



**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, JANUARY 10, 2019 – 8:00 A.M.  
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2<sup>ND</sup> FLOOR RM 250  
JANESVILLE, WI**

**AGENDA**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday December 13, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division:
    - 2018 074 (Johnstown Township) – McNall
    - 2018 080 (Lima Township) – Burkett
    - 2018 083 (Fulton Township) – Borgwadt
    - 2018 084 (Fulton Township) – Borgwadt
    - 2018 085 (Fulton Township) – Borgwardt
  - B. Information Item: 4<sup>th</sup> Quarter Administrative Report
  - C. **Action Item:** Resolution – Amending the Rock County Land Information Plan
6. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers

*The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail [countyadmin@co.rock.wi.us](mailto:countyadmin@co.rock.wi.us) at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.*

7. Community Development

A. Information Item: HOME Program Income & 2014 Funding Balance

8. Committee Reports

9. Directors Report

A. WIDNR Floodplain Zoning Ordinance Approval

10. Adjournment

**Future Meetings/Work Sessions**

January 24, 2019 (8:00 am)

February 14, 2019 (8:00 am)

February 28, 2019 (8:00 am)

March 14, 2019 (8:00 am)



**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**MEETING DATE:** January 10, 2019

**Land Division Summary:**

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

- 2018 074 (Johnstown Township) -- McNall
- 2018 080 (Lima Township) – Burkett
- 2018 083 (Fulton Township) – Borgwardt
- 2018 084 (Fulton Township) – Borgwardt
- 2018 085 (Fulton Township) – Borgwardt

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

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



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

### AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  Yes  No
6. Land division will require a zoning change:  Yes  No
7. Preliminary minor land division application is complete:  Yes  No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence If more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

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

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. <u>Driveway for Lot 2 shall be within 75' of north line</u>	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>12/17/18</u>
TITLE: _____	

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

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

**AGENCY RECOMMENDATION**

- 11. If you answered Approve With Conditions to 10., list conditions:**
- 3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
  - 4. Note and Final CSM : "No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater...
  - 5. ...disposal is approved by the necessary governmental agencies."
  - 6. Dedicate a 40 foot half road right of way along County Hwy A.
  - 7. Dedicate a 33 foot half road right of way along N Emerald Grove Rd at the discretion of the Town.
  - 8. The existing driveway access point on County Hwy A shall be removed within the right of way prior to approval of the Final CSM.
  - 9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
  - 10. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates two lots from an existing 3.8 acre parent lot. Proposed Lot 1 will include the existing residence on 1.56 acres. Proposed Lot 2, consisting of approximately 1.56 acres, is currently used for crop production. The property is currently zoned A3 by the Town of Johnstown, which requires a 3 acre minimum lot size. Therefore, as part of this application process, a rezone to Rural Residential has been requested. The future land use plan of this area is delineated as Agriculture.

The existing parcel is accessed by a driveway on Hwy A and a driveway N Emerald Grove Rd. Hwy A is an Access Controlled Highway in this location. As a condition of approval, staff is recommending that the driveway access to Hwy A is removed. Doing so will remove one conflict point along the Highway, thus making the area safer for the traveling public. Lot 1 would be accessed via the existing driveway on N Emerald Grove Rd. Assuming that proposed Lot 2 is intended to be used as a building site, there will be an increase of traffic volume resulting from the approval of this Division. Removal of the driveway on Hwy A will help balance that increase by directing ingress and egress from these two lots is via the lesser traveled road.

Removal of the driveway shall be coordinated with staff of the Public Works Department, including any necessary permits to work within the right of way. Removal shall include removal of the culvert and restoration of the ditch.

**TOWN ACTION**

- 14. If you answered Approve With Conditions to 13., list additional conditions:**
- 15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

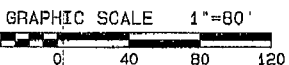
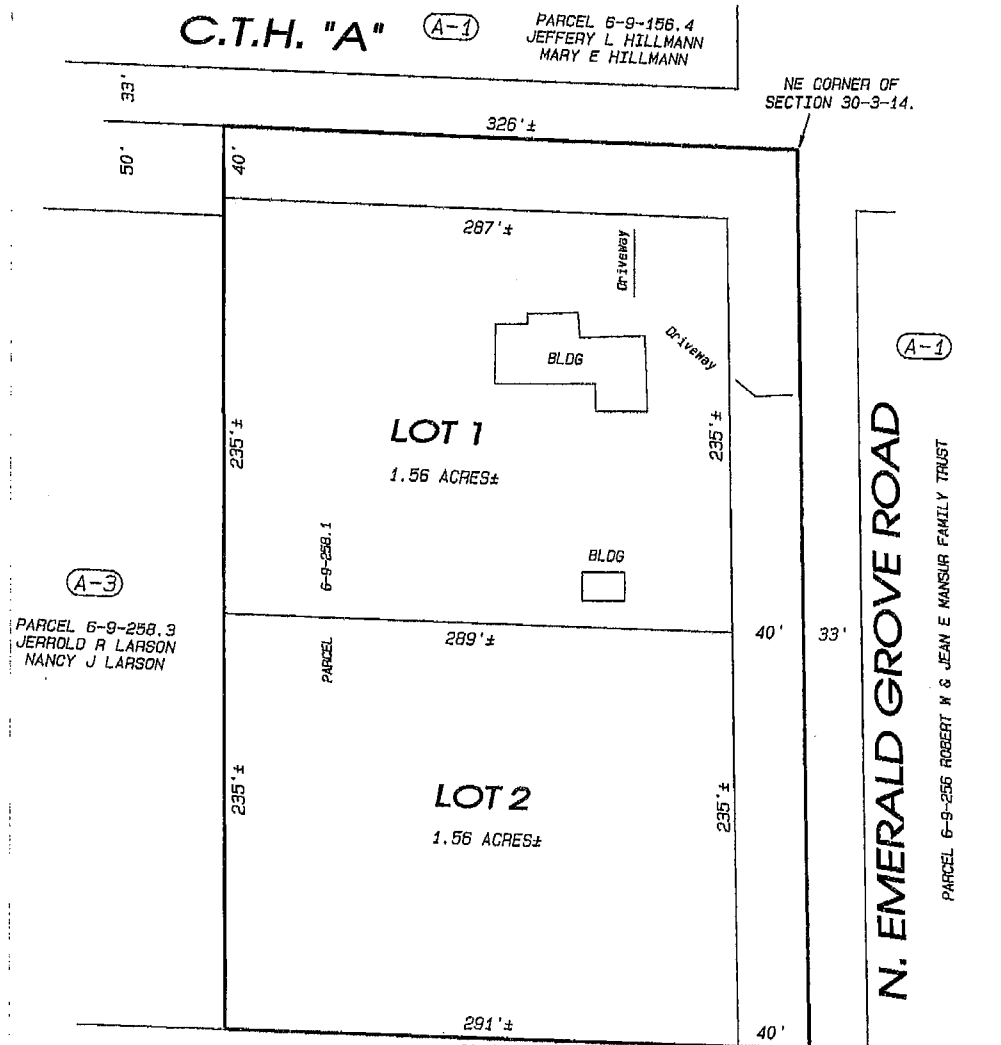
- 17. If you answered Approve With Conditions to 16., list conditions:**
- 3.
  - 4.
  - 5.
  - 6.
  - 7.
  - 8.
  - 9.
  - 10.

**18. Committee action rationale and findings of fact:**

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# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



DATE: NOVEMBER 8, 2018

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118 - 525 For: McNALL

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

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AGENCY USE ONLY

Application Number: LD2018 074

Received By - Date (MM/DD/YYYY): 11-13-18

## PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	WILLIAM R & JACQUELINE F MC NALL REVOCABLE TRUST	Telephone:	
Address:	8841 E COUNTY RD A	City:	JANESVILLE
		State:	WI
		Zip:	53546
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

**7. AGENT (SURVEYOR AND DEVELOPER)**

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

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

### LAND DIVISION INFORMATION

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

10. Land division area location:	Town of JOHNSTOWN	NE 1/4 of NE 1/4
	Section 30	Tax parcel number(s) - 6-9-258.1A

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): 3.8	14. Land division area (Square feet or acres): 3.8	15. Current zoning of land division area: A-3
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RR	18. Future zoning of parent lot: RR

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

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

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

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

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Robb J. Lamb</i></u>	DATE: <u>11/9/2018</u>
---	------------------------



APPLICATION CHECKLIST			Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			<input type="checkbox"/>	<input type="checkbox"/>	
(1)	Buildings:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(2)	Streets, alleys, and public ways:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3)	Driveways:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(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"/>	LOT 1
(6)	Private onsite wastewater treatment systems or public sanitary sewer systems:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(7)	Any other public utilities:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(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 AITR 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"/>	LOT 2
(12)	Surface water features:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13)	Drainageways:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14)	Detention or retention areas:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15)	Cemeteries:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16)	Bridges/culverts:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17)	Rock outcroppings:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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



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

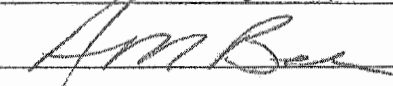
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7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

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

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
3. _____	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 12/19/18
TITLE: _____	

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

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

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

9

**AGENCY RECOMMENDATION**

11. If you answered **Approve With Conditions** to 10., list conditions:
- 3. Dedicate a 33 foot half road right of way along E Bowers Lake Rd at the discretion of the Town.
  - 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
  - 5. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
  - 6.
  - 7.
  - 8.
  - 9.
  - 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from an existing 147 acre property in the Town of Lima consisting of approximately 3.0 acres with no existing buildings. The parent parcel is currently zoned Agriculture One (A-1) by the Town and the future land use for the parcel is Agriculture. As part of this process, a request for a zoning change to A3 has been proposed. The A1 District is certified by DATCP for the Farmland Preservation Program. Therefore as part of this process the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District (including Base Farm Tract standards if applicable).

**TOWN ACTION**

14. If you answered **Approve With Conditions** to 13., list additional conditions:
15. Town action rationale and findings of fact:

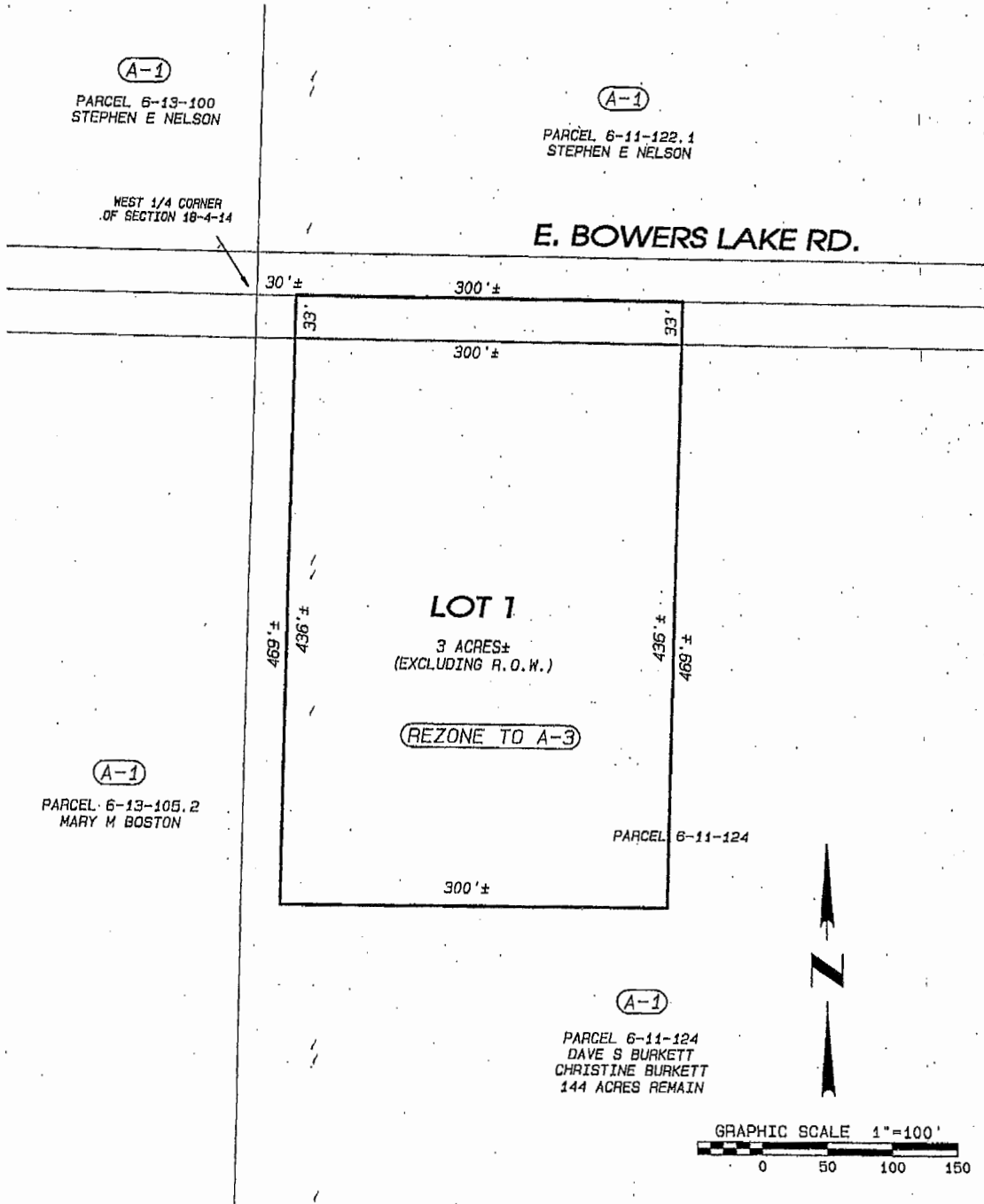
**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

18. Committee action rationale and findings of fact:

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, T.4N., R.14E. OF THE 4TH P.M., TOWN OF LIMA, ROCK COUNTY, WISCONSIN.



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

Project No. 118 - 567 For: BURKETT

DATE: NOVEMBER 19, 2018

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

DEC - 7 2018



TELEPHONE: (608) 757-5587  
FAX: (608) 757-5586  
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: LD2018 080

Received By -- Date  
(MM/DD/YYYY): 12-7-18

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
- Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	DAVE S BURKETT & CHRISTINE BURKETT		Telephone:		
Address:	7924 E BOWERS LAKE RD	City:	MILTON	State:	WI Zip: 53563
b. Name:			Telephone:		
Address:		City:		State:	Zip:

#### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

### LAND DIVISION INFORMATION

9. Reason for land division: <input type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:		
10. Land division area location:	Town of LIMA.	NW 1/4 of SW 1/4
	Section 18	Tax parcel number(s) - 6-11-124
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of		
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): 147	14. Land division area (Square feet or acres): 3.2	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: <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input 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 minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Roll J. Burkett* DATE: 11/27/2018

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input 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"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

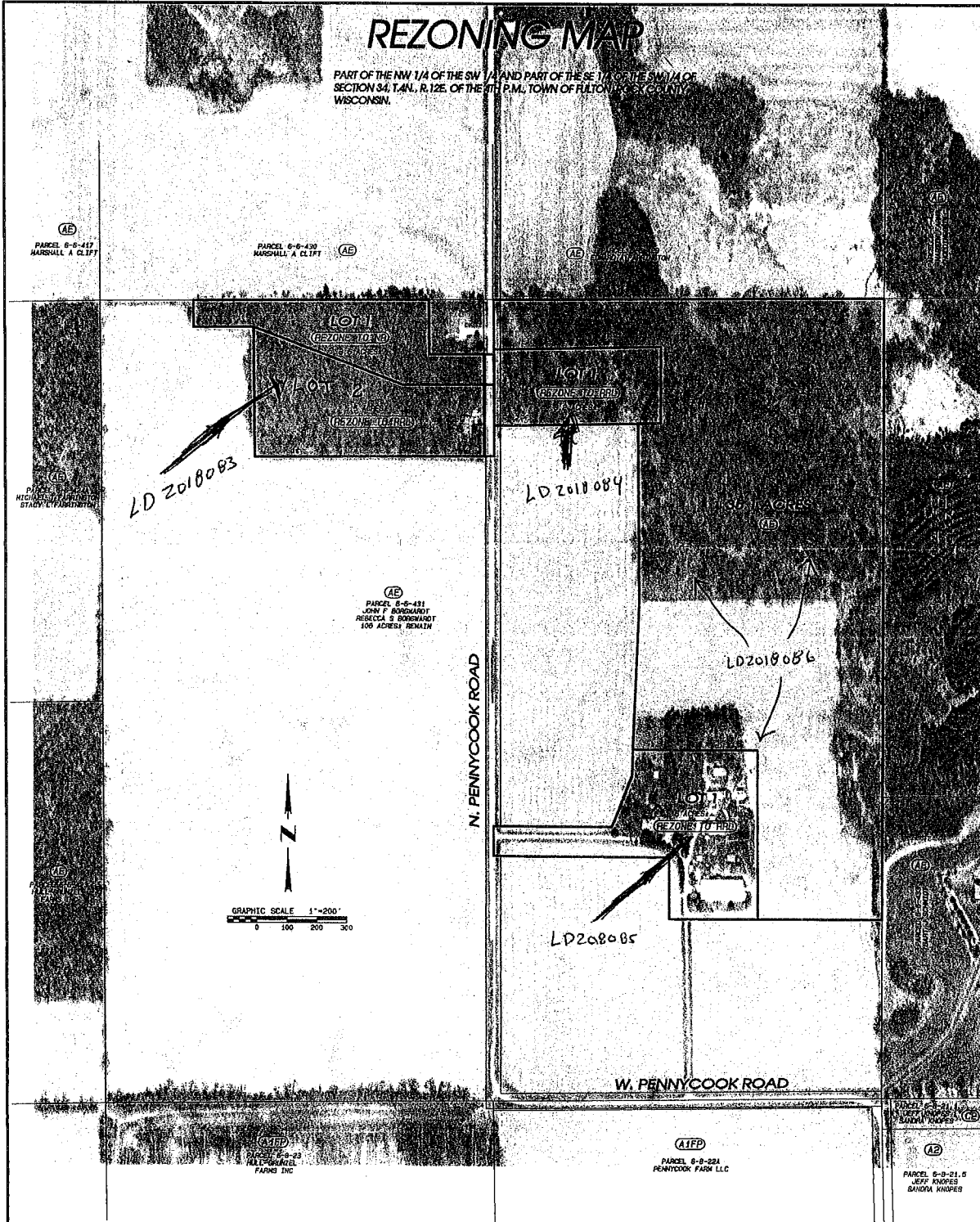
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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



# REZONING MAP

PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T.4N., R.12E. OF THE 3TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LD 2018083

LD 2018084

LD 2018086

LD 2018085

Borgwardt Overview of  
LDs 83, 84, 85 + 86

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

<b>Combs &amp; Associates</b>	• LAND SURVEYING	DATE: 06/28/18
	• LAND PLANNING	REVISED: 11/10/18
	• CIVIL ENGINEERING	BY: 811
		PROJECT NO.: 118-268
		CLIENT: BORGWARDT

100 N. Milwaukee St.  
Waukesha, WI 53190  
www.combsurvey.com

TEL: 800 752-0572  
FAX: 800 752-0534





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

## AGENCY REVIEW

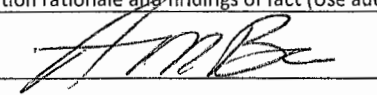
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*:  Yes  No
6. Land division will require a zoning change:  Yes  No
7. Preliminary minor land division application is complete:  Yes  No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

15

AGENCY REVIEW		Missing Information
k. Scale, north arrow, and date of creation:		<input type="checkbox"/>
l. Any other information required by the Agency:		<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:		<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:		<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:		<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:		<input type="checkbox"/>
8. Preliminary minor land division application is complete:		<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lots 2 contains existing buildings which utilize an existing private sewerage system at the time of this survey.	
3. ..."However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 12/28/18
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 12/11/18
TITLE: _____	

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

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

16

**AGENCY RECOMMENDATION**

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

- 3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
- 4. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract standards.
- 5. A note on Lot 1 shall indicate the use of the lot is restricted according to separate document recorded at the Register of Deeds.
- 6. Dedicate a 33 foot half road right of way along N. Pennycook Lane at the discretion of the Town.
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 9.
- 10.

