Plat shall require a POS or CSM in accordance with the following: Parent lot thirty five (35) acres or smaller – CSM required.* It looks like the northeast lot meet the minimum 35 acres, however it is unclear if the other two lots meet the minimum 35 acres.



MEMORANDUM

<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;</p>	<p>Meets minimum requirements</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>This may need to be addressed.</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>N/A</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>N/A</p>
<p>A scale, north arrow, and date of creation;</p>	<p>Meets minimum requirements</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	

MEMORANDUM



2010 Topography
2020 Air Photo

- Legend**
- creek drainage
 - planning.PLANNING.FEMA floodplains
 - TAG**
 - Floodway
 - Floodfringe
 - Unstudied Zone A (General floodplain regulated as Floodway)
 - 0.2 % Chance
 - Potential Wetland - Hydric Soils
- Slope Value**
- 16-20%
 - 20% and greater

August 11, 2021

Mr. Andrew Baker
Rock County Planning, Economic & Community Development Agency
51 South Main Street
Janesville, WI 53545

Re: 3-Lot CSM Town of Beloit off Bartells Drive
RHB Project #33983

Dear Mr. Baker,

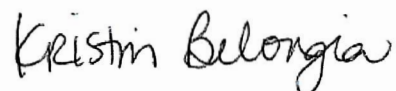
Please accept the enclosed following items for a Preliminary Land Division Application for a Minor Land Division.

- 1) Signed Preliminary Land Division Application
- 2) Preliminary Certified Survey Map
- 3) Review Fee of \$1,410

This CSM has been submitted to the Town of Beloit and City of Beloit simultaneously, we will keep you updated on their review and approval schedule, so that you can add this item to your next appropriate review meeting, which is anticipated to be your September 23rd meeting (following the Town of Beloit Board meeting on September 20th).

If you have any questions on any of the submittal materials or need additional information or copies, please give us a call. Thank you.

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors - Planners



Kristin J. Belongia, PLS

pc: Town of Beloit



AGENCY USE ONLY

Application Number: LD2021055

Received By - Date: 08/20/2021
(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

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: Not Applicable Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	William H. Wieland & Mary M. Frey		Telephone:				
Address:	3307 S. Riverside Drive	City:	Beloit	State:	WI	Zip:	53511
b. Name:			Telephone:				
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Kristin Beloingia / RH Batterman		Telephone:	(608) 365-4464			
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip:	53511
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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

For the sale of the parcel in phases.
Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location: **Town of Beloit** 1/4 of ^{NW}NE 1/4
Section 12-1-12 Tax parcel number(s) - Part of 6-2-131

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 Beloit**

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): 143.83 acres	14. Land division area (Square feet or acres): 67.55 acres	15. Current zoning of land division area: A-1, R-1
16. Number of new/additional lots created by land division: 3	17. Future zoning of new/additional lot(s) created by land division: R-1	18. Future zoning of parent lot: I-1, A-1, R-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):

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *William H. Wieland & Mary M. Frey* DATE: 8-17-2021

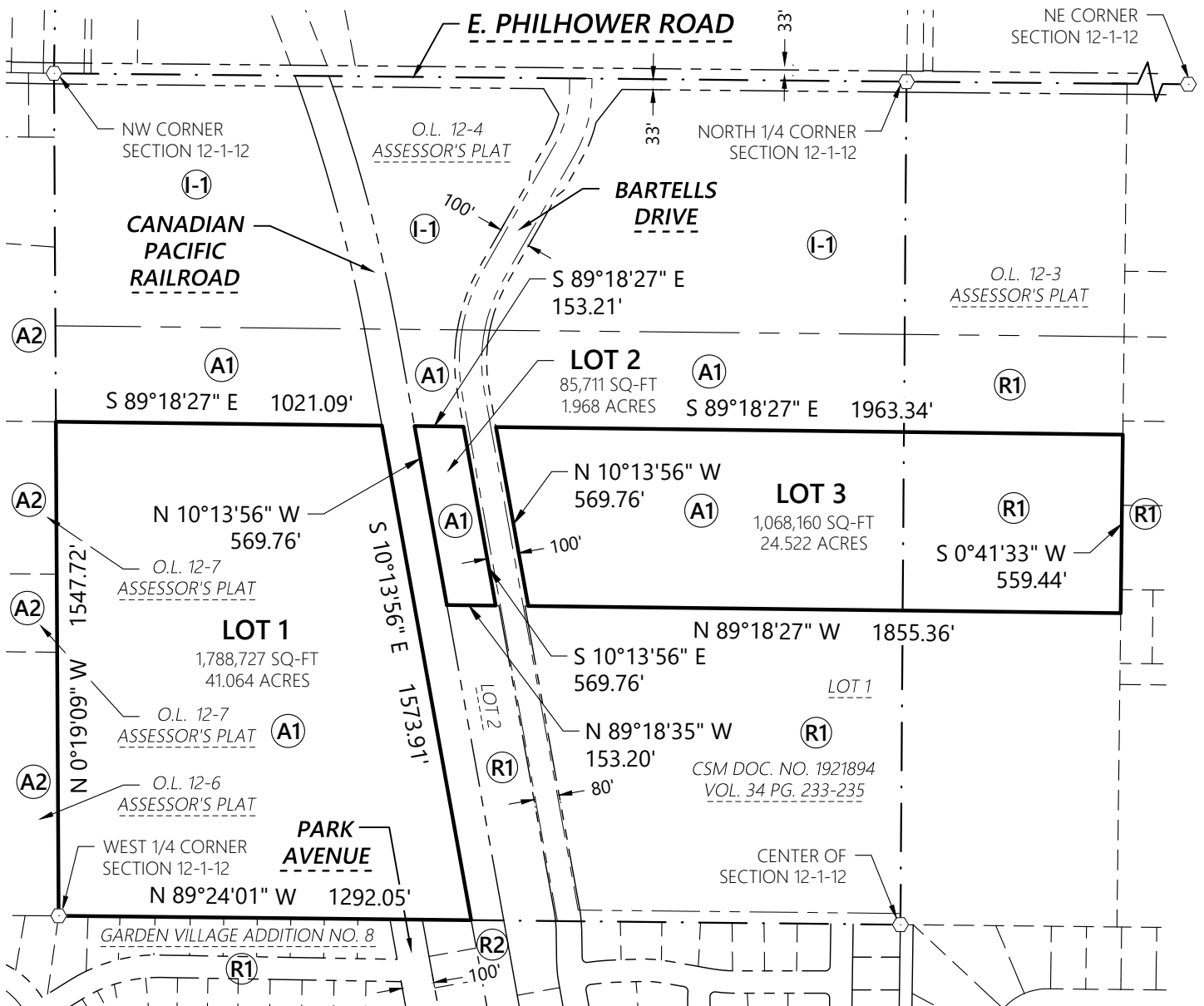
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

OF PARTS OF THE NE 1/4, NW 1/4, SW 1/4 & SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 12, BEING ALSO PART OF OUT-LOT 12-3 AND 12-4 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP, ALL IN T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.



LEGEND

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found (size noted)
- ⊙ Iron Pipe Found (size noted)
- ⊙ Section Corner Monument Found
- (XXX.XX) Record Information



Scale: 1" = 500'



ORDER NO: 33983 BOOK: SEE FILE FIELD CREW: TBD DRAWN BY: LMB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: WILLIAM H WIELAND & MARY M FREY 3307 S. RIVERSIDE DRIVE BELOIT, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com	
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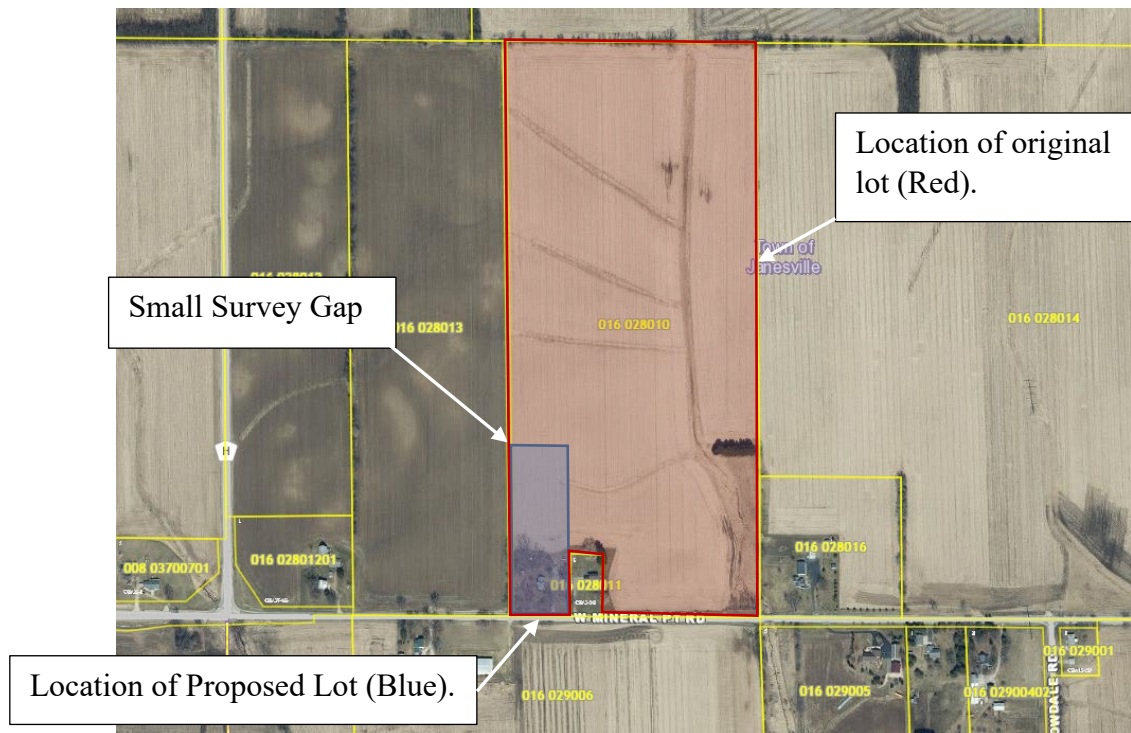
MEMORANDUM

To: Planning and Development Committee
 Don Blakeney, Clerk Town of Janesville
 Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: October 5, 2021

Summary of Request	
Requested Approvals:	Minor Land Division #LD 2021 056
Location:	Tax ID: 016 028010 Parcel Number: 6-8-289
Town:	Janesville
Zoned:	A-1 Farmland Preservation District (A-1 FP)
Future Land Use:	Agriculture



The proposed minor land division is located in the Town of Janesville. The proposed Certified Survey Map (CSM) is making two lots out of an existing 69.69 acres (+/-). The new lot will have 4.76 acres (+/-), and the original parcel will be left with 64.93 acres (+/-).

