



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, May 9, 2019 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday April 25, 2019 at 8:00 am.

4. Citizen Participation, Communications and Announcements
5. Community Development
 - A. Citizen Objection – Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation
6. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – MHC Blackhawk LLC (aka Blackhawk Campground – 3407 E. Blackhawk Dr., Milton WI)
 - B. **Action Item:** Approve, Approve with Conditions or Deny Shoreland Conditional Use Permit – MHC Blackhawk LLC
 - C. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2019 011 (Union Township) – Mosher
 - LD2019 014 (Union Township) - Janes
7. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
8. Committee Reports

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 at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

9. Directors Report

A. Analysis of Impediments to Fair Housing Plan & County Board

10. Adjournment

Future Meetings/Work Sessions

May 23, 2019 (8:00 am)

June 13, 2019 (8:00 am)

June 27, 2019 (8:00 am)

July 11, 2019 (8:00 am)

AGN19007



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY April 25th, 2019 – 8:00 A.M.
COURTHOUSE CONFERENCE ROOM Second Floor
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. **CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, April 25th, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Mary Mawhinney, Wayne Gustina. And Supervisor Owens. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Jenifer Borlick; GIS Manager Rock County Planning.

Others Present: Ari Borlick, Magdalena Twarowski.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Davis, Seconded by Supervisor Owens. Adopted (5-0).

3. **MEETING MINUTES – APRIL 11TH, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Gustina to accept the April 11th meeting minutes. APPROVED (5-0)

4. **CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS**

Jennifer Borlick; GIS Manager for the agency, introduced Ari Borlick that was participating in the Bring your child to work day.

Supervisor Davis noted that Colin Byrnes was speaking tonight as part of a presentation on diversity at Craig High School.

5. **COMMUNITY DEVELOPMENT**

A. **Action Item:** Citizen Objection-Appeal of a Denial of 0% Loan Funding for Housing Rehabilitation.

Mr. Byrnes referenced materials handed out at the meeting. The applicant was deemed not eligible by the WPHD after they determined that the applicant did not live at the residence in questions after investigation.

The applicant stated that they were keeping belongings at the address, but that it was uninhabitable, citing no running water, and having to run an extension cord from the main power box in the basement. Discussion and questions followed.

Mr. Byrnes referenced to the WPHD Policy and Procedure Manual where it states that at least one owner of the property must reside in the structure to obtain approval for funding.

After additional discussion, questions, and statements from the applicant, a Motion was made by Supervisor Owens to deny the objection, Seconded by Supervisor Davis. Denied (5-0)

6. CODE ADMINISTRATION AND ENFORCEMENT

A. Action Item: Approve, Approve with Conditions or Deny Land Division:

- (2019 006) – Huber (Harmony Township).

Motion to approve with conditions made by Supervisor Owens with Conditions, Seconded by Supervisor Davis. Approved (5-0)

Conditions:

1. Utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 1 and 2 contain existing buildings which utilize an existing private sewage system at the time of this survey, however soils on the lots may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
4. Dedicate a 33 foot half road right of way along Harmony Townhall Rd and Bingham Rd. at the discretion of the Town.
5. The proposed rezone of each new lot out of a certified Farmland Preservation Zoning District shall be approved at the discretion of the Town of Harmony prior to final approval of the Land Division.
6. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 007 Hess (Newark Township)**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens. Approved (5-0)

Conditions:

1. Utility easements shall be delineated and proposed utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 3 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the system area with the building(s) that utilize the POWTS.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 008 Sayre (Fulton Township)**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Davis. Approved (5-0)

Conditions:

1. Utility easements shall be delineated and proposed utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 3 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the system area with the building(s) that utilize the POWTS.
4. The applicant shall record all deed restrictions or restrictive covenants as deemed necessary by the Town of Fulton for Farm Base Tract standards.
5. Dedicate a 33 foot half road right of way along W. Stone Farm Rd. at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 009 McCann (Fulton Township)**

Motion to approve with conditions made by Supervisor Owens with Conditions, Seconded by Supervisor Gustina. Approved (5-0)

Conditions:

1. Existing utility easements shall be delineated and proposed utility easements shall be placed on lots as requested by utility companies.
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the system area with the building(s) that utilize the POWTS.
4. Note on Final CSM "No buildings which produce wastewater are allowed on Lot 3 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
5. Due to the standards of the Rock County Access Control Ordinance, a "No Access" note shall be included along the frontage of Lot 2.
6. A note on Lot 2 shall indicate "No buildings shall be permitted on Lot 2 unless direct access is provided to a public road".
7. An Access Easement to service Lot 2 shall be indicated on Lot 1 with a note that "it is for ingress/egress of Lot 2, not to serve as a future building site".
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

7. **FINANCE**

Action Item:

- A. Committee review of payments
None
- B. Transfers
None

8. **COMMITTEE REPORTS**

None

9. **DIRECTOR'S REPORT:**

A. Diversity Action Team of Rock County meeting April 25th, 2019 Craig High School
6:30.

Discussed as previously mentioned.