**12.** Agency recommendation rationale and findings of fact:

The proposed Land Division creates two lots from a 159 acre parent lot in Fulton Township. Proposed Lot 2 (5.5 acres) includes an existing residence and woodland area. Proposed Lot 1 (3.6 acres) is a vacant woodland area.

The current zoning is Exclusive Agricultural (AE) by the Town. This proposed division is one of multiple being considered on the larger parent parcel. Two others will be reviewed by the Committee (numbers 84 and 85) and one by Staff (number 86, staff review only because it is greater than 35 acres). The AE District is certified for the Wisconsin Farmland Preservation Program and includes Base Farm Tract Standards, which restricts the number of divisions that can be done, the number of residences and other land use factors. The multiple land divisions being considered are the result of consultation between the applicant and the Town, ultimately leading to preliminary approval by the Town in early December.

Proposed Lot 1 is by definition a flag lot. The creation of flag lots are generally discouraged by County Ordinance (per sec. 4.116(2)), but if approved the lot must meet specific standards (found in 4.116(2)(e)). However, proposed Lot 1 will be zoned Natural Resource Open Space (NROS), meaning no structures may be built on it. This Lot (and associated zoning) is effectively being created to ensure that the Base Farm Tract Standards are met by preserving agricultural and open space land uses. The original proposal by the applicant was to have one lot in this location, consisting of approximately 9.1 acres, including both the NROS and RRL. The Town preferred to no have two zoning districts on one lot.

**TOWN ACTION**

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

**15.** Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

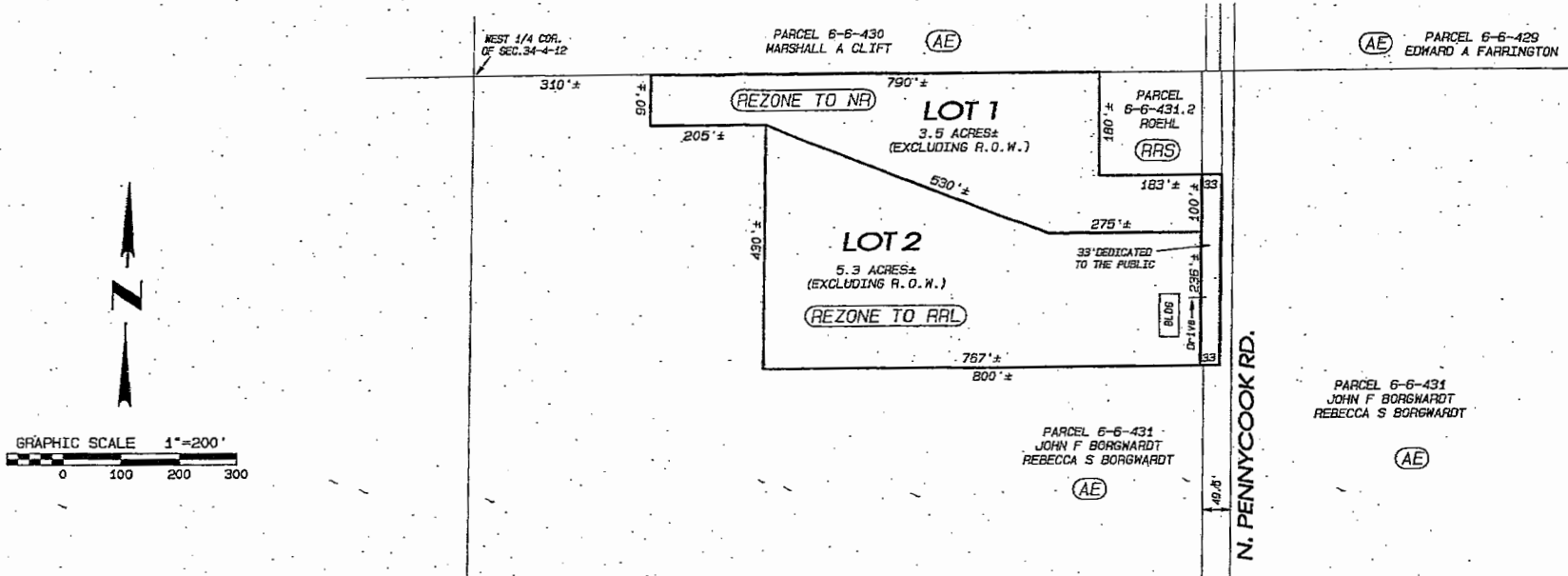
**17.** If you answered **Approve With Conditions** to **16.**, list conditions:

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

**18.** Committee action rationale and findings of fact:

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T.4N., R.12E. OF THE 4TH P.M.,  
TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



**NOTES:**

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118-268 For: BORGWARDT

**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

LD2018083

18

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

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

RECEIVED  
DEC 18 2018



ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 083

Received By - Date (MM/DD/YYYY): 12-18-18

**PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

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

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
- Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	JOHN F BORGWARDT & REBECCA S BORGWARDT		Telephone:	
Address:	5621 N COUNTY RD F	City: JANESVILLE	State: WI	Zip: 53545
b. Name:			Telephone:	
Address:		City:	State:	Zip:

**7. AGENT (SURVEYOR AND DEVELOPER)**

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

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

**LAND DIVISION INFORMATION**

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

10. Land division area location: Town of FULTON NW&NE 1/4 of SW 1/4  
Section 34 Tax parcel number(s) - 6-6-431

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): 159 ACRES

14. Land division area (Square feet or acres): 9.1 ±

15. Current zoning of land division area: AE

16. Number of new/additional lots created by land division: 2

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

18. Future zoning of parent lot: AE

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

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

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

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Paul J. ...* DATE: 11/8/2018

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(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"/>	LOT 1
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(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"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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



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

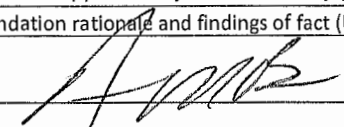
### AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
  2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
  3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
  4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
  5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*:  Yes  No
  6. Land division will require a zoning change:  Yes  No
  7. Preliminary minor land division application is complete:  Yes  No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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



AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater..."	
3. ...disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: 12/28/18
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
3. _____	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 12/11/18
TITLE: _____	

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

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



**AGENCY RECOMMENDATION**

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

- 3. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract standards.
- 4. Dedicate a 33 foot half road right of way along N. Pennycook Lane at the discretion of the Town.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 7.
- 8.
- 9.
- 10.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates 1 lot from a 159 acre parent lot in Fulton Township. The proposed lot will encompass approximately 3.2 acres of woodland area with no buildings. The proposed zoning is Rural Residential - Large (RRL), which is intended to be used for a new residence.

The current zoning is Exclusive Agricultural (AE) by the Town. This proposed division is one of multiple being considered on the larger parent parcel. Two others will be reviewed by the Committee (numbers 83 and 85) and one by Staff (number 86, staff review only because it is greater than 35 acres). The AE District is certified for the Wisconsin Farmland Preservation Program and includes Base Farm Tract Standards, which restricts the number of divisions that can be done, the number of residences and other land use factors. The multiple land divisions being considered are the result of consultation between the applicant and the Town, ultimately leading to preliminary approval by the Town in early December.

This Lot (and associated zoning change) is effectively being created to ensure that the Base Farm Tract standards are met by preserving agricultural and open space land uses. The original proposal by the applicant was to create one new AE lot in this location (35 acres or greater), with the intent to build a new residence. However, doing so would have been contrary to the Base Farm Tract Standards briefly summarized above. As a result, the new 3.2 acre Lot (with RRL zoning) was preliminarily approved by the Town with the condition that the other associated acreage remain zoned AE and deed restricted so that no building are allowed. That land division has been reviewed by Staff, but does not require Committee approval.

**TOWN ACTION**

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

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

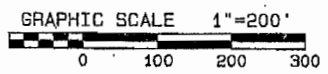
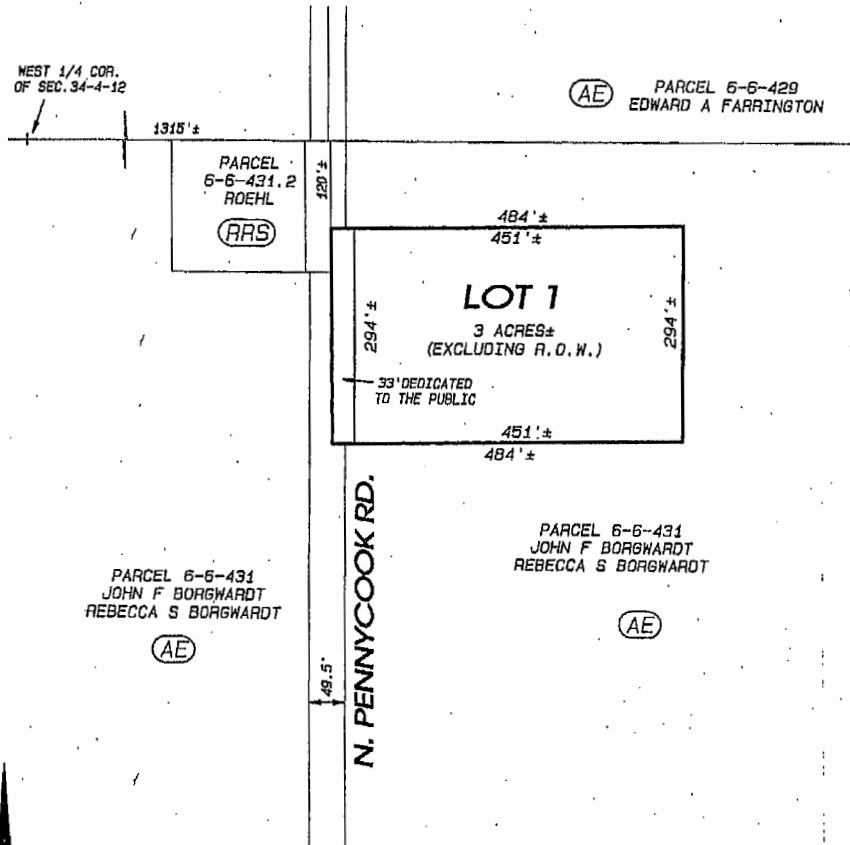
**17. If you answered Approve With Conditions to 16., list conditions:**

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

**18. Committee action rationale and findings of fact:**

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



DATE: NOVEMBER 16, 2018

**NOTES:**

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

Project No. 118 - 268 For: BORGWARDT

**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

LD 2018084

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RECEIVED

DEC 18 2018



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 084

Received By - Date (MM/DD/YYYY): 12-18-18

**PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

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- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (If land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
- Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOHN F BORGWARDT & REBECCA S BORGWARDT		Telephone:		
Address:	5621 N COUNTY RD F	City:	JANESVILLE	State:	WI Zip: 53545
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

**LAND DIVISION INFORMATION**

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

10. Land division area location: 

Town of FULTON	NE 1/4 of SW 1/4
Section 34	Tax parcel number(s) - 6-6-431

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): 159 ACRES	14. Land division area (Square feet or acres): 3.2	15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RRL	18. Future zoning of parent lot: AE

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

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

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

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Robert J. Cook DATE: 11/13/2018

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APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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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"/>	
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(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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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



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

## AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contain existing buildings which utilize an existing private sewerage system at the time of this survey.	
3. ..."However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>AMB</i></u>	DATE: <u>12/27/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>12/11/18</u>
TITLE: _____	

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. Proposed lot lines must include the system area with the building which utilizes the POWTS.
- 4. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary per the Town of Fulton Base Farm Tract standards.
- 5. The P&D Committee shall decide whether creation of a flag lot in this case meets the special circumstances tests in the Ordinance.
- 6. Dedicate a 33 foot half road right of way along N. Pennycook Lane at the discretion of the Town.
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 9.
- 10.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates 1 lot from a 159 acre parent lot in Fulton Township. The proposed lot will encompass and existing farmstead and include approximately 6 acres. The proposed zoning is Rural Residential - Large (RRL).

The current zoning is Exclusive Agricultural (AE) by the Town. This proposed division is one of multiple being considered on the larger parent parcel. Two others will be reviewed by the Committee (numbers 83 and 84) and one by Staff (number 86, staff review only because it is greater than 35 acres). The AE District is certified for the Wisconsin Farmland Preservation Program and includes Base Farm Tract Standards, which restricts the number of divisions that can be done, the number of residences and other land use factors. The multiple land divisions being considered are the result of consultation between the applicant and the Town, ultimately leading to preliminary approval by the Town in early December.

Proposed Lot 1 is by definition a flag lot. The creation of flag lots are generally discouraged by County Ordinance (per sec. 4.116(2)), but if approved the lot must meet specific standards (found in 4.116(2)(e)). Generally speaking it allows the P&D Committee to approve a flag lot in excess of 250 feet in length if deemed necessary to avoid degradation or depletion of an environmental sensitive area, cultural resources, productive ag soils, woodlands or disruption of efficient ag operations. In this case the pole is approximately 400 feet long. Considering this Land Division is proposed to separate an existing farmstead, it could be reasonable to approve a flag lot in this case.

**TOWN ACTION**

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

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

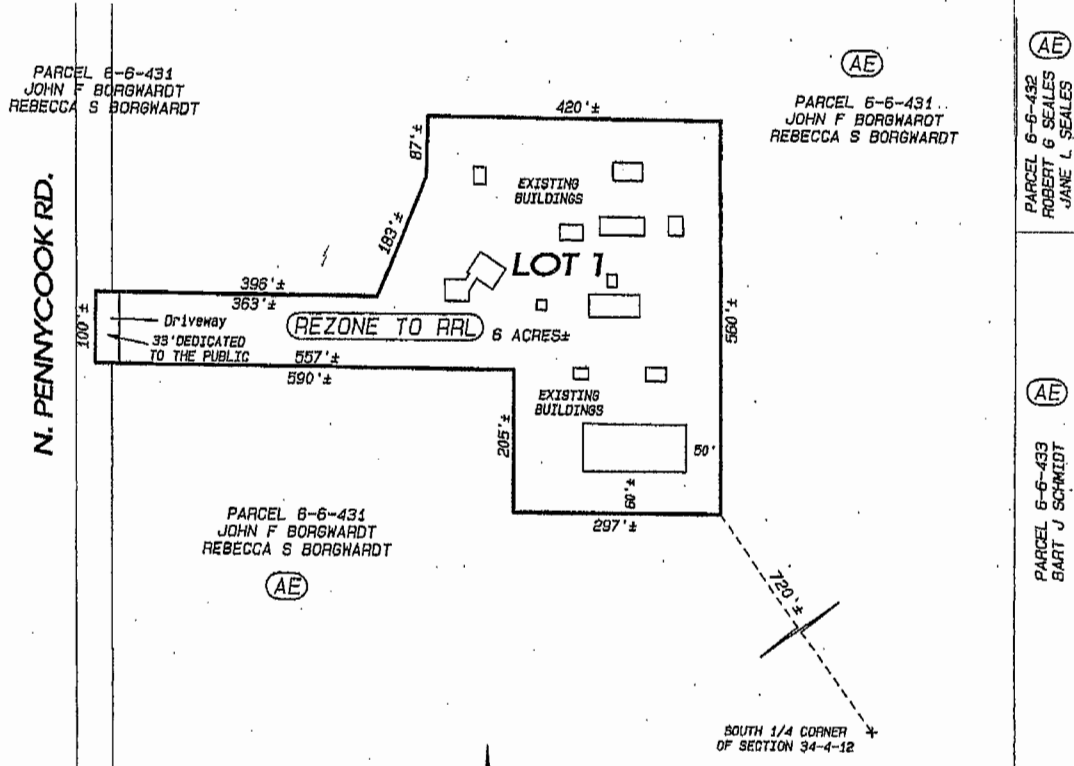
**17. If you answered Approve With Conditions to 16., list conditions:**

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

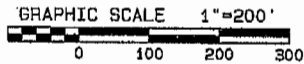
**18. Committee action rationale and findings of fact:**

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



LD2018085



DATE: JUNE 25TH, 2018

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

Project No. 118-268 For BORGWARDT

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



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

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

RECEIVED  
DEC 18 2018  
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY  
Application Number: LD2018 085  
Received By - Date: 12-18-18  
(MM/DD/YYYY)

**PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM**

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

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
- Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	JOHN F BORGWARDT & REBECCA S BORGWARDT		Telephone:	
Address:	5621 N COUNTY RD F	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 STREET	City:	JANESVILLE	State: WI Zip: 53548
b. Developer name:			Telephone:	
Address:		City:		State: Zip:

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

**LAND DIVISION INFORMATION**

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

10. Land division area location: Town of FULTON SE 1/4 of SW 1/4  
Section 34 Tax parcel number(s) - 6-6-431

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): 159 ACRES

14. Land division area (Square feet or acres): 6.1

15. Current zoning of land division area: AE

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

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

18. Future zoning of parent lot: AE

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

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

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

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Roll J. C. C. DATE: 6/21/18

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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51 N. MAIN ST.  
JANESVILLE, WI 53545