The property is currently zoned A-1 Farmland Preservation District (A-1 FP). After reviewing the site, there is a building located in the 4.76 acres (+/-) being sectioned off.

MEMORANDUM

Recommendation Staff recommends preliminary approval subject to the following conditions of approval:

1. The new lot does not meet the minimum requirements of the A-1 FP zoning district and should be re-zoned to A-3 zoning district. The re-zoning needs to meet the minimum requirements for 4.3 A-1 FP (6) *Rezoning Land Out of A-1 Farmland Preservation District*.
2. There is a small gap in the west line of the survey.
3. Dedicate a thirty-three foot half road right-of-way along W Mineral Pt Rd at the discretion of the Town.
4. Utility easements to be located on lots as requested by utility companies.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.



MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Meets minimum requirements.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	The location of the POWTS or well need to be added to this property. There are no utilities easements shown on the property.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM

A-1 FARMLAND PRESERVATION DISTRICT (A-1 FP)

- (A) Minimum Lot size:
 - For Permitted Uses ----- 35 Acres
 - For Conditional Use ----- 5 Acres
- (B) Maximum Building Height ----- 35 ft. residential structures –
No maximum on other structures.
- (B) Minimum Front Yard Setback ----- 50 ft.
- (D) Minimum Rear Yard Setback ----- 50 ft.
- (E) Minimum Side Yard:
 - Principal Buildings ----- 20 Feet on each side
 - Accessory Building ----- 8 Feet on each side
- (F) Minimum lot width ----- 100 ft.
- (G) All front yard setbacks are to also refer to Section 9.1 of this Ordinance for setbacks on Arterial, Collector, and Local roads.
- (I) Minimum Residential Floor Area----- 1000 Sq. Ft.
- (J) Minimum Residential Building Width----- 24 Ft.
- (K) Minimum setback for housing of poultry and livestock 100 Feet of any boundary or residential or commercial lot other than that of owner or lessee of such buildings containing such livestock or poultry.

Per ordinance (4.3 A-1 FP (6)) the follow requirements need to be meet to zone out of Farmland Preservation. Rezoning Land Out of A-1 Farmland Preservation District.

- (A) Except as provided in sub. (8), the Town of Janesville may not rezone land out of the A-1 Farmland Preservation District unless the Town of Janesville finds all of the following in writing, after public hearing, as part of the official record of the rezoning:
 - (1) The rezoned land is better suited for a use not allowed in the A-1 Farmland Preservation District.
 - (2) The rezoning is consistent with any applicable comprehensive plan.
 - (3) The rezoning is substantially consistent with the certified Rock County Farmland Preservation Plan, which is in effect at the time of the rezoning.
 - (4) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
- (B) Subsection (A) does not apply to any of the following:
 - (1) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats.
 - (2) A rezoning that makes the A-1 Farmland Preservation Ordinance Map more consistent with the County Farmland Preservation Plan Map, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

MEMORANDUM

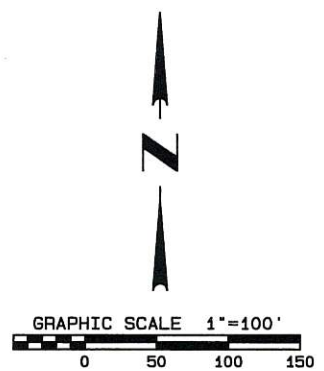
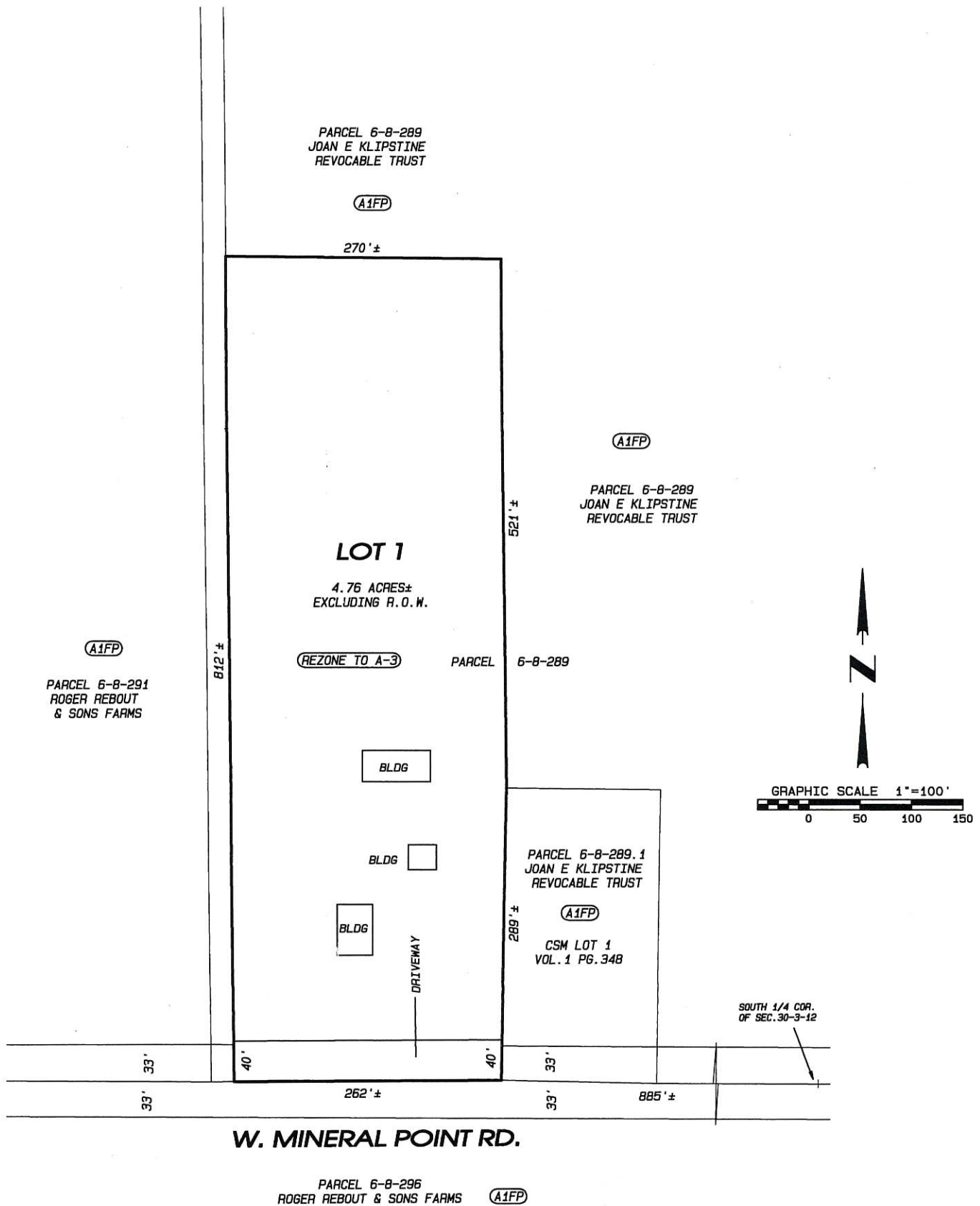
AGRICULTURAL DISTRICT THREE (A-3) (3 ACRES +)

4.3 A-3 (4) Requirements for Permitted and Conditional Uses

- (A) Maximum Building Height ----- 35 ft. residential structures –
No maximum on other structures.
- (B) Minimum Side Yard:
 - Principal Buildings ----- 20 ft. on each side
 - Accessory Buildings ----- 8 ft. on each side
- (C) Minimum Front Yard Setback ----- 50 ft.
- (D) Minimum Rear Yard Setback ----- 50 ft.
- (E) Minimum Lot Area ----- 3 acres
- (F) Animals per acre – 1 large farm animal per acre. Additional animals per acre will require a Conditional Use Permit.
- (G) All front yard setbacks are to also refer to Section 9.1 of this Ordinance for setbacks on Arterial, Collector, and Local roads.
- (H) Minimum lot width ----- 100 ft.
- (I) Minimum Residential Floor Area----- 1000 Sq. Ft.
- (J) Minimum Residential Building Width----- 24 Ft.
- (K) Minimum Lot Frontage on a Public Road ----- 100 Ft.