10. **ADJOURNMENT**

Supervisors Gustina and Owens moved and seconded to adjourn the Committee at 9:00
a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

May 9, 2019 (8:00 am)
May 23, 2019 (8:00 am)
June 13, 2019 (8:00 am)
June 27, 2019 (8:00 am)



April 23, 2019

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from MHC Blackhawk LLC (a.k.a. Blackhawk Campground) for a Shoreland Conditional Use Permit for filling and grading activities associated with raising/elevating interior private access roads as a permanent solution to the persistent high water of Clear Lake. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the Lake). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of the SE ¼ of Section 20, Milton Township, Parcel 6-13-157, at 3407 E Blackhawk Dr., Milton, WI.

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

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

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



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2019 002 – Blackhawk Campground

DATE: April 29th, 2019

Summary:

The Rock County P&D Staff has received a request from MHC Blackhawk LLC (a.k.a. Blackhawk Campground) for a Shoreland Conditional Use Permit for filling and grading activities associated with raising/elevating an interior private access road as a permanent solution to the persistent high water of Clear Lake. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the Lake). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of the SE ¼ of Section 20, Milton Township, Parcel 6-13-157, at 3407 E Blackhawk Dr., Milton, WI.

The proposed project will consist of elevating approximately seven hundred linear feet of the main access road to the park. The depth of the fill, including the new road surface will be approximately four feet at the lowest location. Please see the applicant's narrative and associated documents in the packet for an additional summary of the proposed project. Additional explanation of the need of the project will be provided by the applicants at the meeting.

Applicable Ordinance Standards:

In the Shoreland Zoning Ordinance a Conditional Use Permit is required based on the amount of land disturbance and/or fill involved with the project, regardless of the post construction land use. In this way the Shoreland Ordinance is different than a General Zoning Ordinance, wherein each Zoning District has specified Permitted land uses (such as residential construction) and those which require approval via a Conditional Use Permit (such as nonmetallic mining or certain commercial developments). In other words, when acting on a Conditional Use Permit request the Committee is indirectly deciding whether a proposed land use is consistent with the purpose and intent of the Ordinance, but if the proposed land use does not have associated filling and/or grading no Committee action is required. An example would be converting a barn to a commercial use in the Shoreland District. In this particular application, the request for a Conditional Use Permit is not associated with a proposed new development or a change in land use.

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

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

1. *The maintenance of safe and healthful conditions.* **Safe and healthful conditions can be maintained based on the proposed project. One purpose of elevating the access road will allow for safer ingress and egress for campground visitors.**
2. *The prevention and control of water pollution including sedimentation.* **Water pollution will be prevented in the short term through the implementation of erosion/sediment control measures (including the existing temporary berm). Care must be taken to utilize clean fill as part of the project in all locations to not allow detrimental sedimentation into Clear Lake.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **Clear Lake does not have a mapped Floodplain District because it is not associated with a stream or river. Water entering the Lake either comes from over land runoff or groundwater. In this case, the elevated surface of the Lake is likely due to both. Surface water drainage will not be altered substantially as part of this project, but the project as a whole could displace water as long as the Lake elevation stays high. For that reason, Staff is recommending that the fill proposed for this project be limited to only that necessary to elevate the access road and minimal side slopes to match existing grades.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **There is potential for short term erosion during construction of this project, especially considering it is effectively within the current lateral extent of Clear Lake. Considering the nature of the project, little or no disturbance of the existing ground will occur. However, as noted above, care must be taken to utilize clean fill material to limit impact both short and long term.**
5. *The location of the site with respect to existing or future access roads.* **Not applicable for this project.**
6. *The need of the proposed use in a shoreland location.* **The proposed project does not constitute a change of use as is the case in many Shoreland Conditional Use Permit requests, but rather an alteration of an existing use. With that in mind, the proposal to add fill to elevate the access road in the current location should be considered in terms of whether or not there are reasonable alternatives. For example, one alternative would be to relocate the road to elevation on the landscape which is considered protected from flooding. Doing so would certainly alter the layout of the campground in the immediate area and some sites may be lost. Another alternative would be do nothing and resume use of the road once the Lake levels recede. Clearly, neither of those alternatives are preferred by the owners of the property but should be considered. Overall, though, if completed according to plan (or as modified with conditions of approval), the project can be viewed as a consistent with all the Shoreland Zoning Ordinance standards.**
7. *Its compatibility with uses on adjacent land.* **The use of the land will not be changed based on this proposal.**