Rock County Planning  
Administrative Quarterly Report

	Q1			Q2			Q3			Q4			Year End Totals		
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
<b>2010</b>															
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58
UP	4	0	4	20	0	20	8	0	8	9	0	9	40	0	40
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40
<b>2011</b>															
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	13	0	14	61	0	53
UP	4	0	4	4	0	4	40	0	40	5	0	5	55	0	55
SLP	3	0	3	11	0	11	9	0	9	3	0	3	31	0	31
<b>2012</b>															
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	13	0	14	6	0	12	14	0	8	50	0	44
UP	2	0	3	3	0	3	1	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	17	6	0	6	36	0	36
<b>2013</b>															
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	11	0	11	10	0	9	11	0	17	10	0	11	51	0	43
UP	4	0	4	4	0	4	40	0	40	5	0	5	50	0	50
SLP	0	0	0	21	0	2	10	0	10	9	0	9	21	0	21
<b>2014</b>															
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	24	0	9	13	0	11	19	0	9	0	0	0	51	0	29
UP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
<b>2015</b>															
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	0	81	0	80
UP	40	0	40	41	0	40	42	0	40	40	0	40	163	0	160
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47
<b>2016</b>															
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13
LD	14	0	13	13	0	18	11	0	11	14	0	14	57	0	57
UP	40	0	40	41	0	40	40	0	40	40	0	40	161	0	161
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54
<b>2017</b>															
BOA	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8
LD	12	0	12	24	0	24	20	0	20	26	0	21	82	0	84
UP	0	0	0	20	0	20	10	0	10	11	0	14	50	0	50
SLP	9	0	9	16	0	16	22	0	22	10	0	10	57	0	57
<b>2018</b>															
BOA	1	0	1	2	0	2	1	0	1	0	0	0	4	0	4
LD	16	0	16	19	0	19	17	0	17	35	0	35	67	0	67
UP	40	0	40	41	0	41	41	0	41	40	0	40	162	0	162
SLP	12	0	12	13	0	13	12	0	12	11	0	11	48	0	48

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Land Records Committee  
INITIATED BY



Michelle Schultz, Land Info Officer  
DRAFTED BY

Planning & Development Committee  
SUBMITTED BY

December 10, 2018  
DATE DRAFTED

**AMENDING THE ROCK COUNTY LAND INFORMATION PLAN**

1 **WHEREAS**, Resolution 11-9B-471 approved the updated Rock County Land Records Modernization  
2 Plan; and,

3  
4 **WHEREAS**, the Rock County Land Records Modernization Plan in accordance with Wisconsin Land  
5 Information Program guidelines is now referred to as the Rock County Land Information Plan; and,

6  
7 **WHEREAS**, the Plan is developed to comply with the Wisconsin Land Information Program  
8 requirements which allow Rock County to further develop, refine or modify the plan as needed in the  
9 effort to integrate and automate land records; and,

10  
11 **WHEREAS**, significant public investment has been made in the Geographical Information System  
12 (GIS) that contains Rock County's Land Records information, resulting in a valuable resource for those  
13 who wish to utilize the information for public and private benefit; and,

14  
15 **WHEREAS**, the fee structure contained in the appendix of the Plan was last updated in 2016 and the  
16 Land Records Office recommends updating the fee structure, which will facilitate greater access to GIS  
17 data which will benefit the citizens of Rock County; and,

18  
19 **WHEREAS**, the revenue generated from the sale of maps and digital data will be used to offset the  
20 future costs of maintaining, improving and updating the information contained in the GIS.

21  
22 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
23 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2019 does hereby amend the Rock County Land  
24 Information Plan and replace the existing fee schedule with an updated fee schedule; and,

25  
26 **BE IT FURTHER RESOLVED**, that the updated fee schedule becomes effective upon passage of  
27 this resolution.

Respectfully Submitted,

PLANNING AND DEVELOPMENT COMMITTEE

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Mary Mawhinney, Vice Chair

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
Wayne Gustina

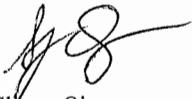
\_\_\_\_\_  
Phillip Owens

AMENDING THE ROCK COUNTY LAND INFORMATION PLAN

Page 2

FISCAL NOTE:

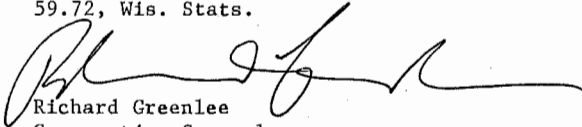
No fiscal impact.



Sherry Oja  
Finance Director

LEGAL NOTE:

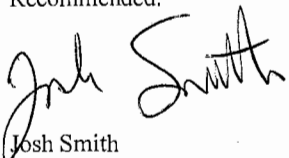
The County Board is authorized to take this action pursuant to secs. 59.51 and 59.72, Wis. Stats.



Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

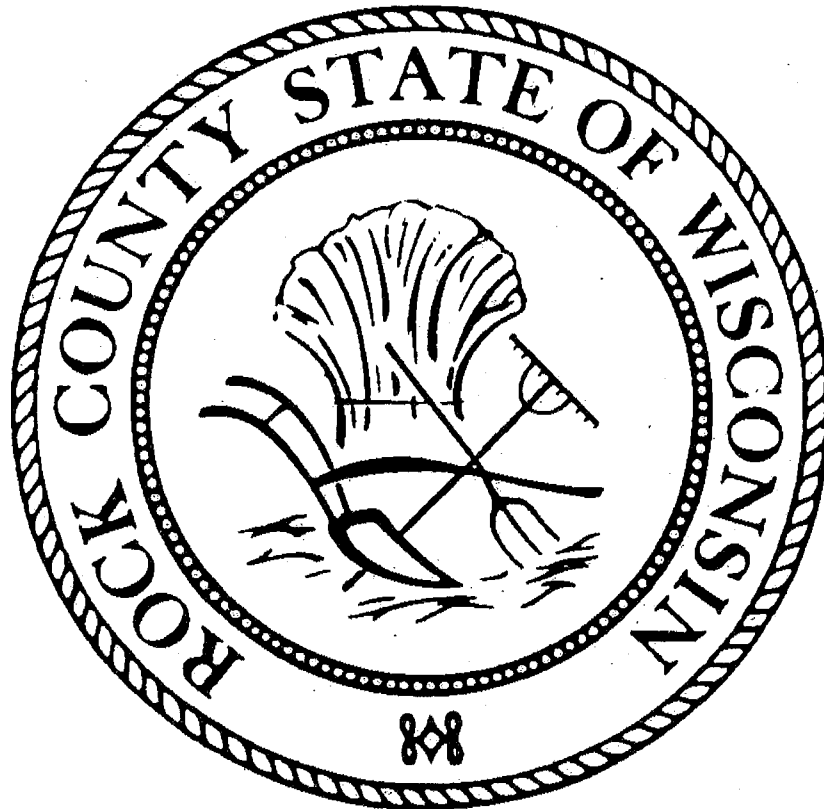


Josh Smith  
County Administrator

## EXECUTIVE SUMMARY

The Rock County Board of Supervisors established a Land Information Office in 1990 pursuant to 1989 Wisconsin Act 31 and Act 339. The Rock County Land Information Program is funded with real estate document recording or filing fees that are charged and collected in the Register of Deeds Office. We are required by statute 59.72(3)(b) to update our Land Information Plan every three years in order to maintain eligibility for Wisconsin Land Information Program grants and to retain recording fees to be used for Land Information. The Rock County Land Records Committee along with representatives from the Cities of Beloit and Janesville have worked together to create this plan, which will guide the modernization of Rock County Land Information. The proposed projects in the Plan are like a Capital Improvement Plan for Rock County Land Information. Land Records projects are evaluated annually based on organizational need and available Land Records funding as part of the budget process.

# Rock County Land Information Plan 2019-2021



\*\*Wisconsin Land Information Program  
Wisconsin Department of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703  
(608) 267-3369  
[www.doa.wi.gov/WLIP](http://www.doa.wi.gov/WLIP)

Version: 2018-12-10

-Approved/Adopted by Land Information Council on: 2018-10-22

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# EXECUTIVE SUMMARY

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**About this Document.** This document is a land information plan for Rock County prepared by the land information officer (LIO) and the Rock County land information council. Under state statute 59.72(3)(b), a “countywide plan for land records modernization” is required for participation in the Wisconsin Land Information Program (WLIP). The purpose of this document is twofold: 1) to meet WLIP funding eligibility requirements necessary for receiving grants and retaining fees for land information, and 2) to plan for county land records modernization in order to improve the efficiency of government and provide improved government services to businesses and county residents. To date, Rock County has made substantial progress in data conversion and systems development. The focus of this plan is the continued development of this process and cooperation among custodial departments in establishing a fully functional Geographic Information System. This plan will be integrated into Rock County’s Comprehensive Plan 2035 as Chapter 15. The plan will be implemented jointly by the Rock County Land Information Office & Rock County Land Information Council, and is submitted for review and approval by the Wisconsin Department of Administration.

**WLIP Background.** The WLIP, administered by the Wisconsin Department of Administration, is funded by document recording fees collected by register of deeds at the county-level. In 2018, Rock County was awarded \$51,000 in WLIP grants and retained a total of approximately \$200,000 in local register of deeds document recording fees for land information.

This plan lays out how funds from grants and retained fees will be prioritized. However, as county budgets are determined on an annual basis with county board approval, this plan provides estimated figures that are subject to change and are designed to serve planning purposes only.

**Land Information in Rock County.** Land information is central to county operations, as many essential services rely on accurate and up-to-date geospatial data and land records. A countywide land information system supports economic development, emergency planning and response, support to unincorporated and incorporated municipalities, coordination with state and federal agencies, and a host of other citizen services. The Rock County land information system integrates and enables efficient access to information that describes the physical characteristics of land, as well as the property boundaries and rights attributable to landowners. The following departments are essential to the integration and efficient access to Land Records in Rock County: Communications Center – 911; Land Conservation; Information Technology; Planning, Economic & Community Development; Public Health; Public Works; Real Property Lister; Register of Deeds; Surveyor; and Treasurer. The Rock County Administrator’s Office is also essential to supporting the Land Records System.

**Mission of the Land Information Office.** In the next three years, Rock County’s Land Information Office will continue with the development, implementation and maintenance of a fully functional multi-purpose, object orientated geographic information system (GIS) maintained by multiple county departments, municipalities and organizations that meets the needs of public and private users in an efficient and cost effective manner.

**Land Information Office Projects.** To realize this mission, in the next three years, the county land information office will focus on the following projects:

## **Rock County Land Information Projects: 2019-2021**

Project #1	Culvert and Small Bridge Inventory
Project #2	Orthoimagery Acquisition
Project #3	LIDAR Acquisition
Project #4	ArcGIS Pro Conversion
Project #5	Enterprise Geodatabase Consolidation
Project #6	Redaction and Indexing of Recorded Documents

The remainder of this document provides more details on Rock County and the WLIP, summarizes current and future land information projects, and reviews the county's status in completion and maintenance of the map data layers known as Foundational Elements.

# 1 INTRODUCTION

In 1989, a public funding mechanism was created whereby a portion of county register of deeds document recording fees collected from real estate transactions would be devoted to land information through a new program called the Wisconsin Land Information Program (WLIP). The purpose of the land information plan is to meet WLIP requirements and aid in county planning for land records modernization.

## The WLIP and the Land Information Plan Requirement

In order to participate in the WLIP, counties must meet certain requirements:

- ◆ Update the county's land information plan at least every three years
- ◆ Meet with the county land information council to review expenditures, policies, and priorities of the land information office at least once per year
- ◆ Report on expenditure activities each year
- ◆ Submit detailed applications for WLIP grants
- ◆ Complete the annual WLIP survey
- ◆ Subscribe to DOA's land information listserv
- ◆ Coordinate the sharing of parcel/tax roll data with the Department of Administration in a searchable format determined by DOA under s. 59.72(2)(a)

Any grants received and fees retained for land information through the WLIP must be spent consistent with the county land information plan.

## Act 20 and the Statewide Parcel Map Initiative

A major development for the WLIP occurred in 2013 through the state budget bill, known as Act 20. It directed the Department of Administration (DOA) to create a statewide digital parcel map in coordination with counties.

Act 20 also provided more revenue for WLIP grants, specifically for the improvement of local parcel datasets. The WLIP is dedicated to helping counties meet the goals of Act 20 and has made funding available to counties in the form of Strategic Initiative grants to be prioritized for the purposes of parcel/tax roll dataset improvement.

For Strategic Initiative grant eligibility, counties are required to apply WLIP funding toward achieving certain statewide objectives, specified in the form of "benchmarks." Benchmarks for parcel data—standards or achievement levels on data quality or completeness—were determined through a participatory planning process. Current benchmarks are detailed in the WLIP grant application, as will be future benchmarks.

## WLIP Benchmarks (For 2016-2018 Grant Years)

- ◆ Benchmark 1 & 2 – Parcel and Zoning Data Submission/Extended Parcel Attribute Set Submission
- ◆ Benchmark 3 – Completion of County Parcel Fabric
- ◆ Benchmark 4 – Completion and Integration of PLSS

## LAND INFORMATION

Any physical, legal, economic or environmental information or characteristics concerning land, water, groundwater, subsurface resources or air in this state.

'Land information' includes information relating to topography, soil, soil erosion, geology, minerals, vegetation, land cover, wildlife, associated natural resources, land ownership, land use, land use controls and restrictions, jurisdictional boundaries, tax assessment, land value, land survey records and references, geodetic control networks, aerial photographs, maps, planimetric data, remote sensing data, historic and prehistoric sites and economic projections.

– Wis. Stats. section 59.72(1)(a)

More information on how Rock County is meeting these benchmarks appears in the Foundational Elements section of this plan document.

### County Land Information System History and Context

In 1989, Rock County Board of Supervisors created a Land Information Office charged with the responsibility of modernizing land records and associated information within the county.

### County Land Information Plan Process

County land information plans were initially updated every five years. However, as a result of Act 20, counties must update and submit their plans to DOA for approval every three years. The 2019-2021 plan, completed at the end of 2018, is the second post-Act 20 required update.

### Plan Participants and Contact Information

Another requirement for participation in the WLIP is the county land information council, established by legislation in 2010. The council is tasked with reviewing the priorities, needs, policies, and expenditures of a land information office and advising the county on matters affecting that office.

According to s. 59.72(3m), Wis. Stats., the county land information council is to include:

- Register of Deeds
- Treasurer
- Real Property Lister or designee
- Member of the county board
- Representative of the land information office
- A realtor or member of the Realtors Association employed within the county
- A public safety or emergency communications representative employed within the county
- County surveyor or a registered professional land surveyor employed within the county
- Other members of the board or public that the board designates

The land information council must have a role in the development of the county land information plan, and DOA requires county land information councils to approve final plans.

This plan was prepared by the county LIO, the Rock County Land Information Council, and others as listed below.

Rock County Land Information Council and Plan Workgroup				
Name	Title	Affiliation	Email	Phone
+ Sandy Disrud	Register of Deeds	Rock County Land Information Office	disrud@co.rock.wi.us	608-757-5641
+ Michelle Roettger	County Treasurer	Rock County Treasurer's Office	roettger@co.rock.wi.us	608-757-5675
+ Michelle Schultz	Real Property Lister, Land Information Office Rep.	Rock County Real Property	schultz@co.rock.wi.us	608-757-5610
+ Mary Mawhinney	County Board Member	Rock County Board of Supervisors Dist. 4	mawhinney@co.rock.wi.us	608-757-5510
+ Dara Mosley	Interim IT Director, "At Large" Land Council Member	Rock County Information Technology	mosley@co.rock.wi.us	608-757-5363
+ Deb DeWitt	Realtor	Century21	debde Witt@c21affiliated.com	608-531-2506
+ Kris Pehl	Public Safety Officer, Geo-Applications Specialist	Rock County 911 Communications Center	kris@co.rock.wi.us	608-757-5181
+ Brad Heuer	County Surveyor	Rock County Planning & Development	brad.heuer@co.rock.wi.us	608-757-5658
+ Jennifer Borlick	GIS Manager, "At Large" Land Council Member	Rock County Planning & Development	borlick@co.rock.wi.us	608-757-5592
Norm Tadt	Senior Conservation Specialist	Rock County Land Conservation	ntadt@co.rock.wi.us	608-754-6617
Adam Elmer	Environmental Health Specialist	Rock County Public Health	elmer@co.rock.wi.us	608-757-5440
Kirby Benz	GIS Coordinator	City of Janesville	benzk@ci.janesville.wi.us	608-755-3079

+ Land Information Council Members designated by the plus symbol

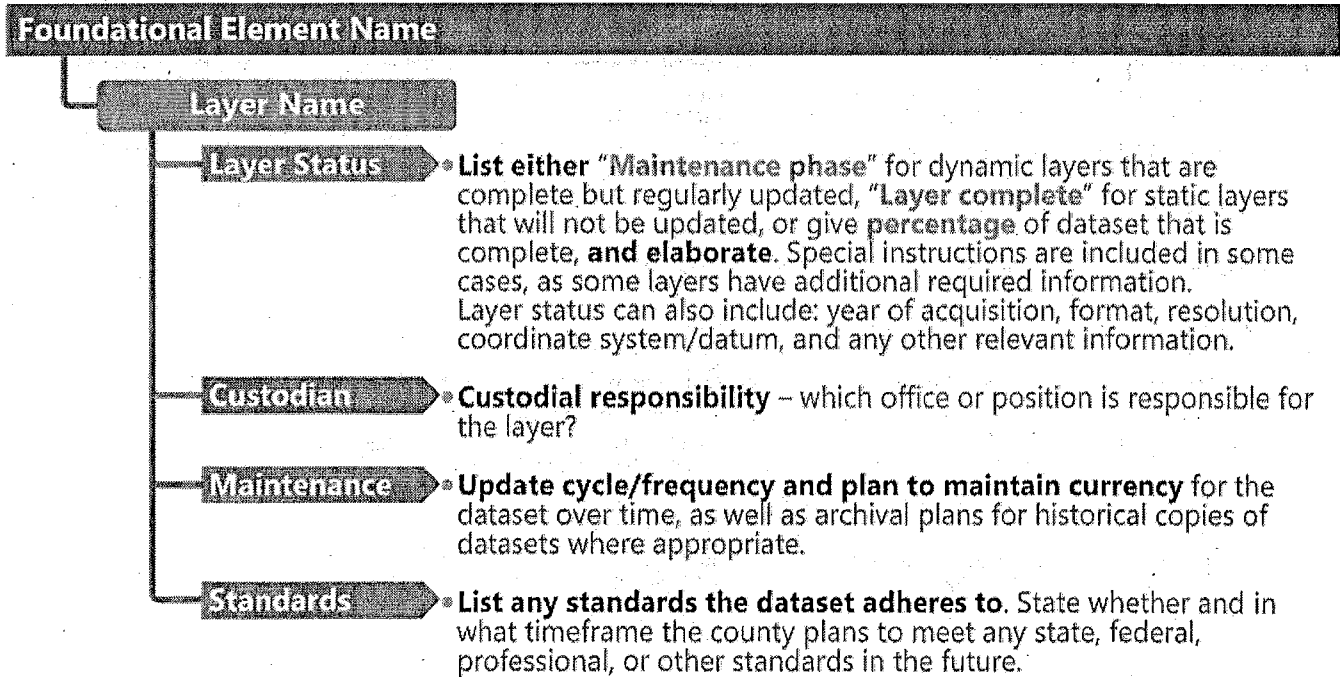
### FOUNDATIONAL ELEMENTS

- PLSS
- Parcel Mapping
- LIDAR and Other Elevation Data
- Orthoimagery
- Address Points and Street Centerlines
- Land Use
- Zoning
- Administrative Boundaries
- Other Layers

## 2 FOUNDATIONAL ELEMENTS

Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized "Framework Data" elements, the major map data themes that serve as the backbone required to conduct most mapping and geospatial analysis.