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, T.3N., R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE, 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. 121-339 For: KLIPSTINE

DATE: AUGUST 11, 2021

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

RECEIVED

AUG 23 2021



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 056

Received By - Date (MM/DD/YYYY): 08/23/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

- 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: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOAN E KLIPSTINE REVOCABLE TRUST			Telephone:			
Address:	6218 W MINERAL POINT RD	City:	JANESVILLE	State:	WI	Zip:	53548
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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of	JANESVILLE	SE 1/4 of	SW 1/4
		Section 30	Tax parcel number(s) -	6-8-289

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): 70	14. Land division area (Square feet or acres): 5	15. Current zoning of land division area: A1FP
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A1FP

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 land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Ruth J. Clark* DATE: 11/11/2021

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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"/>	

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**

MEMORANDUM

To: Planning and Development Committee
Deborah Bennett, Clerk Town of Rock
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: October 5, 2021

Summary of Request	
Requested Approvals:	Minor Land Division #LD 2021 058
Location:	Tax ID: 034 042002 Parcel Number: 6-17-156
Town:	Rock
Zoned:	AFP: Agricultural Farmland Preservation
Future Land Use:	Agriculture

The proposed minor land division is located in the Town of Rock. The proposed Certified Survey Map (CSM) is making two lots out of an existing 80.00 acres (+/-). The new lot will have 5 acres (+/-), and the original parcel will be left with 75 acres (+/-).

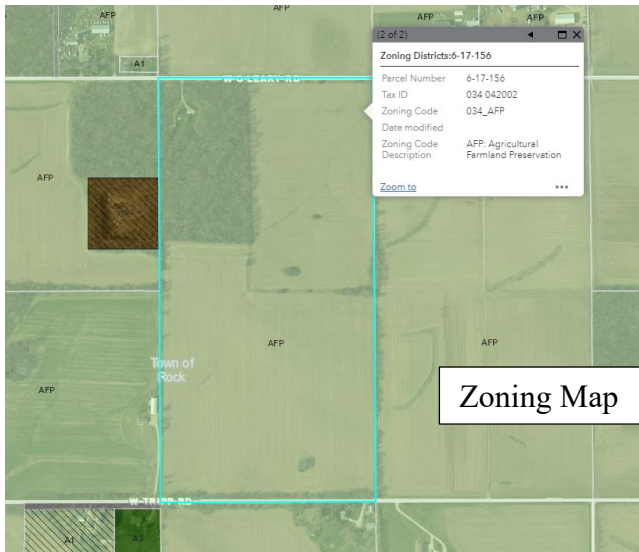


The property is currently zoned AFP: Agricultural Farmland Preservation. After reviewing the site, there is a building located in the 5 acres (+/-) being sectioned off.

MEMORANDUM

Recommendation Staff recommends preliminary approval subject to the following conditions of approval:

1. The new lot does not meet the minimum requirements of the A-1 FP zoning district and should be re-zoned to A-3 zoning district. The re-zoning needs to meet the minimum requirements for 4.3 A-1 FP (6) *Rezoning Land Out of A-1 Farmland Preservation District*. The list can be found at the bottom of this report.
2. Dedicate a thirty-three foot half road right-of-way along W Mineral Pt Rd at the discretion of the Town.
3. Utility easements to be located on lots as requested by utility companies.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.



Zoning Map

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Meets minimum requirements.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.

MEMORANDUM

The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	The location of the POWTS or well need to be added to this property. There are no utilities easements shown on the property.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

A-1 FARMLAND PRESERVATION DISTRICT (A-1 FP)

- (A) Minimum Lot size: ----- 35 Acres
- (B) Maximum Building Height ----- 35 ft. residential structures –
No maximum on other structures.
- (B) Minimum Front Yard Setback ----- 50 ft.
- (D) Minimum Rear Yard Setback ----- 50 ft.
- (E) Minimum Side Yard:
Principal Buildings ----- 20 Feet on each side
Accessory Building ----- 8 Feet on each side
- (F) Minimum lot width at building line ----- 100 ft.
- (G) All front yard setbacks are to also refer to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local roads.
- (H) Minimum Residential Floor Area----- 1000 Sq. Ft.
- (I) Minimum setback for housing of poultry and livestock 100 Feet of any boundary

MEMORANDUM

or residential or commercial lot other than that of owner or lessee of such buildings containing such livestock or poultry.

Per ordinance the follow requirements need to be meet to zone out of Farmland Preservation.

Rezoning Land Out of A-1 Farmland Preservation District.

(A) Except as provided in subsection (4)(B) below, the Town Board may not rezone land out of the A-FP District unless the Town Board does all of the following prior to the rezoning:

(i) Finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

(a) The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

(b) The rezoning is consistent with any comprehensive plan, adopted by the Town Board, which is in effect at the time of the rezoning.

(c) The rezoning is substantially consistent with the Rock County farmland preservation plan, certified under Chapter 91, Wis. Stats., which is in effect at the time of therezoning.

(d) The rezoning will not substantially impair or limit current or future *agricultural use* of other *protected farmland*.

(B) Subsection (4)(A) above does not apply to any of the following:

(i) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Chapter 91, Wis. Stats.

(ii) A rezoning that makes the farmland preservation zoning ordinance map more consistent with the Rock County farmland preservation plan map, certified under Chapter 91, Wis. Stats., which is in effect at the time of the rezoning.

AGRICULTURAL DISTRICT TWO (A-3) (3 ACRES +)

4.3 A-3 (4) Requirements for Permitted and Conditional Uses

Within the A-3 District the following standards shall apply:

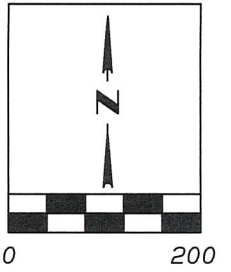
- (A) Minimum Lot Size -----3 acres
- (B) Maximum Lot Size-----10acres
- (C) Maximum Building Height-----35 ft. for Residential Structures (See paragraphs 4.3(12)(B)(ii) of Section 4 of the Ordinance for the Maximum Accessory Building Height)

MEMORANDUM

- (D) Minimum Front Yard Setback-----50 ft.
- (E) Minimum Rear Yard Setback -----50 ft.
- (F) Minimum Side Yard;
 - Principal Buildings-----20 ft. on each side
 - Accessory Buildings-----10 ft. on each side
- (G) Minimum Lot Width at Building Line-----100 ft.
- (H) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.
- (I) Animals per Acre - One (1) Animal Unit per contiguous acre. Additional Animal Units per acre will require a Conditional Use Permit from the Town Board, after recommendation from the Planning & Zoning Committee.
- (J) Minimum Floor Area per Family-----1,000 sq. ft.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 17, T.2N., R.12E. OF THE 4TH P.M.,
TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



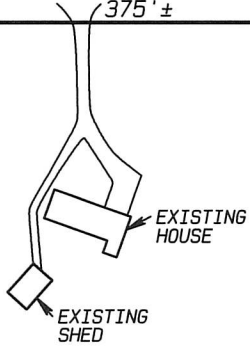
W. O'LEARY ROAD

2,699'±

375'±

SECTION
CORNER
17-2-12

580'±



EXISTING
HOUSE

EXISTING
SHED

LOT 1

5± ACRES

**REZONE TO
A-2**

375'±

A-1

O'LEARY
REVOCABLE TRUST
6-17-157

A-1

GUNN REVOCABLE TRUST
6-17-155

74± ACRES

A-1

JOHN LEWIS
16-17-156

A-1

ZACHARY PETERSON
6-17-160.2

W. TRIPP ROAD

NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 120-068 For: Lewis, Jim August 3, 2021

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

RECEIVED

AUG 23 2021



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD-2021-058

Received By - Date
(MM/DD/YYYY): 08/23/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

- 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: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	John Lewis			Telephone:	608-214-8652		
Address:	5033 W Oleary Road	City:	Janesville	State:	WI	Zip:	53548
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Splitting wooded area and house from farm land.

Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of Rock Section 17	NW 1/4 of NE 1/4 Tax parcel number(s) - 034 042002
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, identify: City(s)/Village of Rock	
12. Land division area is located 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		
13. Landowner's contiguous property area (Square feet or acres): 5 Acres	14. Land division area (Square feet or acres): 5 Acres	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: A-2	18. Future zoning of parent lot: A-1
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:		
20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system		
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	22. Public improvement construction will begin on (mm/dd/yyyy):	

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE:

[Handwritten Signature]

DATE:

8-23-21

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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:

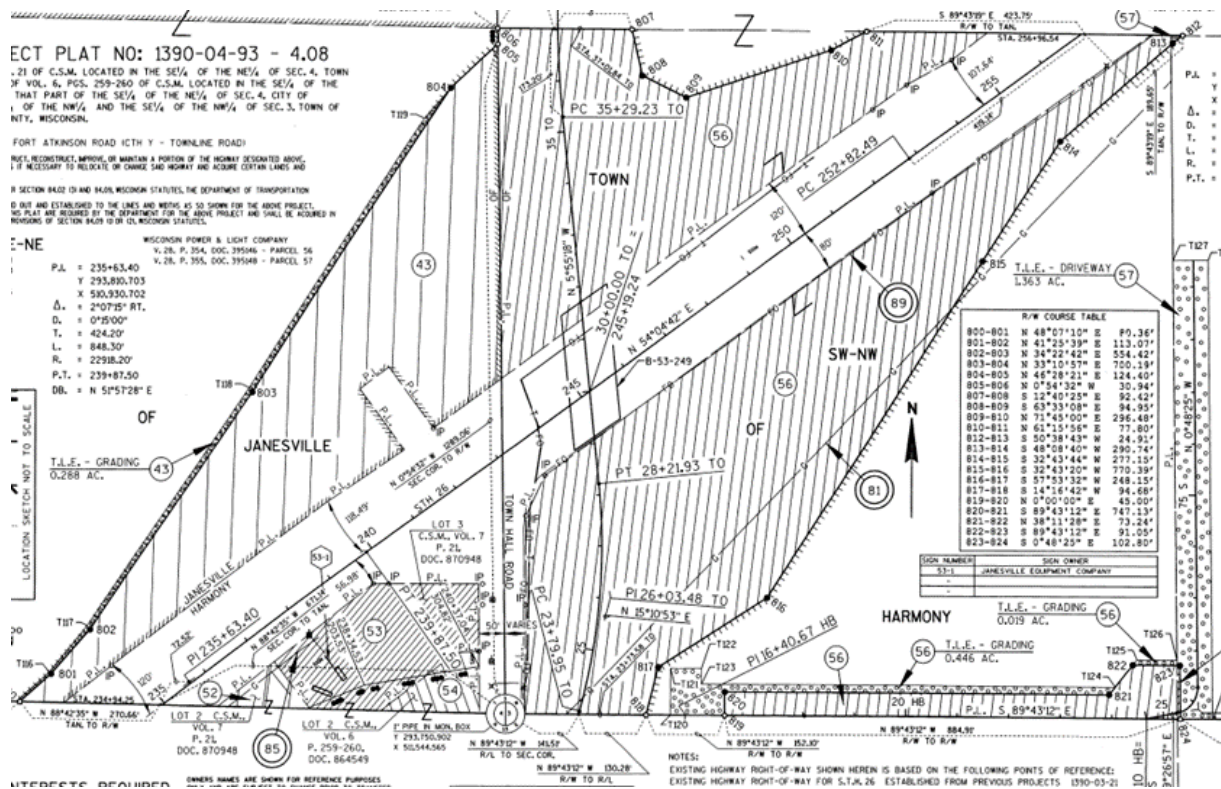
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

MEMORANDUM

To: Planning & Development Committee
 Tim Tollefson, Clerk Town of Harmony
 From: Chris Munz-Pritchard, Planner Rock County
 Date: September 29, 2021

Summary of Request	
Requested Approvals:	Minor Land Division LD 2021 065
Location:	Tax ID: 014 005007 Parcel Number: 6-7-20
Town:	Harmony
Current Zoned:	Agricultural District One (A-1)
Future Land Use:	Mixed Use

The proposed minor land division is located in the Town of Harmony. The lot was originally one large lot that was split in 2011 by land acquisition for WI-26.



The lot currently has 61.46 acres (+/-) per the Rock County Land Records. The proposed Certified Survey Map (CSM) is removing 4.60 acres from the existing lot. The zoning is Agricultural District One (A-1).

MEMORANDUM

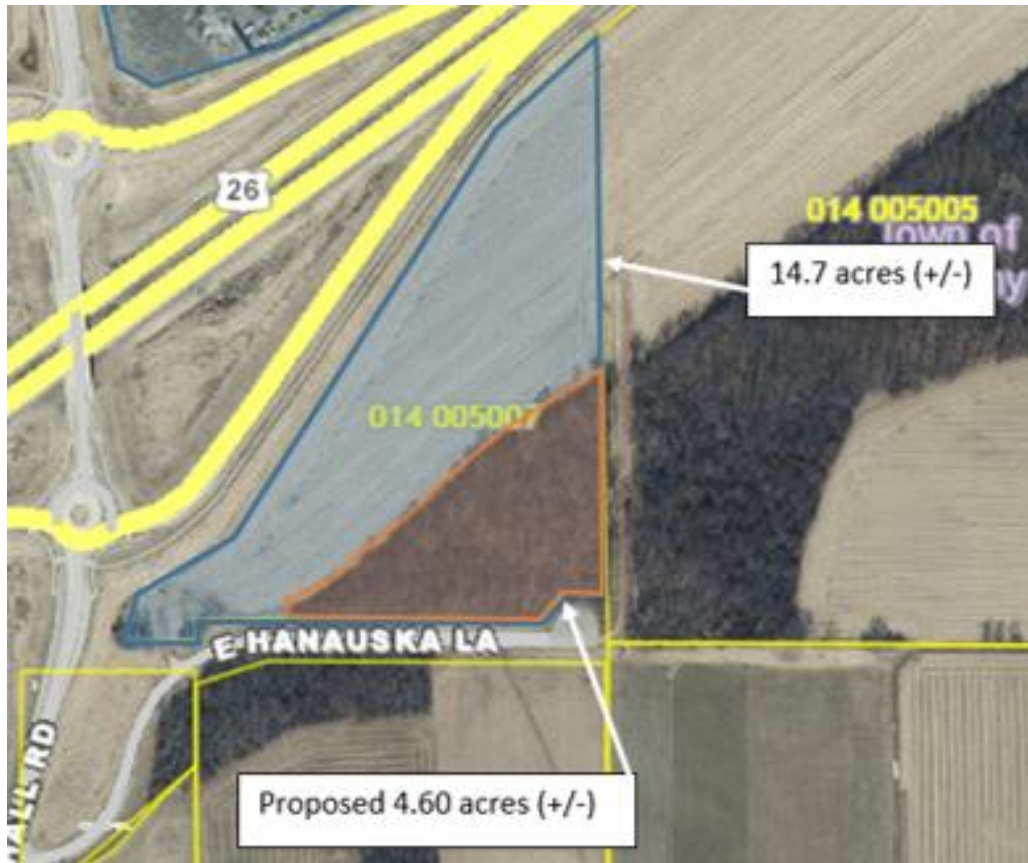


MEMORANDUM

Recommendations:

Staff recommends preliminary approval subject to the following conditions of approval:

1. Recommending making this a two parcel CSM adding everything located south of the highway 26.



2. The Town may need to re-zone the parcel however Per 4.3 A-1 (3)(O):

A parcel of less than 35 acres may be created by separation from a larger parcel or by consolidation of smaller parcels, provided that the use is consistent with permitted uses or conditional uses in the A-1 District, and further provided that due consideration is given to the effect on remaining land of creation of a limited number of nonfarm residences (1 to 20 ratio for a “base farm tract”) as defined and limited under Wis. Stat. Chapter 91. In addition to any other conditions imposed upon the property, the applicant for a conditional use hereunder may be required to give a deed restriction or similar device to restrict the creation of additional nonfarm residences.”

The new lot needs to meet the minimum zoning requirements for that district.

3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).

MEMORANDUM

- Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
- This falls into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Milton.



- Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

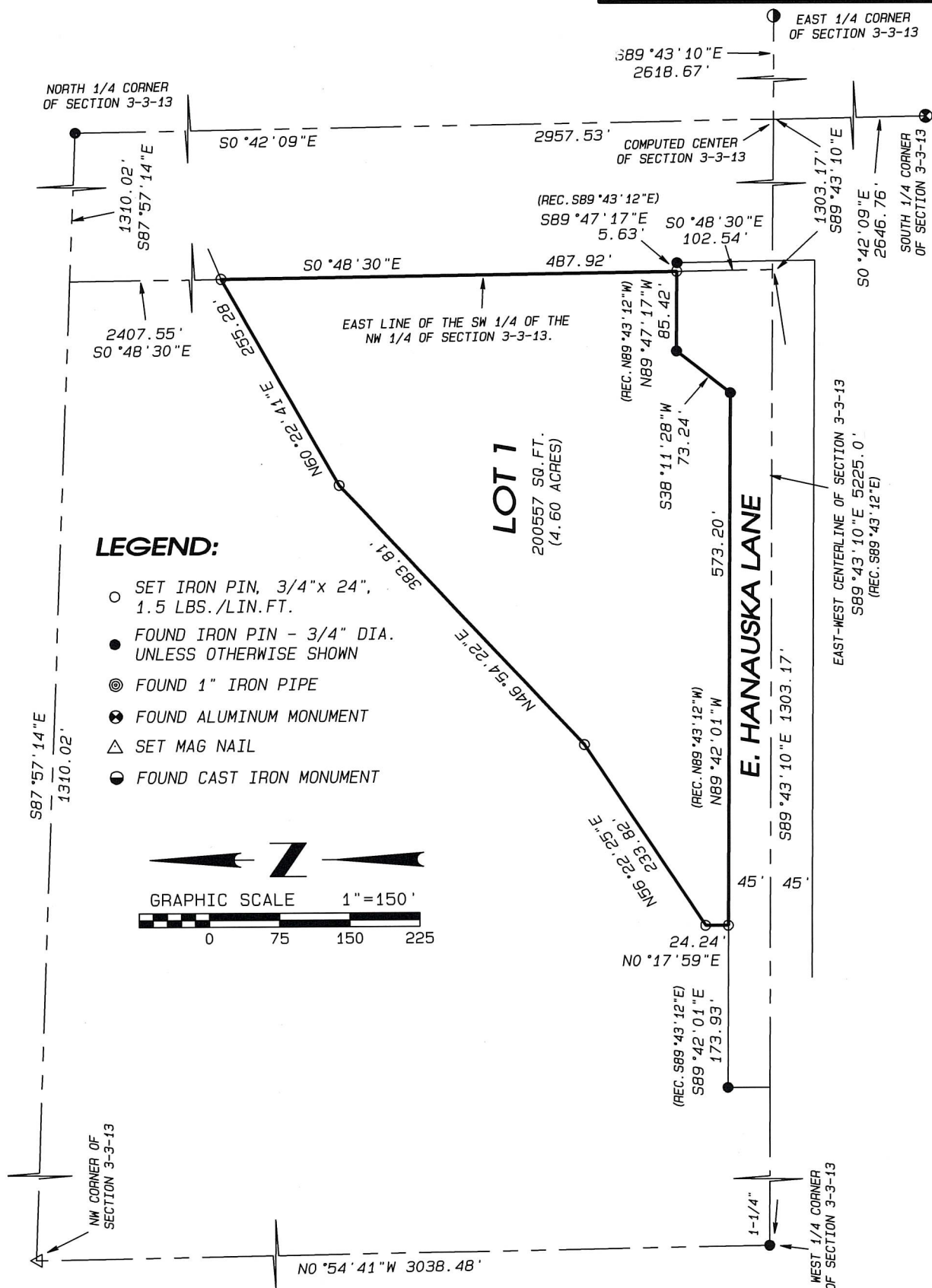
4.112 Preliminary Land Division

MEMORANDUM

<p>The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;</p>	<p>This meets the minimum requirements.</p>
<p>The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;</p>	<p>This meets the minimum requirements.</p>
<p>The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;</p>	<p>This meets the minimum requirements.</p>
<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;</p>	<p>NA</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>NA</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>NA</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>NA</p>
<p>A scale, north arrow, and date of creation;</p>	<p>This meets the minimum requirements.</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	

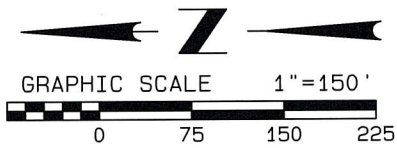
CERTIFIED SURVEY MAP

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



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN - 3/4" DIA. UNLESS OTHERWISE SHOWN
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT
- △ SET MAG NAIL
- FOUND CAST IRON MONUMENT



NOTES:

FIELDWORK COMPLETED _____
 ASSUMED S89°43'10"E ALONG THE EAST-WEST CENTERLINE OF SECTION 3-3-13.

Project No. 121 - 413 For: ROTH

SHEET 1 OF ___ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

SEP 13 2021



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 065
Received By - Date
(MM/DD/YYYY): _____

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

- 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: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	NORMAN K MC WILLIAM & SHARON MC WILLIAM			Telephone:	214-4051		
Address:	5759 N MC WILLIAM LN	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 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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of	HARMONY	SW 1/4 of	NW 1/4
	Section	3	Tax parcel number(s) -	6-7-20

- 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 MILTON
- Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
- Landowner's contiguous property area (Square feet or acres): 61 ACRES
- Land division area (Square feet or acres): 4.6
- Current zoning of land division area: A1
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A1
- Future zoning of parent lot: A1
- Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
- 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
- Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):
- Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Norman K. McWilliam</i></u>	DATE: <u>8-31-21</u>
--	----------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	WOODED
(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 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 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"/>	

**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**

MEMORANDUM

To: Rock County P&D Committee
Andrew Baker, Planning Director Rock County
Sandra Clarke, Town of Bradford Clerk

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: September 28, 2021

Summary of Request	
Requested Approvals:	Preliminary CSM (LD 2021 067)
Location:	Tax ID: 006 001165 Parcel Number: 6-3-165 4317 S Odling RD Darien, WI 53114-118
Town:	Bradford
Current Zoned:	Exclusive Agricultural District (A-1)
Future Land Use	Agriculture

This is a minor land division, Certified Survey Map (CSM) that creates one new 3.5 acre (+/-) lot from an existing 159.42 acre (+/-) parent parcel in the town of Bradford. The remaining part proper is greater than 35 acres, therefore is not required to be included as part of the survey.



MEMORANDUM

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the proposal, I would make the following recommendations:

1. Per Section 4-1 of the town of Bradford zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. The recommended zoning per size is A-3

The Town of Bradford A1 and A2 Zoning Districts are certified for the Farmland Preservation Program. The Board may rezone land out of a Farmland Preservation Zoning district if, after a public hearing, it makes written findings that the rezoning meets the following standards:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with any applicable comprehensive plan.
3. The rezoning is substantially consistent with the County certified farmland preservation plan.
4. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(A) The Town of Bradford Board may rezone land out of a farmland preservation zoning district if, after a public hearing, it makes written findings that the rezoning meets the following standards:

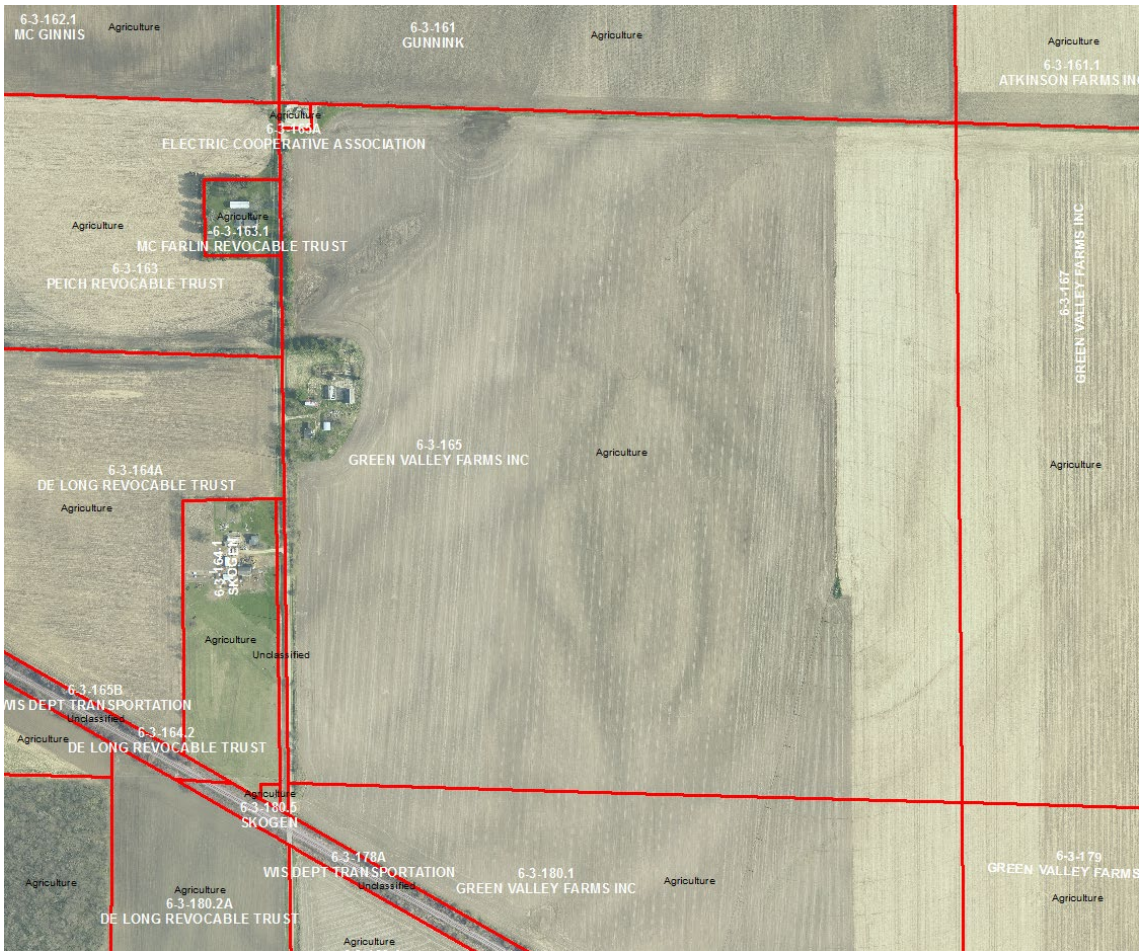
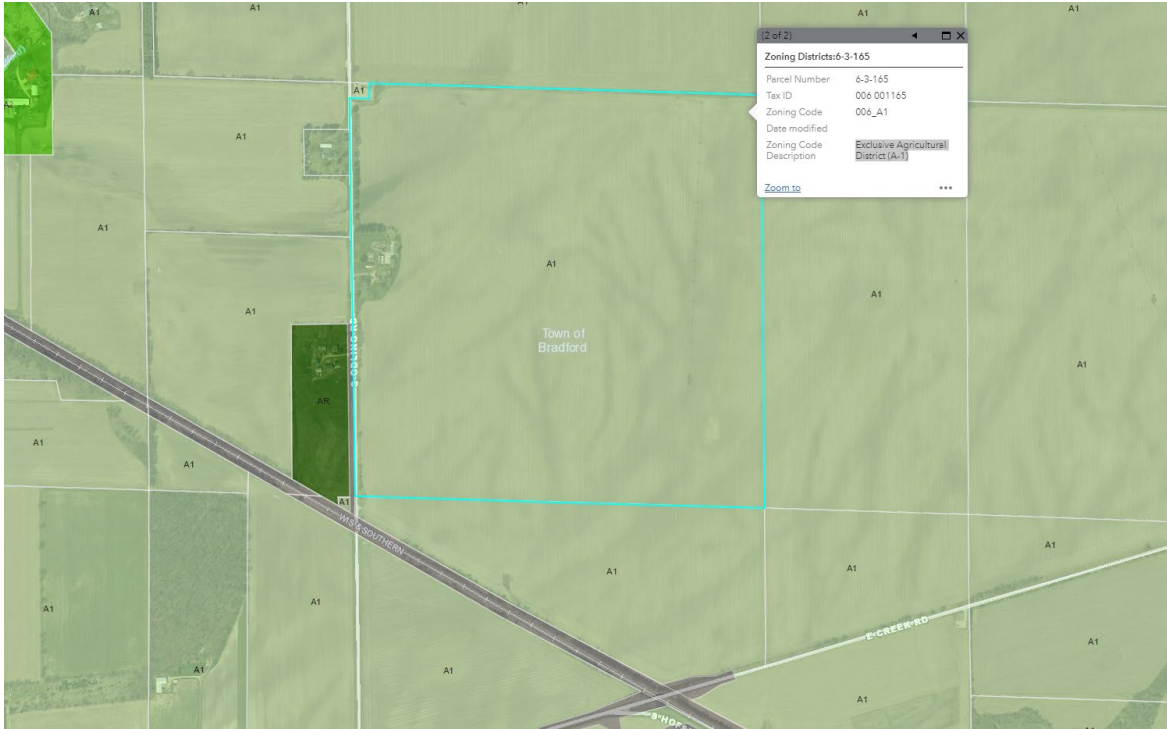
1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with any applicable comprehensive plan.
3. The rezoning is substantially consistent with the County certified farmland preservation plan.
4. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

2. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
4. Dedicate 33 foot half road right of way along S Odling Rd at the discretion of the Town of Bradford.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

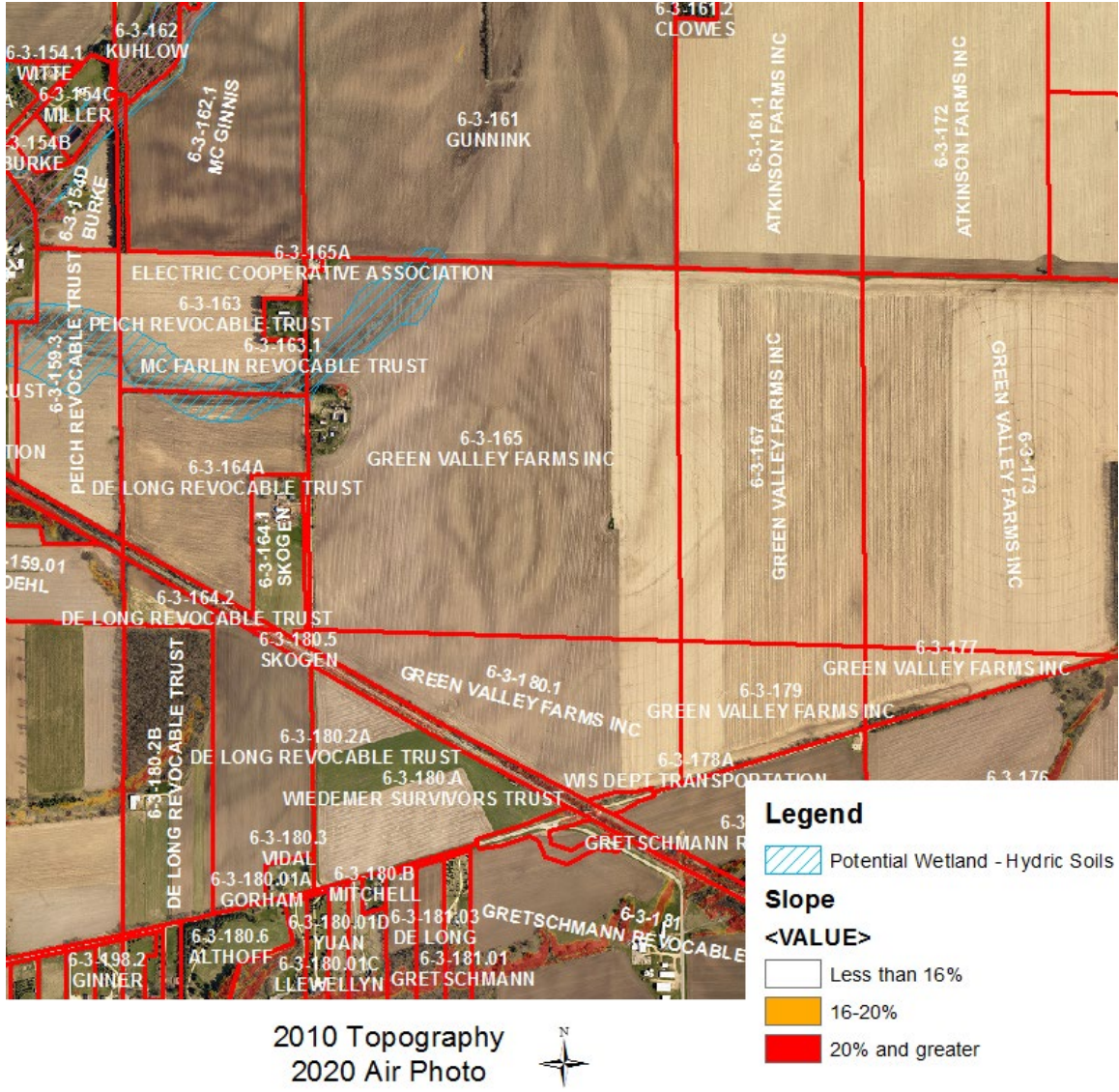
MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Yes, if lot being created is re-zoned.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This is missing the POWTS and Water Well.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Is provided
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM

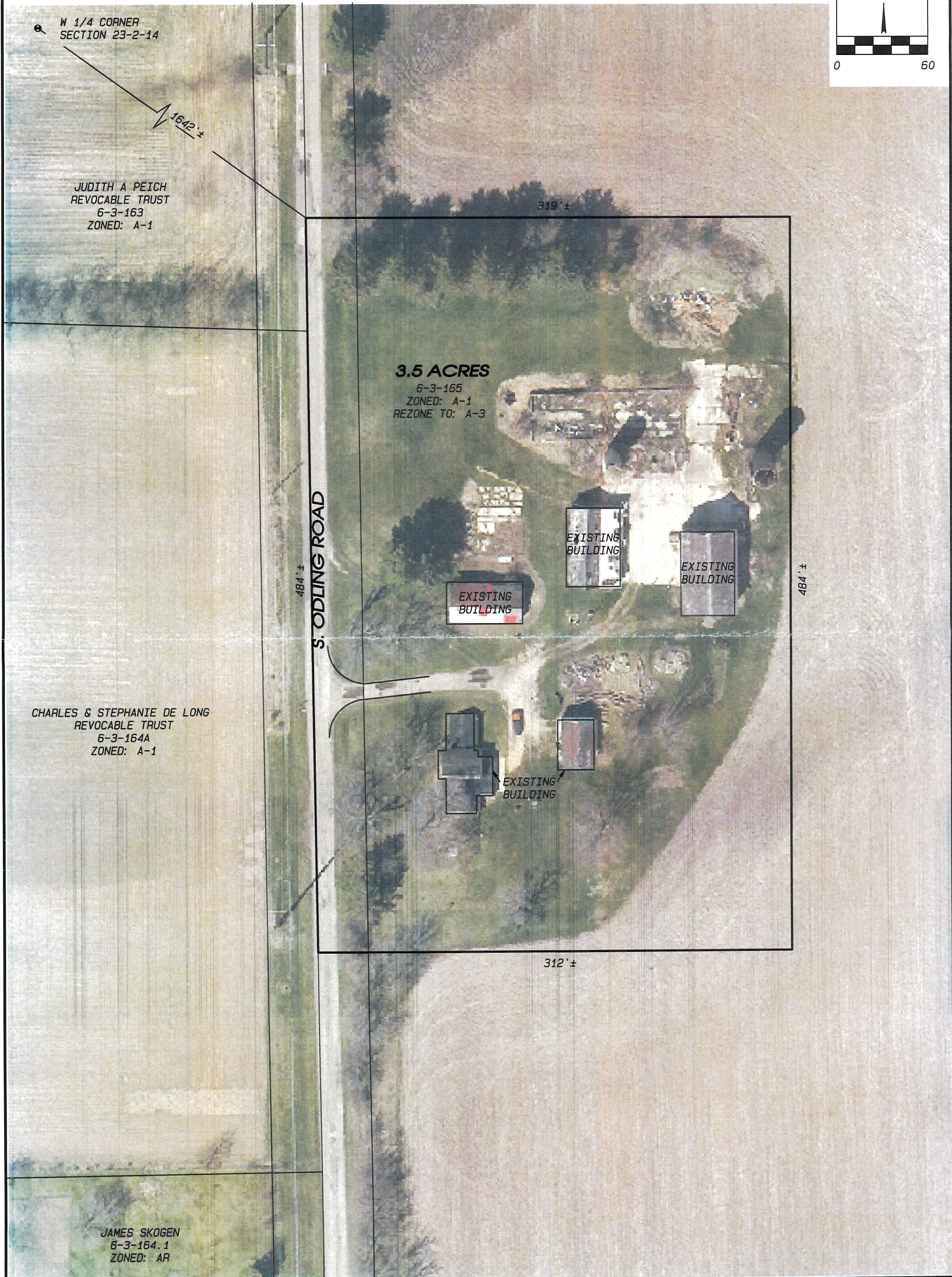
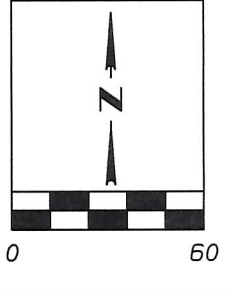


MEMORANDUM



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T.2N., R.14E.
OF THE 4TH P.M. BRADFORD TOWNSHIP, ROCK COUNTY, WISCONSIN.