8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. **Not applicable for this project.***
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; **This standard can generally be met.***
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; **This standard can generally be met.***
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. **This standard can generally be met.***

Recommendation(s) and/or Action(s):

Staff has reviewed this project based on the Ordinance standards and information gathered from other Departments and Agencies. **Agency Staff recommends approval of the Shoreland Conditional Use Permit #2019 002 with the following conditions for the Committee to consider:**

1. *Considering the location and the potential to displace water, only fill associated directly with the proposed road is approved. Specifically, the fill on each side of the road shall extend laterally only as needed to allow the 4:1 side slopes to match existing grades.*
2. *Any fill material brought to the site as part to raise the subgrade of the proposed road shall be native stone, rock or gravel. No earthen fill shall be used, other than for surface restoration and seeding of the side slopes. The purpose of this restriction is to limit the possibility of sedimentation or other forms of contamination. .*
3. *The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices (BMPs). Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.*
4. *If dewatering is necessary during construction all discharge shall be in upland areas and treated with BMPs designed to trap sediment.*
5. *The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.*
6. *All other necessary permits or approvals for the project shall be obtained prior to starting work on site.*
7. *This permit expires one year from the date of Committee approval unless approved otherwise.*

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

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



AGENCY USE ONLY

Application Number: CVP2019002
Received By - Date (MM/DD/YYYY): 4/26/19
Date of Hearing: 5/9/19
Permit Fee: 600.00

Rock County Shoreland Conditional Use Permit Application

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

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

| | | | | | | | |
|----------|--|-------|--------|------------|----------------|------|-------|
| Name: | Tricia Lombardo, Senior Regional Manager | | | Telephone: | (312) 533-7255 | | |
| Address: | 3407 E. Blackhawk Drive | City: | Milton | State: | WI | Zip: | 53563 |

AGENT (i.e. Builder, Contractor, etc)

| | | | | | | | |
|----------|------------------------------------|-------|------------|------------|----------------|------|-------|
| Name: | Frank Bros, Inc (Tom Frank, Owner) | | | Telephone: | (608) 754-5330 | | |
| Address: | 2501 Morse Street | City: | Janesville | State: | WI | Zip: | 53545 |

Identify the individual that will serve as the primary contact: LANDOWNER AGENT

PROPERTY INFORMATION

| | | | |
|--------------------|--|-----------------------|---|
| Sub-division name: | Not applicable <input checked="" type="checkbox"/> | Lot number: | Not applicable <input type="checkbox"/> |
| Property location: | Town of Milton | 1/4 of | 1/4 |
| | Section 20 (NE 1/4 & SE 1/4) | Tax parcel number (s) | 026-020009 |

| | | |
|--|---------------------------------------|-----------------------------|
| Road/Street name (with address if applicable): | Property size (Square feet or acres): | Property dimensions (Feet): |
| 3407 E. Blackhawk Drive | 27.14 acres | 560 X 2100 |

Property is within/contains a (check all that apply): Floodplain Shoreland Wetland None

Property is adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway

APPLICATION SITE PLAN REQUIREMENTS

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

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

APPLICANT STATEMENT AND SIGNATURE

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

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

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

LANDOWNER OR AGENT SIGNATURE: Kathy Jennings

DATE: 04/29/19

AGENCY REVIEW

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

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

Floodplain
 Floodway
 Floodfringe
 Shoreland
 Wetland
 None

Shoreland Zoning Impervious Surface Standard
 Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan.