In the past, Foundational Elements were selected by the former Wisconsin Land Information Board under the guiding idea that program success is dependent upon a focus for program activities. Thus, this plan places priority on certain elements, which must be addressed in order for a county land information plan to be approved. Beyond the county's use for planning purposes, Foundational Element information is of value to state agencies and the WLIP to understand progress in completion and maintenance of these key map data layers.



# PLSS

## Public Land Survey System Monuments

### Layer Status

PLSS Layer Status	Status/Comments
Number of PLSS corners (selection, ¼, meander) set in original government survey that can be remonumented in your county	•2550 +/-
Number and percent of PLSS corners capable of being remonumented in your county that have been remonumented	•2550 +/-
Number and percent of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> <li>• <b>SURVEY GRADE</b> – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision</li> <li>• <b>SUB-METER</b> – point precision of 1 meter or better</li> <li>• <b>APPROXIMATE</b> – point precision within 5 meters or coordinates derived from public records or other relevant information</li> </ul>	•2550 +/-
Number and percent of survey grade PLSS corners integrated into county digital parcel layer	•2550 +/-
Number and percent of non-survey grade PLSS corners integrated into county digital parcel layer	•150
Tie sheets available online?	•Yes <a href="http://www.co.rock.wi.us/Rock/SurvSearch/Surveyorphp.html">http://www.co.rock.wi.us/Rock/SurvSearch/Surveyorphp.html</a>
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values)	•97%
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) and a corresponding URL path/hyperlink value in the PLSS geodatabase	•97%
PLSS corners believed to be remonumented based on filed tie-sheets or surveys, but do not have coordinate values	•5 +/-
Approximate number of PLSS corners believed to be lost or obliterated	•150, (primarily meander corners)
Which system(s) for corner point identification/ numbering does the county employ (e.g., the Romport point numbering system known as Wisconsin Corner Point Identification System, the BLM Point ID Standard, or other corner point ID system)?	•Rock Co. has a unique numbering systems for indexing online copies and hard copies. Online Indexing: Corners start at 0501 at NW corner of Township and increases going West to East and North to South, excluding center of sections followed by the first two letters of the township. (IE; 0501AV/NW corner Sec 6, Avon) Centers are similar but with a four-digit number starting with 4 and the last three digits reflect the corner number to the west followed by township letters. The hard copies are indexed by township books, then by a corner code index which is a Township grid with Letters (A-Z) on the Y axis increasing North to South and Numbers on the X axis (1-25) increasing West to East.
Does the county contain any non-PLSS areas (e.g., river frontage long lots, French land claims, private claims, farm lots, French long lots, etc.) or any special situations regarding PLSS data for tribal lands?	•No
Total number of PLSS corners along each bordering county	•West 51 corners, 51 remonumented North 61 corners, 61 remonumented East 51 corners, 51 remonumented South 61 corners, 61 remonumented
Number and percent of PLSS corners remonumented along each county boundary	•224, 100%
Number and percent of remonumented PLSS corners along each county boundary with survey grade coordinates	•224, 100%
In what ways does your county collaborate with or plan to collaborate with neighboring counties for PLSS updates on shared county borders?	•If corners are reset or replaced, Rock County will notify the neighboring counties of such changes.

### Custodian

- ◆ Maintain, index, and file the "U.S. Land Survey Monument Record", PLSS information, and oversee the perpetuation of the PLSS including PLSS monument maps and section summary sheets. Assure that existing PDF files for PLSS corners are appended as new ties are received.
- ◆ Oversee the PLSS in Rock County's Geographic Information System including, but not limited to; determining the accuracy of PLSS data, (defined by DOA WLIP Instructions), determining those PLSS corners in need of remonumentation and scheduling, performing or contracting the work for the same. (Wis. Statutes Ch. 59.45 & 59.74 A-E 7.08)
- ◆ Maintain, index, and file survey records of railroad right of way maps, road right of way maps, certified survey maps, plat of surveys, subdivision plats, field notes, condominium maps, assessor's maps, and cemetery maps. Supervise the Rock County Geographic Information System as it pertains to this function. (Wis. Statutes Ch. 59.45, 59.74, 59.74, 157.07)
- ◆ Oversee the scanning of filed survey documents and coordinate with the IT department to assure on-line availability.
- ◆ Perform on-going remonumentation of PLSS corners in Rock County.

### Maintenance

- ◆ All PLSS corners will be maintained per statute.

### Standards

- ◆ Statutory Standards for PLSS Corner Remonumentation
  - s. 59.74, Wis. Stats. Perpetuation of section corners, landmarks.
  - s. 60.84, Wis. Stats. Monuments.
  - ch. A-E 7.08, Wis. Admin. Code, U.S. public land survey monument record.
  - ch. A-E 7.06, Wis. Admin. Code, Measurements.
  - s. 236.15, Wis. Stats. Surveying requirement.
- ◆ SURVEY GRADE standard from Wisconsin County Surveyor's Association:
  - **SURVEY GRADE** – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision
  - **SUB-METER** – point precision of 1 meter or better
  - **APPROXIMATE** – point precision within 5 meters or coordinates derived from public records or other relevant information
- ◆ The dataset adheres to the standards listed above.

### Other Geodetic Control and Control Networks

e.g., HARN, Height Mod., etc.

#### Layer Status

- ◆ The County does not maintain Control networks on the County GIS

#### Custodian

- ◆ Geographic Positioning Reference Frameworks

#### a) Geodetic Control and Control Networks

Rock County uses the Wisconsin Coordinate Reference System, (WISCRS – Rock Datum), for all current work. Wisconsin is fortunate to have Wisconsin Height Modernization Monuments, (HMP), monuments installed and maintained by the Wisconsin Department of Transportation, (WDOT), geodetic unit; HMP monuments allow for an easy connection to the NSRS. The recent SG definition recommends that coordinates obtained by way of remonumentation projects funded with WLIP dollars be in a coordinate system permitted by WI. Statute 236.18(2).

#### b) Public Land Survey System

Most Wisconsin lands are subdivided according to the Public Land Survey System. The geodetic reference framework for the Rock County GIS is the Public Land Survey System, (PLSS); the corners of the PLSS must be connected to the National Spatial Reference System, (NSRS), and the WDOT HMP monuments allow for an easy connection. Utilizing GNSS equipment and the WISCORS network, the Surveyors office efficiently and accurately provides coordinate data for PLSS corners.

The County Surveyor is the statutory custodian of PLSS monument records. Records are entered into the Surveyor database and made available on-line, (searchable and PDF files).

•The PLSS corners and lines are in the GIS at three different positional accuracy levels as defined by the latest Instructions for Preparing County Land Information Plans. Rock County has corners defined as Survey Grade, Sub-meter and Approximate that support accurate mapping and exist in an ESRI geodatabase. The County Surveyor's coordinates are available on the county's website and the State Cartographers Office, (SCO), 'PLSS Finder' application.

#### Maintenance

•The County Surveyor will continue maintaining and perpetuating the PLSS monuments and determine coordinates for PLSS corners. The goal is to establish Survey Grade County coordinates for all PLSS monuments as part of a progressive remonumentation effort. Rock County acknowledges coordinates exist in two NAD83 adjustments, (2007 & 2011), however, does not believe these difference impact the intended purpose of the GIS.

#### Standards

•Rock County adheres to standards that are statutorily defined in Wisconsin; also, to the "Survey Grade" definition as developed by the Wisconsin County Surveyors Association.

## Parcel Mapping

### Parcel Geometries

#### Layer Status

- Progress toward completion/maintenance phase:** In Rock County, 100% of the county maintained parcels are available in a commonly-used digital GIS format.
- Projection and coordinate system:** Rock County uses the Wisconsin Coordinate Reference System – Rock County and the Transverse Mercator Projection.
- Integration of tax data with parcel polygons:**
- The county does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- Esri Parcel Fabric/LGIM Data Model:**
- Rock County is evaluating both the Esri Parcel Fabric Data Model, and Esri's Local Government Information Model to determine if their use would be beneficial to County operations.
- Online Parcel Viewer Software/App and Vendor name:** ESRI ArcGIS Map Flex Viewer In-house
- Unique URL path for each parcel record:** No

#### Custodian

- Real Property

#### Maintenance

- Update Frequency/Cycle.** Parcel polygons are updated daily, in conjunction with the annual assessment cycle.

#### Standards

- Data Dictionary:** Is available as a separate document upon request. The Dictionary contains a brief explanation of each attribute field.

## Parcel Geometries – City of Beloit

### Layer Status

- ◆ **Progress toward completion/maintenance phase:** 100% of the City maintained parcels are available in a commonly-used digital GIS format.
- ◆ **Projection and coordinate system:** The City of Beloit uses NAD 1983 HARN Wisconsin CRS Rock (US Feet)
- ◆ **Integration of tax data with parcel polygons:**
  - ◆ The City does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- ◆ **Esri Parcel Fabric/LGIM Data Model:**
  - ◆ The City of Beloit does not use or plan to implement the ESRI Parcel Fabric Data Model, and/or ESRI's Local Government Information Model.
- ◆ **Online Parcel Viewer Software/App and Vendor name:** Portico by Geocortex, Sidwell
- ◆ **Unique URL path for each parcel record:** No

### Custodian

- ◆ City of Beloit, Engineering Division

### Maintenance

- ◆ **Update Frequency/Cycle.** Parcel polygons are updated daily, in conjunction with the annual assessment cycle.

### Standards

- ◆ **Data Dictionary:** The City of Beloit does not use a data dictionary for the parcel dataset. The City of Beloit will create one if the need arises.

## Parcel Geometries – City of Janesville

### Layer Status

- ◆ **Progress toward completion/maintenance phase:** 100% of the City maintained parcels are available in a commonly-used digital GIS format.
- ◆ **Projection and coordinate system:** The City of Janesville uses NAD 1983 HARN Wisconsin CRS Rock (US Feet)
- ◆ **Integration of tax data with parcel polygons:**
  - ◆ The City does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- ◆ **Esri Parcel Fabric/LGIM Data Model:**
  - ◆ The City of Janesville does not use or plan to implement the ESRI Parcel Fabric Data Model, and/or ESRI's Local Government Information Model.
- ◆ **Online Parcel Viewer Software/App and Vendor name:** Geocortex Essentials HTML5, In house.
- ◆ **Unique URL path for each parcel record:** Yes

### Custodian

- ◆ City of Janesville, Planning Division

### Maintenance

- ◆ **Update Frequency/Cycle.** Parcel polygons are updated daily, in conjunction with the annual assessment cycle.

### Standards

- ◆ **Data Dictionary:** The City of Janesville parcel dataset data dictionary is a custom enterprise geodatabase data model. All City of Janesville parcel enterprise geodatabase data includes FGDC-compliant metadata.

## Assessment/Tax Roll Data

### Layer Status

- ◆ **Progress toward completion/maintenance phase:** NA
- ◆ **Tax Roll Software/App and Vendor name:** Rock County uses a custom Visual Basic application with a Oracle Database that was developed in house. The City of Beloit uses **CAMA & Assessment**



**Administration** from Devnet for assessment and uses the Rock County system for Tax Roll Data. The City of Janesville uses **Property Assessment & Tax Billing Module** – from contractor/vendor GCS Software

• **Municipal Notes:** The City of Beloit Engineering Division maintains its parcel mapping and the City Assessors Office does the tax listing, tax bills for the City of Beloit are generated at the County. The City of Janesville Planning Division maintains its parcel mapping, the City Assessors Office performs the tax listing and the City Clerk/Treasurers office generates the tax bills.

#### **Custodian**

• Rock County is the custodian for all Municipalities excluding the Cities of Beloit and Janesville. The Cities of Beloit and Janesville are each custodians of their own data respectively.

#### **Maintenance**

• **Maintenance of the Searchable Format standard:** To maintain the Searchable Format standard, the County has modified its method of owner maintenance and site address maintenance to reduce the amount of human labor required to produce the searchable format. The County has requested the same modifications of the Municipalities that perform their own tax listing.

- **Searchable Format Workflow:** The County maintains parcel/tax roll data in the Searchable Format or close enough to the Searchable Format that **little to no human labor is required** for the annual submission of parcel/tax roll data to DOA.

#### **Standards**

• Wisconsin Department of Revenue Property Assessment Manual and attendant DOR standards

• DOR XML format standard requested by DOR for assessment/tax roll data

## **Non-Assessment/Tax Information Tied to Parcels Storm Water Management Facilities Database**

#### **Layer Status**

- Rock County is currently developing and maintaining this layer
- Data is available via a combination of an ESRI GIS file and an Excel Spreadsheet and contains the Tax ID# which allows for a database join to other Land Information Records.
- Storm Water Management Facilities are constructed, as required by County Ordinance and related permit, as part of new development projects, located either within recorded easement on private land or on outlots platted during a land division process.
- A maintenance plan is required to ensure that facilities continue to function as plan.
- Spreadsheet/database is used to manage and track ongoing maintenance activities

#### **Custodian**

• Rock County Land Conservation Department

#### **Maintenance**

• As needed based on additional permits and ongoing on-site maintenance activities

#### **Standards**

- Chapter 4, Part 8, Rock County Code of Ordinances. Storm Water Management. Identifies standards and procedures for ensuring the storm water management facilities are properly constructed and maintained in order to ensure County Ordinance compliance.
- S. 59.693 Wis. Stats. Enabling Legislation authorizing Counties to adopt Construction Site Erosion Control and Storm Water Management Ordinances

## **ROD Real Estate Document Indexing and Imaging**

#### **Layer Status**

- **Grantor/Grantee Index:** Grantor Index is complete from 1849 to present. Grantee Index is complete from 1876 to present. The Grantor/Grantee index is available online through the software from 1965 to present.
- **Tract Index:** The tract index is complete for all recorded documents with a legal description. The first recordings were in 1839. Documents that have a legal description are tracted online through the software from 1980 to present. Index is PLSS based and can include, but is not limited to deeds, mortgages, land

contracts, CSMs, Subdivision Plats, and Transportation Project Plats. The index is PLSS-based. Parcel numbers have been indexed beginning 01/01/2017 to present.

•**Imaging:** All real estate documents have been scanned and are available for viewing by users, with the exception of old mortgages and lis pendens. The scanned documents are indexed by document number, and volume and page. Also, all Tract and Abstract Books have been scanned. The scanning project includes approximately 592,000 documents consisting of 968,500 images.

•**ROD Software/App and Vendor Name:** Rock County uses Laredo/Tapestry software from vendor Fidar Technologies. Fees apply to search and print online.

#### Custodian

•County Register of Deeds

#### Maintenance

•As changes occur, daily.

#### Standards

- s. 59.43, Wis. Stats. Register of deeds; duties, fees, deputies.
- ch. 706, Wis. Stats. Conveyances of real property; Recording; Titles.
- s. 59.72(5),(6) Wis Stats. Land Records Modernization

## LiDAR and Other Elevation Data

### LIDAR

#### Layer Status

- Most recent acquisition year:** 2010 – 2012 LiDAR was flown in 3 flights during 2010-2012.
  - **Accuracy: *Horizontal\_Positional\_Accuracy\_Report:*** The dataset was developed to generate contours meeting the National Map Accuracy Standards for the scale 1:600. Test points will fall on the correct side of the contours developed from this DTM for ninety percent of all points.
  - ***Vertical\_Positional\_Accuracy\_Report:*** A comparison of ground survey versus lidar model values indicates a vertical root mean square error (RMSEz) of 0.451 feet. This is within the FEMA specified vertical accuracy tolerance of 0.6. This RMSEz equates to a tested 0.8839 feet vertical accuracy at 95% confidence level.
- Post spacing:** 1 ppsm
- Contractor's standard, etc.:** ASPRS Class II accuracy standards
- Next planned acquisition year:** 2020

#### Custodian

•Rock County Planning, Economic and Community Development

#### Maintenance

• No maintenance of this data, save updating point cloud classification are planned at this time.

#### Standards

•LiDAR Data meet National Map Accuracy Standards for 1:600 scale maps

### LIDAR – City of Beloit

#### Layer Status

- Most recent acquisition year:** 2010 – 2012 LiDAR was flown in 3 flights during 2010-2012.
  - **Accuracy: *Horizontal\_Positional\_Accuracy\_Report:*** The dataset was developed to generate contours meeting the National Map Accuracy Standards for the scale 1:600. Test points will fall on the correct side of the contours developed from this DTM for ninety percent of all points.
  - ***Vertical\_Positional\_Accuracy\_Report:*** A comparison of ground survey versus lidar model values indicates a vertical root mean square error (RMSEz) of 0.451 feet. This is within the FEMA specified vertical accuracy tolerance of 0.6. This RMSEz equates to a tested 0.8839 feet vertical accuracy at 95% confidence level.
- Post spacing:** 1 ppsm

- ◆ **Contractor's standard, etc.:** ASPRS Class II accuracy standards
- ◆ **Next planned acquisition year:** 2020

#### Custodian

- ◆ GIS Specialist, City of Beloit Engineering Division

#### Maintenance

- ◆ No maintenance of this data.

#### Standards

- ◆ LiDAR Data meet National Map Accuracy Standards for 1:600 scale maps

### **LiDAR – City of Janesville**

#### Layer Status

- ◆ **Most recent acquisition year:** 2010 – 2012 LiDAR was flown in 3 flights during 2010-2012.
  - **Accuracy: *Horizontal\_Positional\_Accuracy\_Report:*** The dataset was developed to generate contours meeting the National Map Accuracy Standards for the scale 1:600. Test points will fall on the correct side of the contours developed from this DTM for ninety percent of all points.
  - ***Vertical\_Positional\_Accuracy\_Report:*** A comparison of ground survey versus lidar model values indicates a vertical root mean square error (RMSEz) of 0.451 feet. This is within the FEMA specified vertical accuracy tolerance of 0.6. This RMSEz equates to a tested 0.8839 feet vertical accuracy at 95% confidence level.
- ◆ **Post spacing:** 1 ppsm
- ◆ **Contractor's standard, etc.:** ASPRS Class II accuracy standards
- ◆ **Next planned acquisition year:** 2020

#### Custodian

- ◆ City of Janesville

#### Maintenance

- ◆ No maintenance of this data.

#### Standards

- ◆ LiDAR Data meet National Map Accuracy Standards for 1:600 scale maps

### **LiDAR Derivatives**

#### **2010 LiDAR Derived DEM**

#### Layer Status

- ◆ The Bare Earth DEM was developed from LAS points and breaklines collected from a LiDAR flight flown 2010-2012. The DEM is a raster data set in ESRI GRID format with an X, Y, Z value located at the center of each 10 ft. by 10 ft. cell.