W 1/4 CORNER
SECTION 23-2-14
1642' ±
JUDITH A PEICH
REVOCABLE TRUST
6-3-163
ZONED: A-1

319' ±
3.5 ACRES
6-3-165
ZONED: A-1
REZONE TO: A-3

S. ODLING ROAD
484' ±

CHARLES & STEPHANIE DE LONG
REVOCABLE TRUST
6-3-164A
ZONED: A-1

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

484' ±

312' ±

JAMES SKOGEN
6-3-164.1
ZONED: AR

NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.
Project No. 121-523 For: Green Valley Farms September 13, 2021

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

RECEIVED

SEP 15 2021



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

ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 067

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

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
Subdivision Plat Required

 Minor Land Division
CSM for lots 35 acres or less
 Plat of Survey for lots greater than 35 acres

 Transfer to Adjoining Owner
Plat of Survey or CSM

 Lot Combination
CSM Required

- 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: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	GREEN VALLEY FARMS, LLC			Telephone:	608-290-6330		
Address:	4317 S ODLING ROAD	City:	DARIEN	State:	WI	Zip:	53114
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Creating a 3.5 acres parcel and selling the remaining property.

include an explanation of the proposal along with any other considerations not included in the application form

10. Land division area location:	Town of Bradford	SW 1/4 of SW 1/4
	Section 23	Tax parcel number(s) - 6-3-165

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): 155.9 159.4	14. Land division area (Square feet or acres): 3.5	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: A-3	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): _____	22. Public improvement construction will begin on (mm/dd/yyyy): _____
--	---

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, 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 said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: _____

DATE: _____

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", 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"/>	
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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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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

MEMORANDUM

Recommendations:

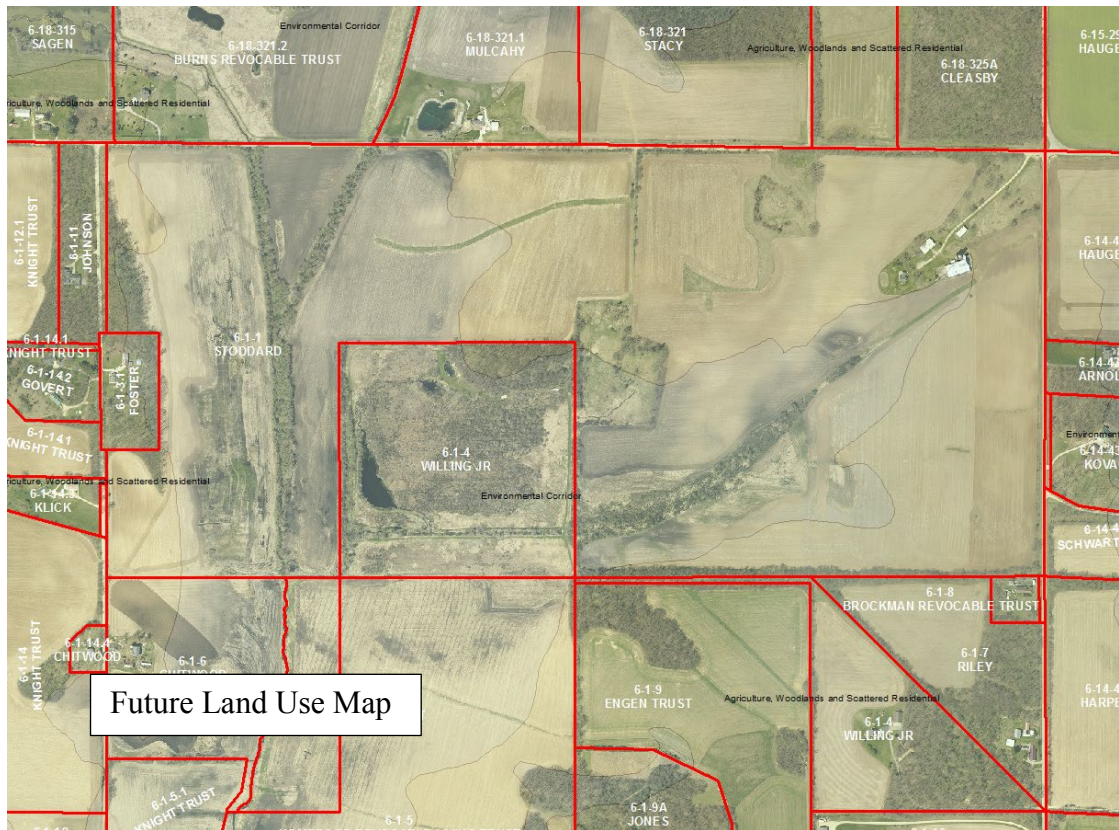
Staff recommends preliminary approval subject to the following conditions of approval:

1. Note on Final CSM: Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.
2. Dedicate a thirty-three foot half road right-of-way at the discretion of the Town.
3. Meet the minimum zoning requirements for that district.
4. Utility easements to be located on lots as requested by utility companies.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

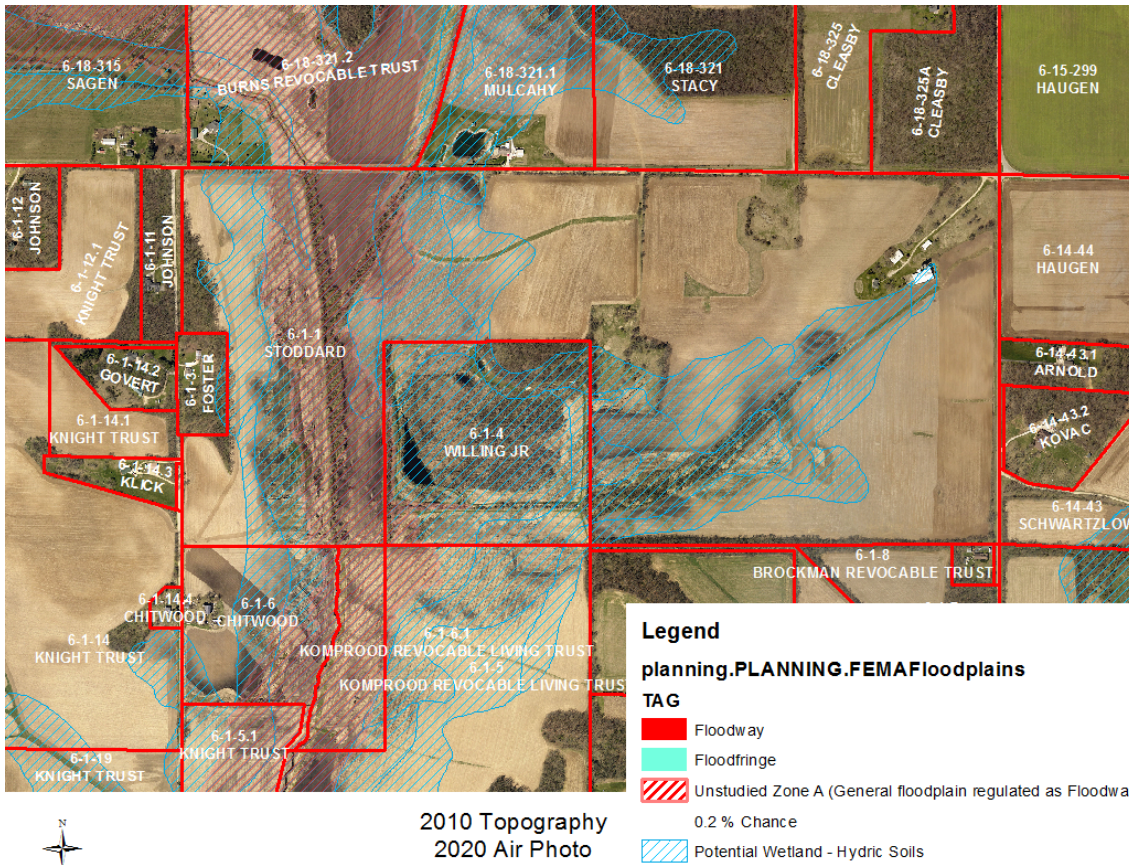
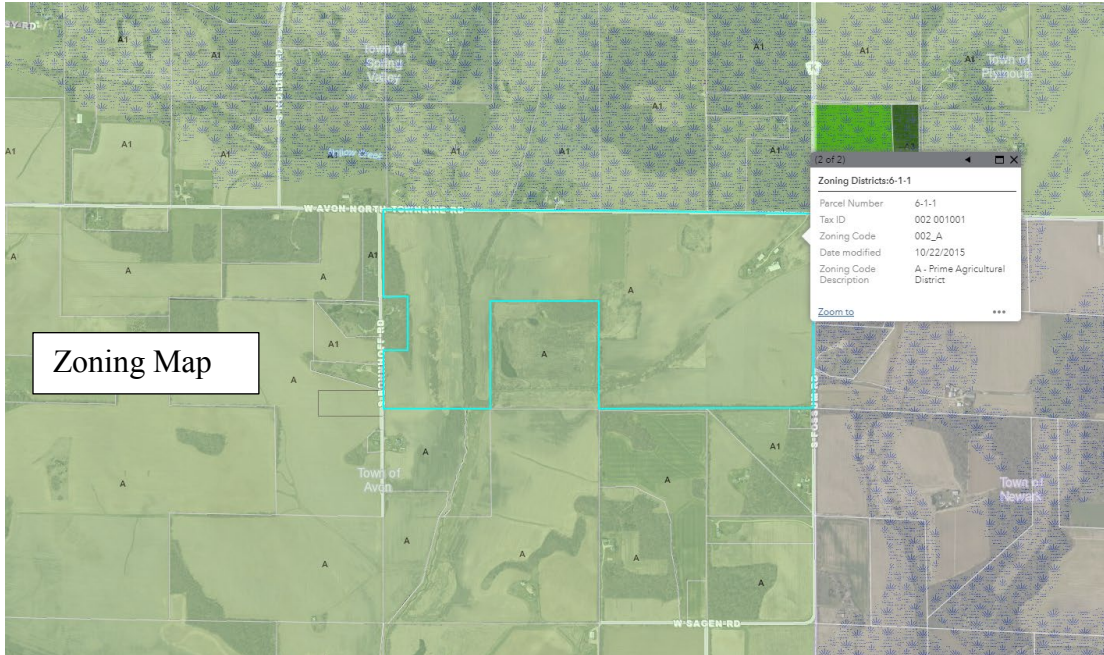
4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	This meets the minimum requirements.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	This meets the minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This meets the minimum requirements. However may have ESAs.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	NA