Does not apply
Replace Existing

| | | |
|------------|--------------------------------|-------------|
| 4a. | Maximum Impervious Surface: | square feet |
| 4b. | Existing Impervious Surface: | square feet |
| 4c. | Additional Impervious Surface: | square feet |
| 4d. | New Total Impervious Surface: | square feet |

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

Agency Recommended Action: Approve Approve with conditions Deny *See separate conditions sheet*

PLANNING AND DEVELOPMENT COMMITTEE ACTION

Approve
 Approve with conditions
 Deny

AGENCY SIGNATURE: _____

TITLE: Administrator - Rock County Planning,
 Economic & Community Development Agency

DATE: _____

Your Site #

Blank box for site number

- Seasonal Sites
- Overnight Camping
- Cabin Rentals

EDGERTON MEMORIAL HOSPITAL
608-884-3441



CUP2019002

Duck Lake

NO SWIMMING



LEGEND

- Cabins
- Water & Electric Overnight
- Water & Electric 50amp Overnight
- Primitive Overnight
- Seasonal



Clear Lake

Mud Lake



MAP NOT TO SCALE

Fill Area

NO SWIMMING

BOAT RAMP



0 200 400 800 Feet

1 Inch = 400 Feet
2016 Air Photo



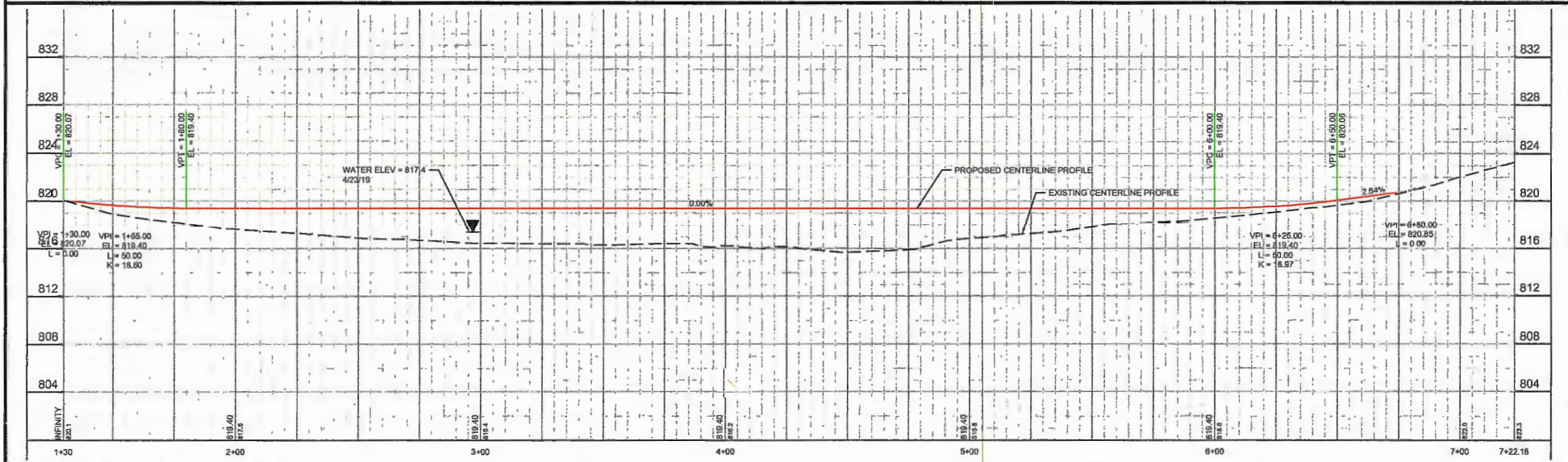
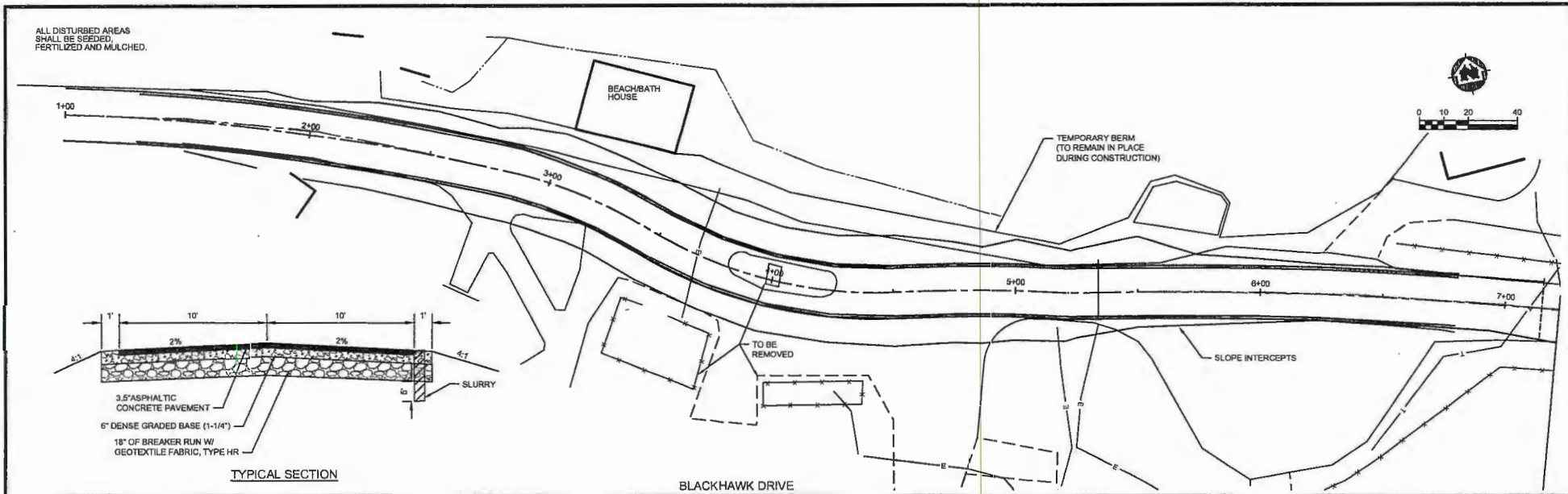
*CUP 2019 002
Blackhawk Campground*