#### Custodian

- ◆ Rock County, Planning, Economic and Community Development Agency

#### Maintenance

- ◆ No maintenance is scheduled at this time.

#### Standards

- ◆ The DEM was generated from a DTM meeting ASPRS class II Standards.

#### **2010 LiDAR Derived 2' Contours**

#### Layer Status: Complete

- ◆ The Bare Earth DTM was developed from LAS points and breaklines collected from a LiDAR flight flown in the Spring of 2010-2012. The DTM is used to develop a TIN (Triangulated Irregular Network)

#### Custodian

- ◆ Rock County Planning, Economic and Community Development Agency

#### Maintenance

- None planned at this time.

#### Standards

- Two-foot contours meeting National Map Accuracy Standards were generated from the TIN.

### 2010 LIDAR Derived 1' Contours

#### Layer Status: Complete

- Derived from LAS point cloud in LP360 software using Triangulated Irregular Network.

#### Custodian

- Rock County Planning, Economic and Community Development Agency

#### Maintenance

- None planned at this time.

#### Standards

- No accuracy/standards report available at this time.

### 2005 2' Contours – City of Janesville

#### Layer Status: Complete

- Derived stereoscopically using 2005 orthophotos.

#### Custodian

- City of Janesville

#### Maintenance

- None planned at this time.

#### Standards

- Meets National Map accuracy standards for 2' contours (one half the contour interval accuracy at 90% confidence level in well-defined areas).

### 2005 DEM – City of Janesville

#### Layer Status: Complete

- Derived from 2005 contours.

#### Custodian

- City of Janesville

#### Maintenance

- None planned at this time.

#### Standards

- Meets National Map accuracy standards.

### 2000 2' Contours

#### Layer Status: Complete

- Derived stereoscopically using 2000 orthophotos.

#### Custodian

- Rock County Planning, Economic and Community Development Agency

#### Maintenance

- None planned at this time.

#### Standards

- Meets ASPRS Class II accuracy standards.

### 2000 DEM

#### Layer Status: Complete

- Derived from 2000 contours.

#### Custodian

- Rock County Planning, Economic and Community Development Agency.

#### Maintenance

- None planned at this time.

#### Standards

- Meets ASPRS Class II accuracy standards.

## Other Types of Elevation Data

### Layer Status

- ◆None

### Custodian

- ◆\*\*

### Maintenance

- ◆\*\*

### Standards

- ◆\*\*

## Orthoimagery

### Orthoimagery

#### Layer Status

- ◆**Most recent acquisition year:** 2016
- ◆**Resolution:** 6"
- ◆**Contractor's standard:**
- ◆**Next planned acquisition year:** 2020
- ◆**WROC participation in 2020:** Unsure about participation – Currently still evaluating options.

#### Custodian

- ◆Rock County Planning, Economic and Community Development

#### Maintenance

- ◆No maintenance Planned at this time.

#### Standards

- ◆Following the National Standard for Spatial Data Accuracy, 6" imagery shall meet +/- 2' Horizontal Accuracy at a 95% Confidence Level.
- ◆To maximize surface feature detail, the flight shall take place in the spring during leaf-off conditions. The imagery shall be acquired between the hours of 10:00 am and 2:00 p.m., when the sun is at a 35° or greater angle, and only when the ground is not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows. The orthophotographs shall be acquired with an average forward lap of 60% and average side lap of 30%.

## 2010, 12" Resolution, True Color Orthoimagery

### Layer Status

- ◆Complete

### Custodian

- ◆Rock County Planning, Economic and Community Development

### Maintenance

- ◆No maintenance Planned at this time.

### Standards

- ◆Meets ASPRS Class II Accuracy Standards
- ◆To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 35° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## **2011, 6" Resolution, True Color Orthoimagery Insets**

### **Layer Status**

- Complete.
- Covers the cities of Janesville and Beloit, and the Village of Clinton.

### **Custodian**

- Rock County Planning, Economic and Community Development and City of Janesville, City of Beloit and Village of Clinton

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 30° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## **2008, 12" Resolution, True Color Orthoimagery**

### **Layer Status**

- Complete.
- Coverage for the Rock River at peak flood height during flood of 2008.

### **Custodian**

- Rock County Planning, Economic and Community Development, City of Janesville, City of Beloit

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards.

## **2005, 6" Resolution, Black and White Orthoimagery**

### **Layer Status**

- Complete.

### **Custodian**

- City of Janesville

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets National Map Accuracy Standards for 100 scale Ortho's (3.33 feet horizontal accuracy at 95% confidence level.)

## **2000, 12" Resolution, Black and White Orthoimagery**

### **Layer Status**

- Complete.

### **Custodian**

- Rock County Planning, Economic and Community Development, City of Janesville, City of Beloit

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 30° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## **1996, 12" Resolution, Black and White Orthoimagery**

### **Layer Status**

- Complete.
- Coverage for the towns of Harmony, Janesville, La Prairie, Rock, and Turtle; and the City of Janesville.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

## **1993, 1 meter resolution, Black and White Orthoimagery**

### **Layer Status**

- Complete.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

## **1990, 1" = 400' Scale, Black and White Scanned Orthoimagery**

### **Layer Status**

- Complete.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

## **1990, 1" = 200' Scale, Black and White Scanned Orthoimagery**

### **Layer Status**

- Complete.
- Coverage for the towns of Beloit, Fulton, Harmony, Janesville, La Prairie, Milton, Rock, and Turtle; and the cities of Janesville and Beloit.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

## **1978, 1"=400' Scale, Black and White Scanned Orthoimagery**

### **Layer Status**

- Complete.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1969, 1"=1000" Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1966, Unknown Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1950, Unknown Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**Address Points and Street Centerlines**

**Structure Address Points**

**Layer Status**

- Complete

**Custodian**

- Rock County 911 Communications Center

**Maintenance**

- As needed

**Standards**

- In accordance with Chapter 4.6 of the Rock County Code of Ordinances. Located on the principle structure, for emergency response purposes.

**Structure Address Points – City of Beloit**

**Layer Status**

- Complete



#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- As needed

#### **Standards**

- In accordance with Chapter 4.6 of the Rock County Code of Ordinances. Located on the principle structure, for emergency response purposes.

### **Structure Address Points – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division

#### **Maintenance**

- As needed, in conjunction with new addresses or requested changes

#### **Standards**

- Layer created in ArcGIS for each parcel from Address records maintained in MSGovern database. Where appropriate the address point is located on the primary structure for each parcel.

### **Street Centerlines**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County 911 Communications Center is the cusodian for emergency response purposes. Actual authority over the streets is held by the local Municipality.

#### **Maintenance**

- As changes occur.

#### **Standards**

- Street Centerlines were originally created by private vendor TopComp, Inc. TopComp, Inc. collected GPS points by driving each road in both directions. A single line was then drawn down the middle of the two lines to create a street centerline. All street centerlines are broken at intersections and municipal boundaries. Block ranges are assigned to each centerline segment depicting "to" and "from" on both even and odd sides.

### **Street Centerlines – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division

#### **Maintenance**

- As needed.

#### **Standards**

- Layer created from CAD file in ArcGIS and attributed from historic records, most notably the 80 scale hardcopy maps. New streets are added from Engineering as built drawings.

### **Building Footprints**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- Updated in concurrence with release of new aerial imagery

#### **Standards**

- Current and some historic building footprints in unincorporated areas of Rock County.

## **Building Footprints – City of Janesville**

### **Layer Status**

- In process

### **Custodian**

- City of Janesville, Planning Division

### **Maintenance**

- As time permits

### **Standards**

- Layer created in ArcGIS from orthoimagery. To date, all structures located within the floodplain and downtown have been digitized.

## **Other Types of Address Information**

### **Driveway Locations**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- As needed

#### **Standards**

- Historic, current and future address points (in subdivisions) were assigned or are assigned in non-incorporated areas of the county. In accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### **Address Points**

#### **Layer Status**

- Deprecated

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- No maintenance planned at this time.

#### **Standards**

- Historic Address points created as addresses were assigned in non-incorporated areas of the county. In accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### **Address Range**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- As needed.

#### **Standards**

- Used to assign addresses in accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### **Rights of Way**

#### **Layer Status**

- Rights of Way are maintained as part of the parcel polygon and line layers.

#### **Custodian**

- Real Property Lister

#### **Maintenance**

- Annually inconjunction with the Assessment cycle

#### **Standards**

- Based on recorded documents, local town road documents.

## **Trails**

### **Layer Status**

- In process

### **Custodian**

- Rock County 911 Communications Center

### **Maintenance**

- Updated as changes occur

### **Standards**

- Information is requested from local clubs annually

## **Trails – City of Janesville**

### **Layer Status**

- Complete

### **Custodian**

- City of Janesville, Planning Division

### **Maintenance**

- Updated as changes occur

### **Standards**

- Layer created in ArcGIS from orthoimagery and other construction documents. The trails are categorized as the following: Off-Road / Separated from Traffic, On-Street / Shared with Autos, or Dedicated Bike Lane. New trails are added from Engineering as built drawings.

## **Sidewalks – City of Janesville**

### **Layer Status**

- Complete

### **Custodian**

- City of Janesville, Planning Division

### **Maintenance**

- As needed

### **Standards**

- Layer created in ArcGIS from orthoimagery where sidewalk was present. When no sidewalk was visible, an offset of the parcel line was used. The sidewalks are classified as one of the following: Planned - City Funded, Planned - Unfunded, Unplanned - Unfunded, or Planned, Non-City Funded. The sidewalk layer was used to create the City's Pedestrian Transportation Corridor Plan (PTCP) Map

## **Land Use**

### **2016 and 2010 Land Use**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- None planned at this time. Rock County has Town Zoning Authority. As such, there is no uniform form of communication between individual towns and the county. A new current land use layer is created with each orthoimagery flight.

#### **Standards**

- The Rock County Land Use Inventory was designed using a Classification System designed by Planning Staff to be able to capture land use traits important in staff decisions. The main purpose of the inventory is to describe what actually takes place in physical or observable terms.

### **2009 Comprehensive Plan (Land Use and Future Land Use) – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division

#### **Maintenance**

- As needed, per statute

#### **Standards**

- The City of Janesville consulted with Vandewalle & Associates. The Comprehensive Plan was prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in s66.1001, Wisconsin Statutes.

### **2000 Land Use**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- None planned at this time. Rock County has Town Zoning Authority. As such, there is no uniform form of communication between individual towns and the county. A new current land use layer is created with each orthoimagery flight.

#### **Standards**

- Land Use described using American Planning Association Land Based Classification System.

### **Current Land Use – City of Beloit**

#### **Layer Status**

- Complete

#### **Custodian**

- GIS Specialist, City of Beloit Engineering Division

#### **Maintenance**

- Continuously maintained

#### **Standards**

- Land Use described using American Planning Association Land Based Classification System.

### **Future Land Use**

#### **Layer Status**

- Complete

#### **Custodian**

- Individual Towns

#### **Maintenance**

- Rock County Planning, Economic and Community Development updates the data as it is supplied by individual towns.

#### **Standards**

- s. 66.1001, Wis. Stats. Comprehensive planning.
- Created by "stitching" together the land use plans as provided by the towns in their Comprehensive Plan updates for Comprehensive Plan 2035. This is a general overview and does not supersede the plans as adopted by the towns.

## **Zoning**

### **County General Zoning**

#### **Layer Status**

- Not administered by Rock County.

#### **Custodian**

-

**Maintenance**

•

**Standards**

•

**General Zoning - City of Beloit**

**Layer Status**

- Complete, in Maintenance

**Custodian**

- GIS Specialist, City of Beloit Engineering Division

**Maintenance**

- As Needed

**Standards**

- City of Beloit uses common planning standards in the maintenance of this layer.

**General Zoning - City of Janesville**

**Layer Status**

- Complete

**Custodian**

- City of Janesville, Planning Division

**Maintenance**

- As needed when zoning amendments or annexations occur.

**Standards**

- Zoning classifications are designated by City ordinance. The zoning map is the official record of zoning districts in the City of Janesville. Amendments to the zoning map, including annexations of new lands, are approved by the City Council and reflected on the official zoning map.

**Shoreland Zoning**

**Layer Status**

- The County does maintain a GIS representation of county shoreland zoning boundaries.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- As Needed

**Standards**

- As defined in §59.692(1)(b)

**Farmland Preservation Zoning**

**Layer Status**

- Not administered by Rock County.

- **Year of certification:**

**Custodian**

•

**Maintenance**

•

**Standards**

•

**Floodplain Zoning**

**Layer Status**

- Administered by Rock County using the map service from FEMA.

Custodian

•\*\*

Maintenance

•\*\*

Standards

•\*\*

**Airport Protection**

**Layer Status**

- The County does maintain a GIS representation of airport protection zoning boundaries.
- Height limitation restrictions
- General zoning overlay for airport protection

•**Airport protection zoning map depicts:** Zoning and Height Restrictions

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- None Planned

**Standards**

- As defined in the County of Rock Code of Ordinances Chapter 4.4

**Municipal Zoning Information Maintained by the County**

e.g., Town, City and Village, Shoreland, Floodplain, Airport Protection, Extra-Territorial, Temporary Zoning for Annexed Territory, and/or Zoning Pursuant to a Cooperative Plan

**Layer Status**

- In Progress. 18 Towns have maps and data housed at the County for distribution.

**Custodian**

- Individual Town Governments.

**Maintenance**

- Rock County Planning, Economic and Community Development updates the data as it is supplied by individual towns.

**Standards**

- Town records supersede County records.

**Administrative Boundaries**

**Civil Division Boundaries**

**Cities and Villages**

**Layer Status**

- Complete

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- As needed

**Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk.

**Civil Division Boundaries  
Cities, Villages and Towns - Area**

**Layer Status**

- Complete

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

As needed

**Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk. The Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister.

**Civil Division Boundaries  
Cities, Villages and Towns - Area**

**Layer Status**

- Complete

**Custodian**

- Rock County Real Property Lister

**Maintenance**

- Daily, in conjunction with the annual Assessment cycle.

**Standards**

- Boundaries are updated throughout the year as annexations are recorded in the Rock County Register of Deeds Office. Once a year the Wisconsin Secretary of State Website is checked for additional annexations that have not been recorded.

**Civil Division Boundaries – City of Beloit  
City - Area**

**Layer Status**

- Complete

**Custodian**

- GIS Specialist, City of Beloit Engineering Division

**Maintenance**

- Daily, in conjunction with the annual Assessment cycle.

**Standards**

- City of Beloit will adhere to all statutory standards in maintenance of the layer.

**Civil Division Boundaries – City of Janesville  
City - Area**

**Layer Status**

- Complete

**Custodian**

- City of Janesville, Planning Division

**Maintenance**

- As needed

**Standards**

- Boundaries are updated throughout the year as annexations are recorded.

**MPO Planning Boundary – City of Janesville**

**Layer Status**

- Complete

**Custodian**

- City of Janesville, MPO

### **Maintenance**

- Next Update in 2020, in conjunction with Decennial Census.

### **Standards**

- The Planning boundary is determined by the MPO and it is reviewed and adjusted in conjunction with the urbanized area adoption.

## **MPO Adjusted Urbanized Area Boundary – City of Janesville**

### **Layer Status**

- Complete

### **Custodian**

- City of Janesville, MPO

### **Maintenance**

- Next Update in 2020, in conjunction with Decennial Census.

### **Standards**

- The MPO adjusted urbanized area boundary is derived from the U.S. Census Bureau after each Decennial Census. The Census Bureau determines the urbanized areas and the MPO may make minor adjustments before adopting the boundary.

## **Civil Division Boundaries**

### **Cities, Villages and Towns - Line**

### **Layer Status**

- Complete

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- As needed

### **Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk. Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister.

## **School Districts**

### **Layer Status**

- Progress toward completion/maintenance phase:** Complete
- Relation to parcels:** The School Districts layer was created with the tax code from the parcels database. Gaps in the data caused by non-taxable features were filled in according to adjacent parcels.
- Attributes linked to parcels:** Wisconsin Department of Revenue School District code.

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- As needed by Rock County Planning, Economic and Community Development.

### **Standards**

- The school district layer is derived from the assessor's data. If there is an issue with the school district information the municipal assessor should examine the data and make sure the appropriate district is getting documented. Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister

## **Election Boundaries**

### **Rock County Board of Supervisors Supervisory Districts**

### **Layer Status**

- Complete

### **Custodian**

- Rock County Planning, Economic and Community Development.

### **Maintenance**

- This layer is not updated until the decennial census redistricting.



### **Standards**

- ♦Supervisory Districts that have been reconciled to county data from the Supervisory Districts as supplied by the Wisconsin Legislative Technology Services Bureau (LTSB). It was adopted by the Rock County Board of Supervisors on 3/22/2012.

### **Election Boundaries**

#### **Rock County Ward Boundaries**

##### **Layer Status**

- ♦Complete

##### **Custodian**

- ♦Rock County Planning, Economic and Community Development.

##### **Maintenance**

- ♦Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk.

##### **Standards**

- ♦Voting wards that have been reconciled to county data from the Voting Wards as supplied by the Wisconsin Legislative Technology Services Bureau (LTSB). It was created by dissolving Rock\_County\_Voting\_Details\_2011 on JVT2, the municipal ward field.

### **Utility Districts**

#### **Sanitary Districts**

##### **Layer Status**

##### **Completed**

##### **Custodian**

- ♦Rock County Planning, Economic and Community Development

##### **Maintenance**

- ♦As needed

##### **Standards**

- ♦208 Water Quality Districts for the Beloit Area and City of Janesville are denoted. Tax information was used to determine if specific parcels were included in the Consolidated Koshkonong Sewer Districts. Municipalities that are not part of a 208 Water Quality district, but do have municipal sewer utilities are also denoted.

#### **Utility – Water Distribution System – City of Janesville**

##### **Layer Status**

- ♦Complete

##### **Custodian**

- ♦City of Janesville, Planning Division, Engineering Division, and Water Utility

##### **Maintenance**

- ♦As Needed

##### **Standards**

- ♦Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

#### **Utility – Sanitary Sewer System – City of Janesville**

##### **Layer Status**

- ♦Complete

##### **Custodian**

- ♦City of Janesville, Planning Division, Engineering Division, and Water Utility

##### **Maintenance**

- ♦As Needed

##### **Standards**

- ♦Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

## **Utility – Storm Sewer System – City of Janesville**

### **Layer Status**

- Complete

### **Custodian**

- City of Janesville, Planning Division, Engineering Division, and Operations

### **Maintenance**

- As Needed

### **Standards**

- Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

## **Drainage Districts**

### **Layer Status**

- Completed

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- None planned.