MEMORANDUM

A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	NA
A preliminary concept for collecting and discharging stormwater on the land division;	NA
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	NA
A scale, north arrow, and date of creation;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



MEMORANDUM



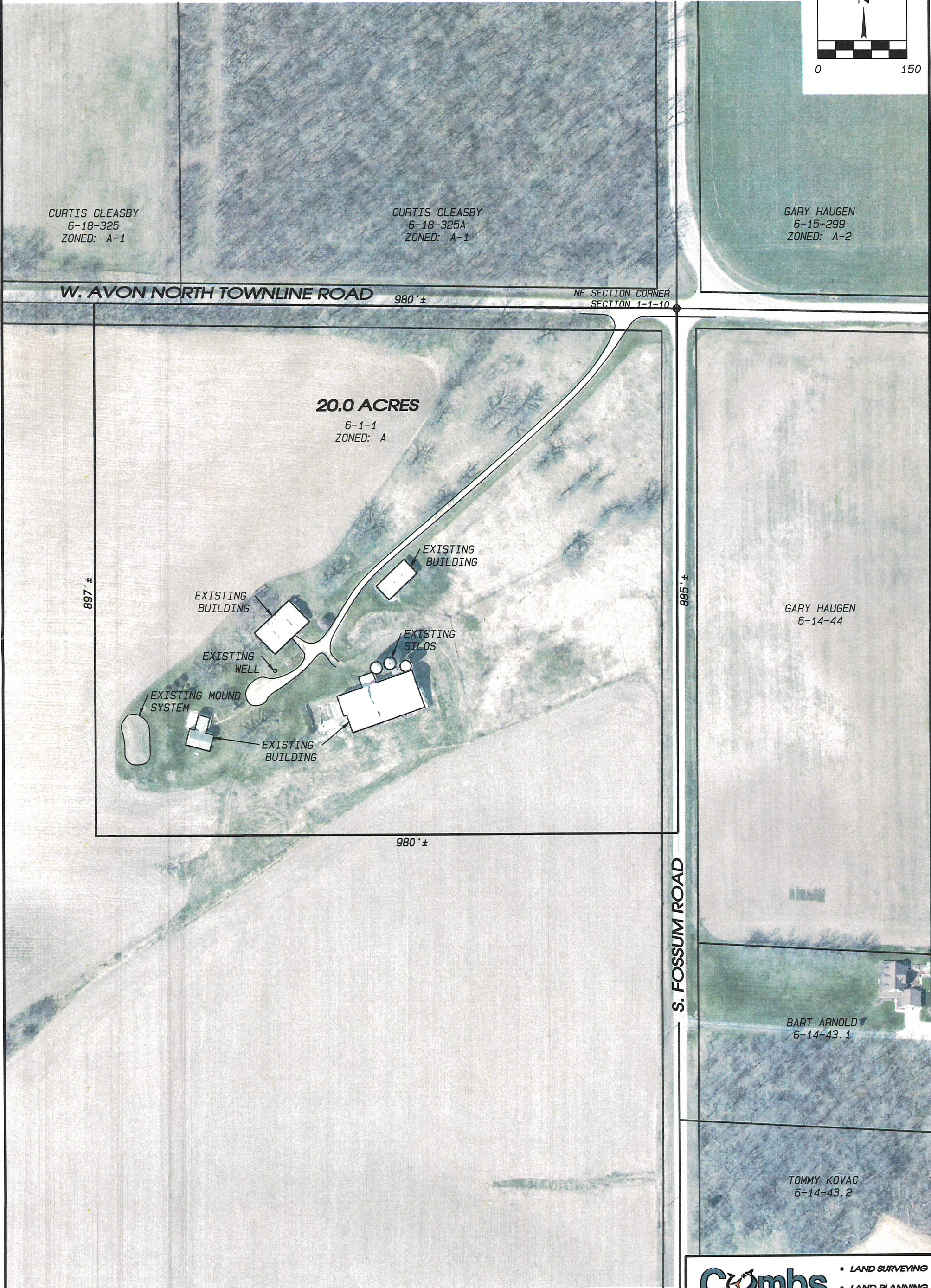
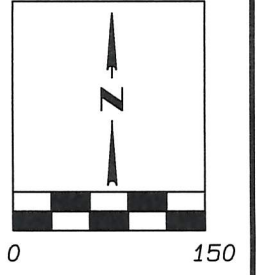
A-PRIME APPLICABLE STANDARDS	
LOT SIZES	1 Acre Minimum
BUILDING LOCATION	

MEMORANDUM

FARM DWELLING:	
Setback:	100 feet minimum
Side Yard:	20 feet minimum
Rear Yard:	20 feet minimum
OTHER STRUCTURES:	
Setback:	100 feet minimum
Side Yard:	20 feet minimum, if structure is not being used for the housing of animals; 100 feet minimum if structure is being used for housing of animals
Rear Yard	20 feet minimum
HEIGHT REGULATIONS ACCESSORY BUILDINGS:	
Farm:	60 feet maximum
Other:	20 feet maximum at eave
FLOOR AREA REGULATIONS: 1,200 square feet minimum for a dwelling unit	
ARTERIAL SETBACK: 100 Feet from Right of Way	
FRONTAGE: 250 feet of frontage road	

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 1, T.1N., R.10E.
OF THE 4TH P.M. AVON TOWNSHIP, ROCK COUNTY, WISCONSIN.



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 121-508 For: Stoddard, Margaret September 13, 2021



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

SEP 15 2021



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

ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 068

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

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
 Subdivision Plat Required
- Minor Land Division
 CSM for lots 35 acres or less
 Plat of Survey for lots greater than 35 acres
- Transfer to Adjoining Owner
 Plat of Survey or CSM
- Lot Combination
 CSM Required

- 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: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Margaret Stoddard	Telephone:	608-921-0196
Address:	12605 W Avon North Townline Rd	City:	Brodhead
		State:	WI
		Zip:	53520
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC	Telephone:	608-752-0575
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.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Create 20 Acre Parcel and sell the parcel.

include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of Avon	NE 1/4 of NE 1/4
	Section 1	Tax parcel number(s) - 6-1-1

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 _____

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): 251.6	14. Land division area (Square feet or acres): 20	15. Current zoning of land division area: A
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A	18. Future zoning of parent lot: A

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

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LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Bj M [Signature]</u>	DATE: <u>9-14-21</u>
--	----------------------

APPLICATION CHECKLIST

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51 N. MAIN ST.
JANESVILLE, WI 53545

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**
FOR THE MONTH OF SEPTEMBER 2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	Office&Misc Exp	P2100721	09/16/2021	US BANK	RP OFFICE SUPPLIES	62.01
10-1720-0000-63103	Legal Forms	P2100721	09/16/2021	US BANK	RP LEGAL FORMS	9.45
Real Property Descripton PROG TOTAL						71.46

I have reviewed the preceding payments in the total amount of **\$71.46**

Date: _____ Dept Head _____
Committee Chair _____

COMMITTEE REVIEW REPORT
WITH DESCRIPTION
FOR THE MONTH OF SEPTEMBER 2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp	P2100296	09/16/2021	US BANK	TUBE MAILERS & COPY PAPER	131.80
64-6400-0000-63107	Legal Notices	P2100298	09/16/2021	ADAMS PUBLISHING GROUP OF SOUT	SHORELAND ZONING - PETTIT	241.23
Planning PROG TOTAL						373.03
64-6470-0000-63110	Admin Expense	P2100296	09/16/2021	US BANK	BILL.COM & QUICKBOOKS FOR SBL	114.89
		P2101865	09/16/2021	FOREMOST MEDIA INC	MISC MONTHLY UPDATES (JAN-JULY	1,391.25
Small Business Loan Program PROG TOTAL						1,506.14

I have reviewed the preceding payments in the total amount of **\$1,879.17**

Date: _____

Dept Head _____

Committee Chair _____