### **Standards**

- Drainage Districts as supplied by Resource Engineering Associates, Inc. (REA)

## **Public Safety**

### **Law Enforcement Boundaries**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- Updated as changes occur

#### **Standards**

- Boundaries are determined by each local municipality

## **Public Safety**

### **Fire/EMS Boundaries**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- Updated as changes occur

#### **Standards**

- Boundaries are determined by each local municipality

## **Public Safety**

### **City Boundaries**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- Updated as changes occur

#### **Standards**

- Boundaries are determined by each local municipality

### **Public Safety**

#### **Emergency Service Number (ESN boundaries)**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County 911 Communications Center

##### **Maintenance**

- Updated as changes occur

##### **Standards**

- An ESN is a three-digit number representing a unique combination of emergency service agencies (Police, Fire, EMS) designed to serve a specific range of addresses within a particular geographical area. ESN facilitates the selective routing of calls to the appropriate PSAP.

### **Public Safety**

#### **Reporting District Boundaries**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County 911 Communications Center

##### **Maintenance**

- Updated as changes occur

##### **Standards**

- Boundaries are determined by each local municipality

### **Public Safety**

#### **Fire Reporting District Boundaries**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County 911 Communications Center

##### **Maintenance**

- Fire reporting district boundaries are updated as changes occur.

##### **Standards**

- Boundaries are determined by each fire department.

### **Public Safety**

#### **Common Places**

##### **Layer Status**

- Complete / Ongoing

##### **Custodian**

- Rock County 911 Communications Center

##### **Maintenance**

- Common Places are updated as the 911 Communications Center receives changes, additions or deletions.

##### **Standards**

- Common Places are all known businesses, landmarks, schools, campgrounds, mobile home parks, towers, cemeteries, hospitals, etc. This information is provided to the 911 Center by Rock County Law Enforcement Agencies, Fire/EMS Departments, and Municipalities.

## **Public Safety Tow Boundaries**

### **Layer Status**

- Complete

### **Custodian**

- Rock County 911 Communications Center

### **Maintenance**

- Tow reporting district boundaries are updated as changes occur.

### **Standards**

- Boundaries are determined by each law enforcement agency.

## **Lake Districts**

### **Layer Status**

- Completed, Layer is derived from the Assessment Database

### **Custodian**

- Rock County Real Property Lister

### **Maintenance**

- Annually in conjunction with the Assessment Process.

### **Standards**

- As extracted from the tax parcel database.

## **Native American Lands**

### **Layer Status**

- Rock County has no Native American Lands

### **Custodian**

- 

### **Maintenance**

- 

### **Standards**

- 

## **Other Administrative Districts**

### **Federal Lands**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- As needed

#### **Standards**

- As extracted from the tax parcel database.

## **Other Administrative Districts**

### **Wisconsin DNR Land**

#### **Layer Status**

- Completed

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- As needed

#### **Standards**

- Extracted from the tax parcel database.

## Other Administrative Districts

### Rock County Parks

#### Layer Status

- Completed

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- As needed. Supplied by the Rock County Department of Public Works.

#### Standards

- As supplied by the Rock County Department of Public Works.

## Other Layers

### Hydrography Maintained by County or Value-Added

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- As Needed

#### Standards

- The primary data layer of reference was the USGS 7.5 Top Quad DRGs for Rock County. The data has been updated as new more accurate data has been acquired including, but not limited to, 2016 6" orthoimagery, 2010 12" digital orthoimagery, 2010 LiDAR, NAIP imagery, oblique orthoimagery, DNR data, etc.

### Cell Phone Towers

#### Layer Status

- Complete/Ongoing

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- As changes occur

#### Standards

- Cell phone towers are included in the public safety common place layer

### Bridges and Culverts

#### Layer Status

- Rock County does not have Bridges and Culverts mapped.

#### Custodian

- 

#### Maintenance

- 

#### Standards

-

## **Other**

### **Fire Hydrants / Water Sources**

#### **Layer Status**

- Completed

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- As needed

#### **Standards**

- Developed with assistance from local fire departments.

### **Railroads - Line**

#### **Layer Status**

- Completed

#### **Custodian**

- Rock County Planning, Economic and Community Development

#### **Maintenance**

- As needed

#### **Standards**

- Railroads are updated when known changes occur.

### **Railroads - Line**

#### **Layer Status**

- Completed / Ongoing

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- As needed

#### **Standards**

- Railroads are updated as known changes occur

### **Zip Code Boundaries**

#### **Layer Status**

- Completed

#### **Custodian**

- Rock County 911 Communications Center

#### **Maintenance**

- As needed

#### **Standards**

- Boundaries are updated when known changes occur.

# 3 LAND INFORMATION SYSTEM

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The WLIP seeks to enable land information systems that are both modernized and integrated. Integration entails the coordination of land records to ensure that land information can be shared, distributed, and used within and between government at all levels, the private sector, and citizens.

One integration requirement is listed under s. 16.967(7)(a)(1), Wis. Stats., which states that counties may apply for grants for:

- The design, development, and implementation of a land information system that contains and integrates, at a minimum, property and ownership records with boundary information, including a parcel identifier referenced to the U.S. public land survey; tax and assessment information; soil surveys, if available; wetlands identified by the department of natural resources; a modern geodetic reference system; current zoning restrictions; and restrictive covenants.

This chapter describes the design of the county land information system, with focus on how data related to land features and data describing land rights are integrated and made publicly available.

## **Current Land Information System**

### **Diagram of County Land Information System**

# Rock County Land Information System

**Real Property Taxes**  
 The Rock County Treasurer's Office is responsible for the assessment of real property taxes. The County Treasurer's Office is located at 1000 North Broadway, Rock County, WI 54601. For more information, please contact the County Treasurer's Office at (715) 735-3300.

**Local Municipalities**  
 The Rock County Land Information System is available to all local municipalities within the county. For more information, please contact the County Information Technology Department at (715) 735-3300.

**Land Conservation**  
 The Rock County Land Information System is available to all landowners within the county. For more information, please contact the County Land Conservation Department at (715) 735-3300.

**County Treasurer**  
 The Rock County Treasurer's Office is responsible for the assessment of real property taxes. The County Treasurer's Office is located at 1000 North Broadway, Rock County, WI 54601. For more information, please contact the County Treasurer's Office at (715) 735-3300.

**City of Beloit and Janesville**  
 The City of Beloit and Janesville are both part of the Rock County Land Information System. For more information, please contact the City of Beloit or the City of Janesville at (715) 735-3300.

**County Clerk**  
 The Rock County Clerk's Office is responsible for the recording of all legal documents. The County Clerk's Office is located at 1000 North Broadway, Rock County, WI 54601. For more information, please contact the County Clerk's Office at (715) 735-3300.

**Information Technology**  
 The Rock County Information Technology Department is responsible for the development and maintenance of the Land Information System. For more information, please contact the County Information Technology Department at (715) 735-3300.

**Register of Deeds**  
 The Rock County Register of Deeds Office is responsible for the recording of all legal documents. The Register of Deeds Office is located at 1000 North Broadway, Rock County, WI 54601. For more information, please contact the Register of Deeds Office at (715) 735-3300.

**911 Communications Center**  
 The Rock County 911 Communications Center is responsible for the dispatch of emergency services. The 911 Communications Center is located at 1000 North Broadway, Rock County, WI 54601. For more information, please contact the 911 Communications Center at (715) 735-3300.

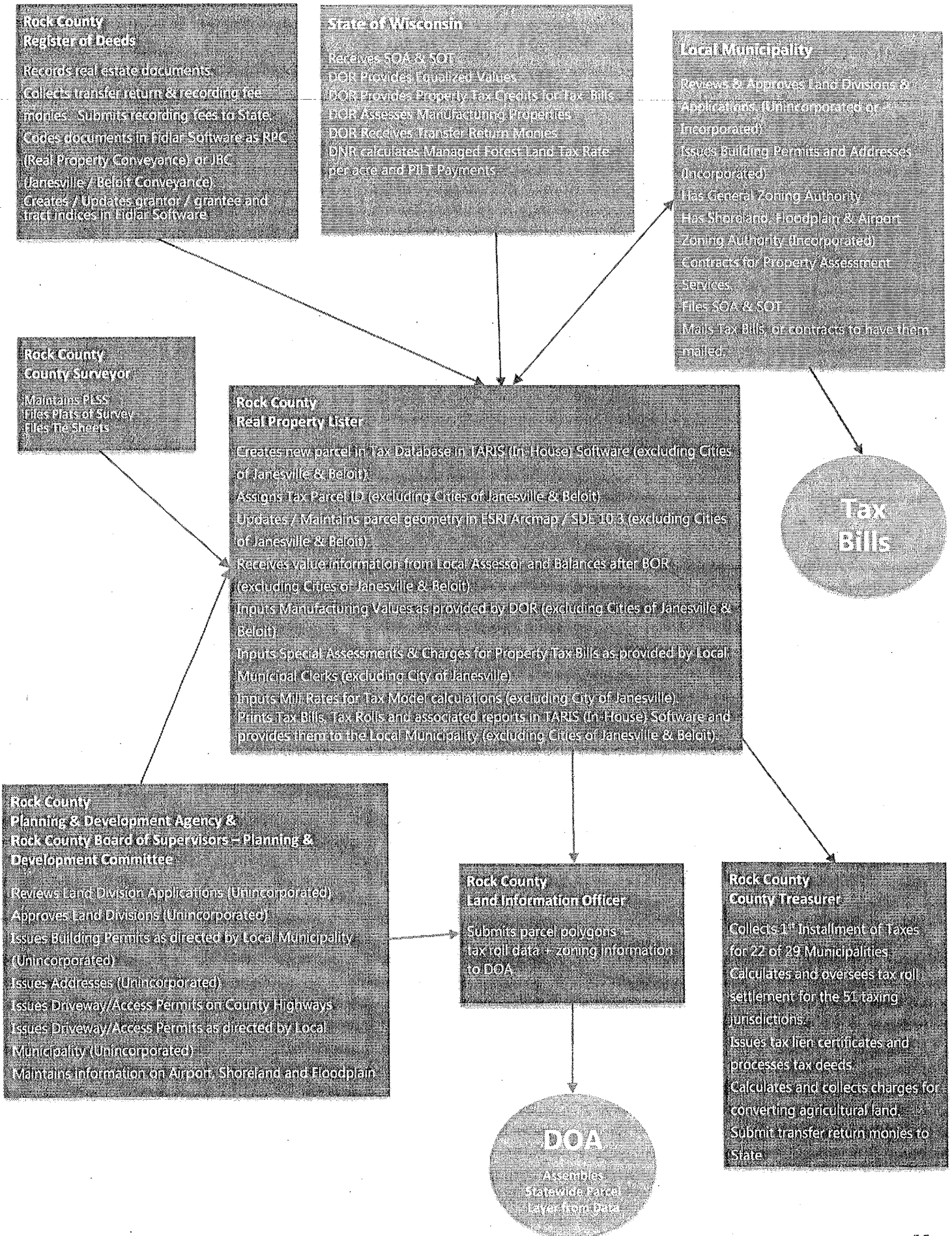
**County Information Technology Department**  
 The Rock County Information Technology Department is responsible for the development and maintenance of the Land Information System. For more information, please contact the County Information Technology Department at (715) 735-3300.

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# County Parcel Data Workflow Diagram



## Technology Architecture and Database Design

This section refers to the hardware, software, and systems that the county uses to develop and operate Computer systems and communication networks for the transmission of land information data.

Rock County has a Land Records Portal through which Land Records data can be obtained (<http://www.co.rock.wi.us/land-records>). Offices that participate in Land Records in the County are listed and linked, and include: Administrator's Office; 911 Communications Center; Land Conservation; Planning, Economic and Community Development; Public Health; Public Works; Real Property Lister; Register of Deeds; Surveyor and Treasurer. Links to the City of Beloit and City of Janesville are also included as they participate in Land Records activities as well. The interactive maps and apps that are included on this page are Rock County Land Records, Town Zoning, Building Site Permit App, Airport Zoning App, Shoreland Zoning, Floodplain Zoning, Countywide Zoning Jurisdictions and Supervisory Districts. Property Division Maps are available via PDF. The Treasurer's Office Tax Database Search and the Surveyor Database Search are linked in this portal as well. It is the intent of Rock County to continue to expand this portal as new maps and apps are created and as technologies evolve. Most maps and apps are housed internally on County Servers. Data and hard copy maps may be also obtained for a nominal fee through this portal. Data is replicated from the internal servers to the public facing servers on a nightly basis. Rock County does maintain some apps, maps and data on ArcGIS Online (<https://rockcountylio.maps.arcgis.com/home/index.html>). These apps include FEMA's National Flood Hazard Layer, Rock County; Rock County Land Records; Airport Zoning; Farmland Preservation Plan Eligibility; Elected Officials; Countywide Zoning Jurisdictions; Lottery Credit Search; and Town Zoning in Rock County; Rock County is evaluating future distribution sources as new technology becomes available

### Hardware

- 2 - Windows 2008 R2 Sever - 64-bit Standard Edition with SQL Server 2008.

- One server is used for our internal Land Information data development. On this server, we utilize an ArcGIS SDE database in a SQL Server 2008 environment.

- The second server uses replicated data which serves our public website. Data is replicated on a nightly basis.

- The ArcGIS Image Server extension is also installed on this server. Image services created are used in our public website and are also available internally as well externally.

- 1 - Windows 2008 R2 Server 64-bit Standard Edition.

This server is used as a GIS departmental server which provides storage space for all GIS related data.

### Software

Rock County uses the following ESRI software to create/maintain Land Information data:

- 11 - ArcGIS Desktop (Advanced) Concurrent Use licenses
- 2 - ArcGIS Desktop (Basic) Concurrent Use licenses
- 2 - ArcGIS 3D Analyst for Desktop Concurrent Use License
- 2 - ArcGIS Network Analyst for Desktop Concurrent Use License
- 2 - ArcGIS Spatial Analyst for Desktop Concurrent Use License
- 17 - ArcGIS Desktop (Basic) Single-Use licenses
- 4 - ArcGIS 3D Analyst for Desktop Single Use License
- 4 - ArcGIS Spatial Analyst for Desktop Single Use License
- 4 - ArcGIS Network Analyst for Desktop Single Use License
- 1 - ArcGIS Tracking Analyst for Desktop Single Use License
- 2 - ArcGIS for Server Enterprise Standard (Windows) Up to Four Cores License

- 1 - ArcGIS Image Extension for Server Enterprise Standard Up to Four Cores License
- Land Information data is stored in an ArcGIS SDE geodatabase as well as File geodatabase's.
- Additional Software used:
  - Pictometry Extension for ArcGIS Desktop
  - Xtools Pro for ArcGIS
  - Gizinta

## Website Development/Hosting

- Rock County has ESRI's Flexviewer software to create the interactive web maps on our website. Some of the apps are still using Flexviewer. The county does, intend to discontinue using these maps and move to an HTML/Javascript environment.
- Tax Database Search web app which is created using Java/HTML
- Surveyor Database Search web app which is created using PHP/HTML
- Property Division Maps displayed as Static .pdf maps

## Metadata and Data Dictionary Practices

### Metadata Creation

• **Metadata creation and maintenance process:** The County uses a template to complete portions of the metadata that remain consistent across all metadata such as the custodian and contact information. The County manually completes the description, summary, attributes and keywords (tags) for the content that remains. Minimum metadata requirements include the information stored in the template as well as Description, Summary and tags.

### Metadata Software

- **Metadata software:** The County uses Esri ArcCatalog to create and maintain metadata. The software does generate metadata consistent with the FGDC Content Standard for Digital Geospatial Metadata, and ISO geographic metadata standard 19115.
- **Metadata fields manually populated:** The County manually completes the description, summary, attributes and keywords (tags) for the content that remains.

### Metadata Policy

• **Metadata Policy:** The County uses Esri ArcCatalog to create and maintain metadata. The software generates metadata consistent with the FGDC Content Standard for Digital Geospatial Metadata. The County uses a template to complete portions of the metadata that remain consistent across all metadata such as the custodian and contact information. The County manually completes the description, summary, attributes and keywords (tags) for the content that remains. Minimum metadata requirements include the information stored in the template as well as Description, Summary and tags.

## Municipal Data Integration Process

### • City of Beloit:

The City of Beloit is an active participant of the Land Records Committee. The City of Beloit maintains a Cloud-Based Enterprise GIS system utilizing ESRI software. Core GIS data layers have been developed and staff throughout the organization maintain their respective GIS information. City of Beloit staff also maintains public and internal interactive mapping websites to distribute geographical data.

The City of Beloit has solely developed and maintains all parcel related information. To date, the City of Beloit has made a substantial investment in creating and maintaining its cadastral data. The City and County continue to work together to foster a collaborative effort in regards to technology, appropriate data exchange, standards, and acquisition projects to ensure a seamless integration of land records and other appropriate data. To further aid in the GIS data accessibility between the City and County, appropriate real-time ArcGIS Server connections should be further implemented and utilized. An implied data sharing agreement also is in place between the City and the County where data is shared freely in a timely fashion.

\*City of Janesville:

The City of Janesville is an active participant of the Land Records Committee. The City of Janesville maintains an Enterprise GIS system utilizing ESRI software. Core GIS data layers have been developed and staff throughout the organization maintain their respective GIS information. City staff also maintains public and internal interactive mapping websites to distribute geographical data. These websites utilize REST-based architecture created with the help of Geocortex software products. The City of Janesville has solely developed and maintains all parcel related information. To date, the City has made a substantial investment in creating and maintaining its cadastral data. Additional WLIP funds received by Rock County may also be designated to the City of Janesville to support core Land Information activities and functions as agreed upon by the City of Janesville and Rock County.

The City and County continue to work together to foster a collaborative effort in regards to technology, appropriate data exchange, standards, and acquisition projects to ensure a seamless integration of land records and other appropriate data. To further aid in the GIS data accessibility between the City and County, appropriate real-time ArcGIS Server connections should be further implemented and utilized. An implied data sharing agreement also is in place between the City and the County where data is shared freely in a timely fashion.

## Public Access and Website Information

### Public Access and Website Information (URLs)

#### Public Access and Website Information

GIS Webmapping Application(s) Link - URL	GIS Download Link - URL	Real Property Lister Link - URL	Register of Deeds Link - URL
<a href="http://www.co.rock.wi.us/Rock/RockCoGis/">http://www.co.rock.wi.us/Rock/RockCoGis/</a>	NONE	<a href="http://www.co.rock.wi.us/Rock/TaxSearch/disclaimer.php">http://www.co.rock.wi.us/Rock/TaxSearch/disclaimer.php</a>	<a href="http://www.co.rock.wi.us/registerofdeeds-realestate/registerofdeeds-online-search">http://www.co.rock.wi.us/registerofdeeds-realestate/registerofdeeds-online-search</a>

#### Municipal Website Information

Municipal Website	Municipal Website URL
City of Janesville GIS Web Map	<a href="http://gis.ci.janesville.wi.us/Html5Viewer/Index.html?viewer=Janesville">http://gis.ci.janesville.wi.us/Html5Viewer/Index.html?viewer=Janesville</a>
City of Beloit GIS Web Map	<a href="https://portico.mygisonline.com/html5/?viewer=beloitcitywi">https://portico.mygisonline.com/html5/?viewer=beloitcitywi</a>

## **Data Sharing**

### **Data Availability to Public**

#### **Data Sharing Policy**

- Rock County shares data with the public for the cost of reproduction.

#### **Open Records Compliance**

- Rock County provides the rest service endpoint for our services. Data is provided at the cost of reproduction. Rock County is currently exploring third party open data distribution options.

### **Data Sharing Restrictions and Government-to-Government Data Sharing**

#### **Data Sharing Restrictions**

- The Rock County Land Information/GIS Data Agreement is included in Appendix A. This agreement covers data that is being requested as a deliverable and is distributed upon receipt by the County of a data request. It requests that Rock County be cited as a source, requests reciprocity of the end product, and requests that the data not be distributed to other secondary users unless the user is a contracted agent of the recipient. Disclaimers are also provided on the maps and apps available through the portal and reminds end users that the data contained in these services is not a substitute for a field survey.

#### **Government-to-Government Data Sharing**

- Data available to the public is also available to government entities and educational institutions. There is no reproduction fee or shipping/handling fees charged.

#### **Register of Deeds**

- Several county offices and 2 city offices have access to Laredo for recorded documents. Also, the Wisconsin Department of Revenue Auditor and Manufacturing Property Assessment office have access to Laredo.

### **Training and Education**

- Rock County utilizes many resources for Training and Education, which is conducted as time and resources allow. The County regularly sends members to the Esri Wisconsin User Group, Wisconsin Land Information Association regional meetings and annual conferences, and the Esri International User Conference. If resources allow, workshops scheduled as part of the conferences are accessible to Land Records personnel. The County also takes advantage of online training and courses (free or at a cost) and, when necessary, instructor led courses that are not associated with the aforementioned conferences and meetings.

# 4 CURRENT & FUTURE PROJECTS

This chapter lists the current and future land information projects the county is currently undertaking or intends to pursue over its planning horizon. A project is defined as a temporary effort that is carefully planned to achieve a particular aim. Projects can be thought of as the *means* to achieving the county's mission for its land information system.

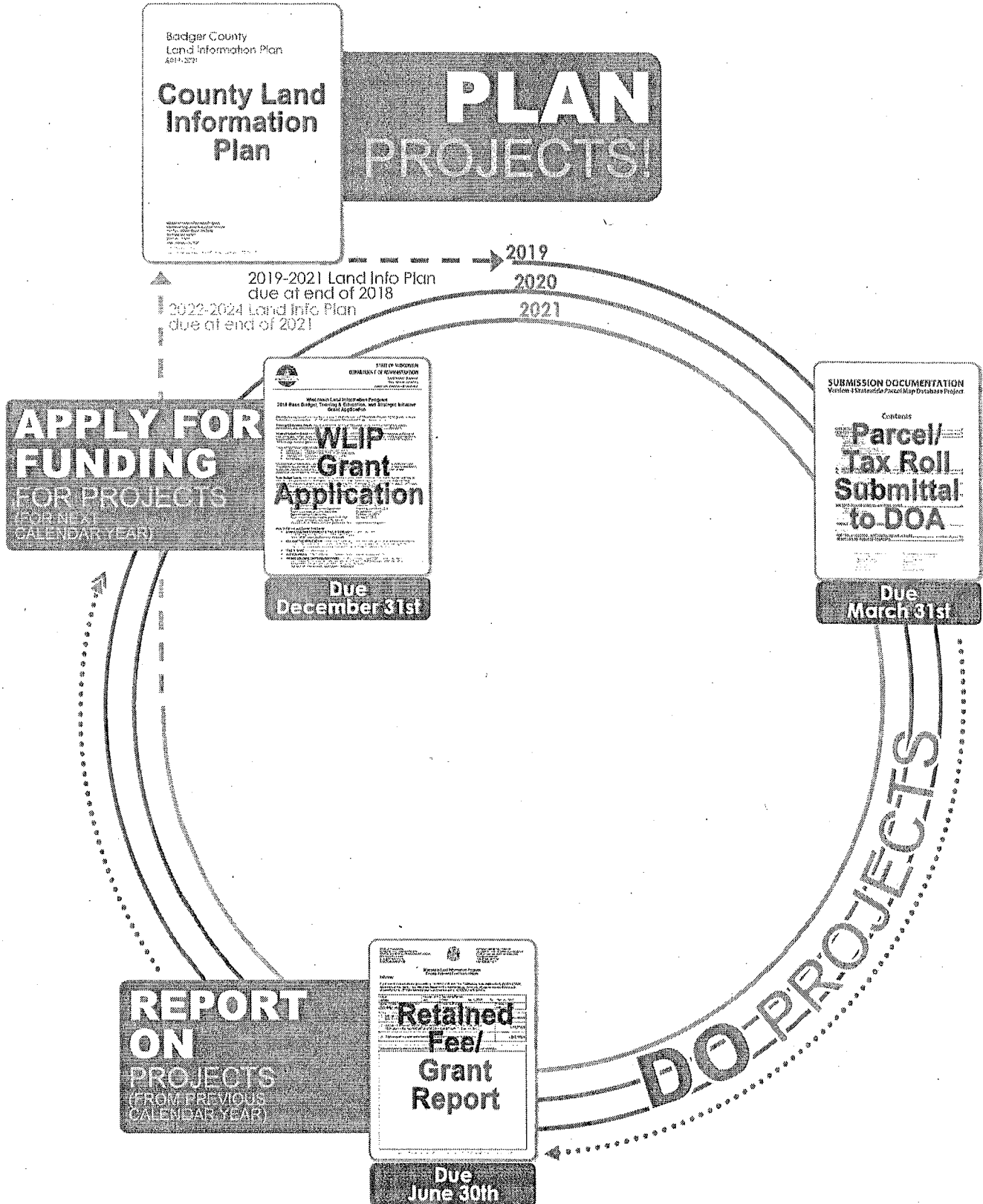


Figure 1. The WLIP Land Information Plan/Grant Project Cycle



## **Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)**

### **Project Title: Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)**

#### **Project Description/Goal**

##### **How Searchable Format Will Be Maintained**

- Rock County has requested the Cities of Beloit and Janesville make changes to their database structure / data maintenance for Owner information and site address which will facilitate easier submission of parcel data in the searchable format by Rock County.

##### **Business Drivers**

- The Project Plan to Maintain Searchable Format for Benchmarks 1 & 2 is a requirement for those counties who utilize Strategic Initiative funds for parcel/tax roll formatting to prepare the data submission to DOA.

##### **Objectives/Measure of Success**

- The objective is to continue to meet the Searchable Format for Benchmarks 1 & 2 (Parcel and Zoning Data Submission, Extended Parcel Attribute Set Submission).
- No further conversion of the Cities data upon loading into the County System.

##### **Project Timeframes**

<b>Timeline – Project Plan to Maintain Searchable Format</b>		
<b>Milestone</b>	<b>Duration</b>	<b>Date</b>
Project start		January, 2019
Provide data schema to Cities	1 -3 months	January – March, 2019
Cities provide schema to their Software vendors	1 month	April, 2019
Cities provide test data in the new schema to the County for testing	1 month	September, 2019
Cities submit data in the new schema for tax collection/preparation	1 month	November, 2019 – December, 2019

##### **Responsible Parties**

- Rock County, Real Property Lister (20%)
- Rock County Computer Programmer/Analyst II (40%)
- City of Janesville staff and software vendor Govern (30%)
- City of Beloit staff and software vendor DevNet (30%)

##### **Estimated Budget Information**

- See table at the end of this chapter for project budget information.



## Project Plan for PLSS (Benchmark 4)

### Project Title: Project Plan for PLSS (Benchmark 4)

#### Project Description/Goal

##### Planned Approach

- 95% of Rock county's PLSS corners have survey grade accuracy coordinates referenced to NAD83. The survey department is working on restoring the PLSS corners that have approximate coordinates and establish "Survey Grade" coordinates using modern GNSS survey equipment.

##### Current Status

- Tally of the total number of corners:** See PLSS Layer Status table in Chapter 2.
- Remonumentation status:** See PLSS Layer Status table in Chapter 2.
- Coordinate status (accuracy class) if known:** See PLSS Layer Status table in Chapter 2.

##### Goals

- Number of corners to be remonumented and/or rediscovered:** 150
- Number to have new coordinates established:** 150
- Accuracy class for these new coordinates:** Survey Grade
- Way in which these points will be integrated into the parcel fabric:** County Surveyor will enter the new PLSS information into the County enterprise geodatabase which will make the PLSS corners available for all Land Information Offices to integrate into the parcel fabric using ESRI ArcGIS.

##### Missing Corner Notes

- Documentation for any missing corner data:** Corners that will not be reestablished at this time are mostly meander and center of section corners.

##### County Boundary Collaboration

- The Rock County Survey department collaborates with neighboring counties by informing them when discrepancies have been found or changes have been made to the PLSS data along the county borders.

##### Business Drivers

- The Project Plan for PLSS is a requirement for those counties who utilize Strategic Initiative funds for work related to PLSS completion and integration.
- Improved accuracy of corner locations for GIS and Survey Mapping
- Updated monument records
  - Modernization and reestablishment of corner locations that have not been recovered or are considered lost.

##### Objectives/Measure of Success

- The objective is to meet Benchmark 4 (Completion and Integration of PLSS) by Dec 31, 2019.

##### Project Timeframes

Timeline – Project Plan for PLSS **Example**		
Milestone	Duration	Date
Project start		August 1, 2016
County Surveyor Remonumentation	3 yrs, 5 mos.	August 1, 2016 – December 31, 2019
Project complete		December 31, 2019

##### Responsible Parties

- Rock County Surveyor (95%) - Project management, quality control, research and calculation, field survey work, PLSS/GIS integration and maintenance, replacement of lost or damaged monuments.
- Land Information Officer (5%) - Project Management, delivery.

##### Estimated Budget Information

- See table at the end of this chapter.

## Project #1: Culvert and Small Bridge Inventory

### Project Description/Goal

- Conduct GPS field inventory to record location and pertinent information for all culverts and small bridges (less than 20 ft. long) under public roads in Rock County then share as GIS data among county departments that need it. GIS data already exist for bridges that are 20 ft. or longer in the county.
- Culvert/small bridge GIS data in conjunction with landscape and land use data (LiDAR, soils, crop history, etc.) can show areas of concern for soil erosion and nutrient movement.
- A map-based inventory of culverts and small bridges will allow more flexible assessments based on characteristics, location, or other record.

• **Land Info Spending Category:** Other

### Business Drivers

- Eliminate redundancy of effort and data among the departments interested in culverts and bridges (Land Conservation, DPW – Highway, and Planning- others??).
- Flexible mapping of culverts and bridges by type, size, and location (town, watershed, roadway, or proximity to other projects).
- Faster project planning any time of the year regardless of the availability of field-ready resources or weather.

### Objectives/Measure of Success

- Create a field collection record that meets needs and is easy to use.
- Maintain and share GIS data with interested departments.

### Project Timeframes

Timeline – Project #1 Title		
Milestone	Duration	Date
Project #1 start		May, 2019
Create, test, and finalize GPS data dictionary for field work and plan field work priority areas.	1 month	May – June, 2019
Collect and process field data, batched and shared as needed until entire county is covered.	18 mos	July, 2019 – December, 2020
Finalize county layer	1 months	January – March, 2021
Review county layer	Annually	

### Responsible Parties

- Rock County Land Conservation Department (60%)
- Rock County Public Works Department (35%)
- Rock County Planning (5%)

### Estimated Budget Information

- See table at the end of this chapter.

## Project #2: Orthoimagery Acquisition

### Project Description/Goal

• Update of current orthoimagery. Imagery will be collected at 6" resolution county-wide and 6" resolution over the cities of Beloit and Janesville for an estimated cost of \$65,000. Orthoimagery has an average life cycle of 5 years. Current (county-wide) orthoimagery was flown in April 2016 as a life cycle update. Orthoimagery should be flown again in 2020 to coordinate with the 2020 Census.

• **Land Info Spending Category:** Orthoimagery

### Business Drivers

- Rock County Planning Department uses this imagery for:
  - Feature Updates
    - Land Use Inventory
    - Building Footprints
    - Hydrology
  - Code Enforcement
    - Addresses
    - Airport
    - Floodplain
    - Shoreland
  - Permitting reviews
  - Web maps and apps updates
  - Land Conservation Activities

### Objectives/Measure of Success

- Project will be considered complete upon successful quality control verification and approval from all partners.
- Web Maps and Apps have been updated.

### Project Timeframes

Milestone	Duration	Date
PROJECT START		7/1/2019-
Research, RFP, Selection, Contract	6 months	7/1/2019-12/31/2019
Flight	2 months	3/1/2020-4/30/2020
Data Processing	4 months	5/1/2020-8/31/2020
Quality Check	1 month	9/1/2020-9/30/2020
Put data on Servers	1 month	10/1/2020-10/31/2020
PROJECT COMPLETE		10/31/2020

### Responsible Parties

- Rock County Planning GIS Manager (5%)
- Rock County Land Information Officer (5%)
- Rock County Surveyor (10%)
- Rock County Purchasing Manager (2%)
- Other Municipal partners (8%)
- Selected Vendor (70%)

### Estimated Budget Information

- See table at the end of this chapter.

## Project #3: LiDAR Acquisition

### Project Description/Goal

• Update of elevation data: two foot contour, Digital Terrain Model (DTM) or Light Detection and Ranging (LiDAR) for Rock County prior to the 2020 Census. Due to completed and scheduled road construction projects, landscape changes and shoreline changes; we anticipate many changes to the topography that would make the current elevation data inappropriate for decision making.

• **Land Info Spending Category:** LiDAR

### Business Drivers

- Rock County Planning Department uses this imagery for:
  - Feature Updates
    - Land Use Inventory
    - Building Footprints
    - Hydrology
  - Code Enforcement
    - Airport
    - Floodplain
    - Shoreland
  - Permitting reviews
  - Web maps and apps updates
  - Land Conservation Activities

### Objectives/Measure of Success

- Project is complete and QC has been proven to meet project specifications.
- Web Maps and Apps have been updated

### Project Timeframes

Milestone	Duration	Date
PROJECT START		7/1/2019-
Research, RFP, Selection, Contract	6 months	7/1/2019-12/31/2019
Flight	2 months	3/1/2020-4/30/2020
Data Processing	4 months	5/1/2020-8/31/2020
Quality Check	1 month	9/1/2020-9/30/2020
Put data on Servers	1 month	10/1/2020-10/31/2020
PROJECT COMPLETE		10/31/2020

### Responsible Parties

- Rock County Planning GIS Manager (5%)
- Rock County Land Information Officer (5%)
- Rock County Surveyor (10%)
- Rock County Purchasing Manager (2%)
- Other Municipal partners (8%)
- Selected Vendor (70%)

### Estimated Budget Information

- See table at the end of this chapter.

## Project #4: ArcGIS Pro Conversion

### Project Description/Goal

- ♦ Move Rock County Land Information Office Staff from ArcMap to ArcGIS Pro/ArcGIS Online
  - ♦ **Land Info Spending Category:** Software

### Business Drivers

- ♦ Planned Obsolescence of ArcMap
- ♦ Faster computational speed of ArcGIS Pro

### Objectives/Measure of Success

- ♦ All Rock County Land Information Office Staff using ArcGIS Pro

### Project Timeframes

Milestone	Duration	Date
START DATE	–	11/1/2018
Beta test ArcGIS Pro	3 months	11/1/2018
Design Standards and Best Practices	6 months	2/1/2019
Install ArcGIS Pro on all machines	3 months	8/1/2019
Training for all users	3 months	11/1/2019
Convert relevant map documents to ArcGIS Pro	3 months	2/1/2020
All users on ArcGIS Pro	6 months	5/1/2020
Remove ArcMap from relevant machines	1 month	11/1/2020
COMPLETION DATE		12/1/2020

### Responsible Parties

- ♦ Land Information Officer – 14%
- ♦ GIS Manager – 14%
- ♦ Other Land Records Staff – 4%
- ♦ IT Support Staff – 68%

### Estimated Budget Information

- ♦ See table at the end of this chapter.

## Project #5: Enterprise Geodatabase Consolidation

### Project Description/Goal

• Move Rock County Land Information Office Staff from Silo Enterprise Geodatabase Model to single Enterprise Geodatabase Model.

• **Land Info Spending Category:** Administrative Activities and Management

### Business Drivers

- Better software support for business needs
- Need for integration of workflows
- Decreasing the occurrence of duplication of effort
- Will support data submission for the Statewide Parcel Map

### Objectives/Measure of Success

• Successful conversion to a single Enterprise Geodatabase

### Project Timeframes

Milestone	Duration	Date
START DATE	–	11/1/2018
Design Schema	3 months	11/1/2018
Design Standards and Best Practices	6 months	2/1/2019
Stand Up New Servers	6 months	8/1/2019
Convert Relevant Map documents to new schema	3 months	2/1/2020
All users on new schema	6 months	5/1/2020
Decommission old servers	1 month	11/1/2020
COMPLETION DATE		12/1/2020

### Responsible Parties

- Land Information Officer – 23%
- GIS Manager – 23%
- IT Support Staff – 23%
- Other Land Records Staff – 31%

### Estimated Budget Information

• See table at the end of this chapter.

## **Project #6: Redaction And Indexing of Recorded Documents**

### **Project Description/Goal**

- Redact all documents that are available on the internet.
- Index all documents with document number, document type, volume and page, recording date, document date, grantor/grantee, tract / legal description, associated document number and PIN.
- Land Info Spending Category:** Other Parcel Work

### **Business Drivers**

- All documents must be redacted per state statute.
- Complete indexing information will assist in searching by the Register of Deeds, Real Property Lister, Assessors, Title companies, other government agencies and the public.

### **Objectives/Measure of Success**

- The Rock County Register of Deeds Office checks current records daily to verify that all Social Security Numbers have been redacted.
- Back scanned records that traditionally contained SSN's have also been redacted.
- Redaction continues on all back scanned documents as they are indexed.
- Complete indexing creates an electronic index and allows documents to be searchable by all of the fields that they are indexed by.
- Back scanned documents are indexed and verified daily.

### **Project Timeframes**

<b>Milestone</b>	<b>Duration</b>	<b>Date</b>
Redaction/Indexing Project	Ongoing	2012 - present

### **Responsible Parties**

- Rock County Register of Deeds staff (100%)

### **Estimated Budget Information**

- See table at the end of this chapter.

## Project #7: Upgrade of Fidlar Software

### Project Description/Goal

- Upgrade of Current I-Document software to Fidlar AVID system
  - **Land Info Spending Category:** Software, Other Parcel Work

### Business Drivers

- Register of Deeds software will provide for increased functionality, capacity and accessibility.

### Objectives/Measure of Success

- AVID offers updated programming with improved office workflow, reduced paper shuffle, improved e-recording acceptance, and sustainability.

### Project Timeframes

Milestone	Duration	Date
Assessment of Recording Workflow	2 days	04/01/2019-04/02/2019
Staff training	4 weeks	04/02/2019-04/29/2019
Fidlar enhances data	4 weeks	04/29/2019-05/24/2019
Convert to AVID		5/28/2019

### Responsible Parties

- Register of Deeds Staff (100%)

### Estimated Budget Information

- See table at the end of this chapter.



## Project #8: Owner Updates from Cities of Janesville & Beloit to Rock County

### Project Description/Goal

•The Cities of Beloit and Janesville perform their own Property Listing functions. The Rock County Treasurers Office collects the tax payments for parcels within the Cities of Beloit and Janesville. However owner updates for this purpose are only provided on an annual cycle.

•**Land Info Spending Category:** Other Parcel Work

### Business Drivers

• More frequent owner updates would allow for a more accurate owner information to be displayed on receipts produced in the Rock County Treasurer's Office.

### Objectives/Measure of Success

•Successful development and implementation of a data exchange process which can be used by the Cities to provide ownership data to Rock County on a Quarterly cycle.

### Project Timeframes

Milestone	Duration	Date
Meet with Cities		March – May 2020
Cities send sample data		August 2020
Quarterly updates		2021

### Responsible Parties

- Rock County, Real Property Lister (20%)
- Rock County Computer Programmer/Analyst II (40%)
- City of Janesville staff and software vendor Govern (30%)
- City of Beloit staff and software vendor DevNet (30%)

### Estimated Budget Information

•See table at the end of this chapter.

## Ongoing Costs Not Associated with a Specific Project

You may include an optional section for "Ongoing Costs," which are costs not associated with a specific project. This may include ongoing technology expenditures like software licenses or staffing costs for general tasks like production of maps for other county departments and responding to public requests for GIS data.

Rock County has the following ongoing annual costs associated with Land Information / GIS:

### Software License/Maintenance Costs

- ESRI ArcGIS Software \$29,200
- ESRI ArcServer Software (in-house server) \$10,000
- ESRI ArcServer Software (web server) \$5,000
- ESRI Image Extension \$5,000
- Fidar- Land Records System \$65,000
- Trimble Handheld software \$1,590

### Hardware Maintenance Costs

- Large Format Scanner Maintenance \$1,845
- Large Format Scanner Consumables (Rollers, Pads, Lamps) \$2,500
- Trimble Handheld Units \$1,500
- Scanners ROD Office \$1,195
- MFP in Planning \$2,400
- MFP in Land Conservation \$1,700
- Maintenance on 13 PC's \$46,345
- Annual Recommended Replacement of Hardware cost varies
- Charter Fiber Connection to Land Conservation \$12,240
- Mobile hotspot for Land Conservation GPS Unit \$300

### Training & Education

- WLIA Annual Conference (5 people) Approx \$1,750
- WLIA Annual Membership Dues Approx \$200
- EWUG Annual Conference Approx (5 people) \$1,750
- WLIA Regional Conferences (Summer & Fall) Approx \$1,000
- ESRI User Conference (2 people) Approx \$4,000
- Online GIS Training Classes & Instructor Led Courses Approx \$1,500

### Staffing

- Cross charge for Cartographer to support parcel mapping Approx. \$55,264
- Cross charge for Land Information Officer to support compliance with WLIP Approx. \$46,900
- Cross charge for County Surveyor to support surveys & tie sheets on the web Approx. \$47,162
- Outside Consulting for Web Development \$5,000
- Land Information Office Intern Approx. \$15,502

### Paper, Printing & Office Supplies

- Roll Paper \$1,285
- Ink Jets \$465
- Printheads \$690
- Color LaserJet Cartridges \$1,000
- Dvd's & CD's for data distribution \$40
- Data Mailers \$50

## Completed Projects

These projects were described in the Land Records Modernization Plan 2015-2018 and were completed during 2015-2018

### Planning

- Re-delineation of re-study of or FEMA floodplain mapping
- Update of Hydrology layer
- Address Mapping
- 2016 Orthoimagery
- Establish Land Evaluation Site Assessment (LESA) Procedure and supporting data to conform with Rock County Comprehensive Plan 2035.
- Establish Purchase of Development Rights (PDR)/Purchase of Agricultural Conservation Easements Program and supporting data to conform with Rock County Comprehensive Plan 2035.
- Update Agricultural Preservation Plan and supporting data
- Update and Re-evaluate Environmentally Significant Open Space Layer.
- Update Land Use Inventory Program and supporting data.
- Establish Digital Submission procedure and database for regulatory documents.
- Address Ordinance Modernization and Sign Inventory project has been completed.
- Remonumentation of the County Boundary project has been completed.
- Archiving of Hard Copy Documents project has been completed.
- 2016 Land Use Inventory project has been completed.

### Department of Public Works-Parks

- Update Parks, Outdoor Recreation and Open Space Plan and supporting data.

### 9-1-1 Communications

- Use county-owned GPS equipment to create a fire hydrant/water source database to assist Rock County fire departments
- Update orthoimagery and oblique imagery to support wireless 9-1-1 callers
- Determine feasibility of in-house GPS maintenance of new street centerlines
- Utility Boundaries Layer has been completed
- Shortest Path Routing has been completed

### Information Technology

- Migration from Esri ArcIMS web mapping technology to esri ArcGIS Server technology.
- Migrate from an Oracle SDE implementation to Microsoft SQL Server implementation
- Improve network infrastructure in order to deliver higher bandwidth for GIS users.
- Implement GIS data replication for business continuity and disaster recovery.

### Register of Deeds

- Completion of Optical Imaging / Back scanning project 2013 – 2015

# Estimated Budget Information (All Projects)

## Estimated Budget Information

Project Title	Item	Unit Cost/Cost	Land Info Plan Citations Page # or section ref.	Project Total
<b>Project Plan to Maintain Searchable Format (Benchmarks 1 &amp; 2)</b>	Rock County Real Property Lister	\$500	Page 42	
	Rock County IT Department	\$1,500		
	City of Beloit / DevNet	\$2,000		
	City of Janesville / Govern	\$2,000		\$6,000
<b>Project Plan for PLSS (Benchmark 4)</b>	County Surveyor Remonumentation	\$44,000	Page 43	
	Rock County Land Information Officer	\$200		\$44,200
<b>1) Culvert and Small Bridge Inventory</b>	Rock County Staff Time	\$44.16/hr	Page 44	
	Mileage 2,076	\$15,456 .545/mile \$1,131		
	Rock County GIS Manager	10% of \$110,000 \$11,000		\$27,650
<b>2) Orthoimagery Acquisition</b>	Rock County Planning		Page 45	
	Rock County Land Information Officer			
	Rock County Surveyor			
	Rock County Purchasing Manager			
	Other Municipal Partners Selected Vendor			\$65,000
<b>3) LiDAR Acquisition</b>	Rock County Planning		Page 46	
	Rock County Land Information Officer			
	Rock County Surveyor			
	Rock County Purchasing Manager			
	Other Municipal Partners Selected Vendor			\$188,550
<b>4) ArcGIS Pro Conversion</b>			Page 47	
	Land Information Officer - 300 hours	\$42.85/hr		
	GIS Manager - 300 hours	\$43.98/hr		
	IT Support Staff - 90 hours	\$43.00/hr		
	Other Land Records Staff - 1440 Hours	\$44.57/hr		
	Training - 30 seats	\$1,210/seat		\$130,402
<b>5) Enterprise Geodatabase Consolidation</b>			Page 48	
	Land Information Officer -480 hours	\$42.85/hr		
	GIS Manager - 480 hours	\$43.98/hr		
	IT Support Staff - 480 hours	\$44.57/hr		

	Other Land Records Staff - 240 Hours	\$44.57/hr		\$32,768
6) Redaction and Indexing of Recorded Documents	Rock County Register of Deeds Staff	\$75,000 Annually / \$225,000	Page 49	\$225,000
7) Upgrade of Fidler Software	Hardware	\$1,140 /	Page 50	
	Scanners Qty. 5	\$5,700		
	Hardware	\$126 /		
	Barcode Scanner Qty. 5	\$630		
	Hardware	\$78 /		
	Label Writer Qty. 5	\$390		
	Hardware	\$89 /		
	Fingerprint Reader Qty. 2	\$178		\$6,898
8) Owner Updates from City of Beloit and City of Janesville to Rock County	Rock County Real Property Lister	\$500	Page 51	
	Rock County IT Department	\$1,500		
	City of Beloit / DevNet	\$2,000		
	City of Janesville / Govern	\$2,000		\$6,000
Ongoing Costs	Software Maintenance	\$115,790	Page 52	
	Hardware Maintenance	\$70,025		
	County Staff	\$169,828		
	Training & Education	\$10,200		
	Office / Printing Supplies	\$3,530		\$369,373
<b>GRAND TOTAL</b>				<b>\$1,101,841</b>

Note: These estimates are provided for planning purposes only. Budget is subject to change.



## Rock County Land Information / GIS Data Agreement

### **Disclaimer:**

The maps and data provided are for informational and advisory purposes only. Rock County makes no warranty, expressed or implied; including warranties of merchantability and fitness for a particular purpose. Determining fitness of use for this data is the sole responsibility of the user. Rock County Land Information Office disclaims accuracy and advises that if specific and precise accuracy is required, it should be determined by certified maps, surveys, plats, or other official means. Rock County will not be responsible for any damages, which result from third party use of the data and maps herein, or for any use, which ignores this warning. The responsibility for data updates resides with the recipient, not the supplier.

### **Metadata:**

Rock County has completed, and will deliver, dataset-related information such as currency, accuracy, compilation, scale, and contact information in a FGDC compliant metadata (.xml) file with each dataset when possible.

### **Citation:**

Any use of the provided information shall be accompanied with Rock County listed as a Data Source.

### **Other Users:**

Recipient agrees not to provide the information identified in this agreement to secondary users, unless the user is a contracted agent of recipient in which case the provided information can only be used in completing contracted services.

### **Reciprocity:**

Recipient agrees to provide a description of data use, hardcopy duplicate, and digital copy of the product containing the supplied data by any contracted agent, if requested by the Rock County LIO/GIS Manager.

### **Requests and Pricing:**

Current price list is available here: <http://www.co.rock.wi.us/geospatial-support-services-fees> . Most products are available in ESRI shapefile format and file geodatabase format. In addition, data from some departments may be provided in other formats such as .dxf, .dwg, .xls, .dbf, jpeg, tiff, bmp, .pdf, etc. In most cases, digital data on floppy disk, CD, or DVD can be mailed within 5 working days of receipt of order. If upon receipt of the data it is unusable due to damage or defect the data will be replaced. No refunds will be given.

# Rock County Land Information / GIS Data Agreement

Date: \_\_\_\_\_

Requestor/Recipient \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Deliverables Description:

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Data Format:

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Planned Use:

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The undersigned parties hereby agree to the terms above. This agreement will remain in force until either party receives official notice of cancellation.

Requestor/Recipient Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Provide/Supplier Signature \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

## Rock County Land Information Office Fee Schedule

## Hard Copy Maps

<u>Products</u>	<u>Price</u>	
Hardcopy of Existing Digital Maps from Planning Department	\$0.15	A ( 8.5" x 11" )
	\$0.15	B ( 11" x 17" )
	\$12.00	C ( 17" x 22" )
	\$12.00	( 18" x 24" )
	\$14.00	D ( 22" x 34" )
	\$18.00	E ( 34" x 44" )
Hardcopy of Existing Digital Maps Maps from Real Property Office	\$0.15	A ( 8.5" x 11" )
	\$0.15	B ( 11" x 17" )
	\$8.00	C ( 17" x 22" )
	\$8.00	( 18" x 24" )
	\$9.00	D ( 22" x 34" )
	\$9.00	E ( 34" x 44" )

## Digital Vector Data in Esri shapefile or file geodatabase format

1. Cost is determined by transfer time. If files can be transferred in under 15 minutes, no charges will accrue. Data transfers taking more than 15 minutes will be charged at \$50/hour not to exceed \$150.
2. Vector data include, but are not limited to:
  - a. Countywide Planimetric Package: Roads, Airport, Hydrology Lines, Hydrology Polygons, Railroads, Section Lines, Section Points, MCD Boundaries
  - b. Land Use
  - c. Parcels
    - i. Ownership data or tax database must be requested separately.
    - ii. Does not include the cities of Janesville or Beloit
  - d. Zoning
    - i. Does not include incorporated municipalities or the towns of Beloit or Newark
    - ii. Town zoning records are the authoritative records and take precedence over County records.
  - e. Addresses
  - f. Countywide Environmentally Sensitive Areas or Environmentally Sensitive Open Space Areas

## Raster Data and Topographic Data

1. Cost is determined by transfer time. If files can be transferred in under 15 minutes, no charges will accrue. Data transfers taking more than 15 minutes will be charged at \$50/hour not to exceed \$200 per data set.
2. Raster data include, but are not limited to:
  - a. Most recent year (2016) orthoimagery flight
  - b. Historic orthoimagery flights: 2010, 2008 (flood), 2000, 1996, 1993
  - c. \*Scanned orthoimagery flights: 1990, 1978, 1969, 1966, 1950
  - d. Please contact the cities of Beloit, Janesville and Milton for imagery data within those municipalities.
3. Topography data include, but are not limited to
  - a. 2010-2012 Bare earth and point cloud LIDAR
  - b. 2010 – 2012 LIDAR derived contours
  - c. 2000 – Contours
  - d. Please contact the cities of Beloit and Janesville for imagery data within those municipalities.

## Streaming Data

1. Data can be streamed at no charge from: <https://www.co.rock.wi.us:8443/rockgis/rest/services>

## Custom Map and Data Production

1. \$75/ hour + deliverables
2. Availability based on approval of department head.

## Disclaimers

1. If data request exceeds 4 GB the requestor must provide hard drive. Hard drive will be returned when payment is received
2. Payment due when services are rendered.
3. All Hardcopy Map and Graphic Products Printed on 24lb Bright White Color Bond.
4. All Digital GIS Data Delivered in Rock County Coordinate System.
5. Digital Data Will Be Uploaded or emailed when possible.
6. If Data is Mailed or Shipped the Data Requestor is Responsible for All Mailing/Shipping Costs.
7. If the data is unusable due to damage or defect, the data will be replaced. No refunds will be given.
8. \*Scanned Images are of varying quality. No guarantees are made of usability.



**COMMITTEE REVIEW REPORT**  
FOR THE MONTH OF DECEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP	P1801790	12/20/2018	US BANK	12.80
10-1720-0000-63103	LEGAL FORMS	P1801790	12/20/2018	US BANK	330.18
<b>REAL PROPERTY DESCRIPTION PROG TOTAL</b>					<b>342.98</b>
10-1721-0000-64200	TRAINING EXP	P1801790	12/20/2018	US BANK	1,210.00
<b>LAND RECORDS PROG TOTAL</b>					<b>1,210.00</b>

I have reviewed the preceding payments in the total amount of **\$1,552.98**

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

**COMMITTEE REVIEW REPORT**  
FOR THE MONTH OF DECEMBER 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP				
		P1800061	12/06/2018	STAPLES BUSINESS ADVANTAGE	200.44
		P1800062	12/20/2018	OFFICE PRO INC	62.25
				<b>PLANNING PROG TOTAL</b>	<b>262.69</b>
64-6451-0000-64904	SUNDRY EXPENSE				
		P1800060	12/06/2018	LANGE ENTERPRISES INC	1,386.83
				<b>ADDRESS SIGNS PROG TOTAL</b>	<b>1,386.83</b>
64-6730-0000-63100	OFC SUPP & EXP				
		P1800061	12/06/2018	STAPLES BUSINESS ADVANTAGE	20.51
64-6730-0000-64702	SEC CORNER MONUM				
		P1801030	12/20/2018	HARRIS ACE HARDWARE LLP	14.99
				<b>SURVEYOR PROG TOTAL</b>	<b>35.50</b>
64-6900-0000-61300	PER DIEMS				
		P1802807	12/06/2018	UWEX CENTER FOR LAND USE EDUCA	40.00
				<b>BOARD OF ADJUSTMENT PROG TOTAL</b>	<b>40.00</b>

**COMMITTEE REVIEW REPORT**  
FOR THE MONTH OF DECEMBER 2018

<u>Account Number</u>	<u>Account Name</u>	<u>PO#</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Inv/Enc Amt</u>
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I have reviewed the preceding payments in the total amount of \$1,725.02

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_



December 20, 2018

J. Russel Podzilni, Chairman  
Rock County Courthouse  
51 South Main Street  
Janesville, WI 53545

Subject: Floodplain Zoning Ordinance Approval

Dear Mr. Podzilni:

We appreciate your community's effort in upgrading your floodplain zoning regulations. Please note the conditions that must be met in order for this approval to remain valid.

Successful floodplain management and implementation of these regulations will depend on effective administration and enforcement of the ordinance. Please contact Michelle Staff, our Floodplain Policy Coordinator, at (608) 266-3093 or [Michelle.Staff@wisconsin.gov](mailto:Michelle.Staff@wisconsin.gov) to assist you with any problems.

#### FINDINGS OF FACT

1. On October 11, 2018, Rock County amended its Floodplain Zoning Ordinance, following public notice and hearing.
2. The purpose of this amendment is to revise the Floodplain Zoning Ordinance to bring it into compliance with state and federal minimum floodplain management standards.
3. Section 87.30(2)(a), State Statutes states that any person who places or maintains any structure, building, fill or development within any floodplain in violation of a zoning ordinance adopted under this section, or s. 59.69, 61.35 or 62.23 may be fined not more than \$50 for each offense. Each day during which such violation exists is a separate offense.

#### CONCLUSIONS OF LAW

1. The Department is authorized by s. 87.30, Wis. Stats., and Ch. NR 116.21 and NR 116.22, Wis. Adm. Code, to review and approve amendments to floodplain zoning ordinances.
2. The community has complied with the procedural requirements for adoption of this amendment according to Wisconsin Statutes.

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3. This amendment complies with the requirements of Ch. NR 116, Wis. Adm. Code and 44 CFR, Part 60

DECISION

The Department APPROVES this amendment, subject to the following condition.

1. According to National Flood Insurance Program regulations your community must send all map revisions affecting floodplain boundaries and text changes to the Department.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin statutes and administrative rules establish time periods within which request to review Department decisions must be filed.

For judicial review of a decision pursuant to sections 227.52 and 227.53, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of Department of Natural Resources. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

This notice is provided pursuant to section 227.48(2), Stats. This decision was mailed on December 21, 2018.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES

For the Secretary



By:

Meg Galloway, Section Chief, Dams and Floodplain Section

cc: Tylon McGee, FEMA Region V (email)  
Andrew Baker, Senior Planner-Code Enforcement (email)  
Robert Davis, SCR Fitchburg(email)