CWP 2019 002
From
Applicant

Project Narrative

Flooding has occurred at the Blackhawk Campground Resort due to rising lake water elevations at Clear Lake. There has been a berm installed (base course and covered in plastic) as a short term solution. The Resort needs a long term solution to help reduce flooding, and is planning to install a road (in the same location as the existing road) at a higher elevation than the existing location. It is not anticipated that the elevation of the lake will go lower within the next several years. The temporary berm will remain in place during construction to prevent erosion into the lake. All areas disturbed by construction will be seeded, fertilized and mulched.

ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED.



| | | | | | |
|--------------|-------------|-----|------|--------------------|----|
| PROJECT DATE | DRAWN BY | NO. | DATE | REVISION | BY |
| | DESIGNED BY | | | PRELIMINARY | |
| | CHECKED BY | | | | |



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL

BLACKHAWK RV CAMPGROUND EROSION CONTROL
EQUITY LIFESTYLE PROPERTIES
ROCK COUNTY, WISCONSIN

SHEET - BLACKHAWK

PROJECT NO.
19807000
SHEET
1

CUP2019002

CUP2019002



CUP2019002





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: May 9, 2019

Land Division Summary:

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

2019 011 (Union Township) – Mosher

2019 014 (Union Township) – Janes

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

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

| 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. Existing easements shall be shown and proposed 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 sewage system at the time of this survey. However,... | |
| 3. ...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>Amber</u> | DATE: <u>4/8/19</u> |
| TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | |

| TOWN ACTION | |
|---|--|
| 13. Town action: | <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny |
| 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): | |
| 1. <u>Approved by Town at April Board meeting</u> | |
| 2. <u>No conditions relayed to staff</u> | |
| 3. | |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| TOWN SIGNATURE: _____ | DATE: _____ |
| TITLE: _____ | |

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

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

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

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. The deed from the adjoining owner to the Town to create frontage for the new Lot shall be recorded prior to Final approval.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 4 acre lot from an existing 39.7 acre parcel (6-20-131) in Union Township. The purpose of the division separate the existing residence and buildings on the property from the larger parcel.

The existing parcel does not front on a public road. Staff has previously relayed to the applicant that a land division to create a proposed new lot could not be approved without frontage on a public road, as per Town and County Ordinance requirements. The intention of the neighboring property owner to deed land to the Town to create a publicly owned access to W. Green Bay Rd for the subject Lot is indicated on the preliminary CSM. As proposed, this division will result in the parent parcel remaining "land locked" as it is currently. Considering the remaining parent parcel is greater than 35 acres It is not subject to review as part of this survey. In other words, road frontage cannot be required by County Ordinance. Staff has previously advised the Town of Union, and the owner, that creating deeded access to a public way would be advisable (as opposed to the proposed easement) as part of this process. Like most Town Zoning Ordinances, the Town of Union's Ordinance requires that any lot to be used as a residential building site must be adjacent to a public street.

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 360 feet long. The Committee should affirm findings regarding how this proposal meets the criteria to approve a flag lot as opposed to requiring a more uniformly shaped lot.

This property is within the extraterritorial review jurisdiction of the City of Evansville.

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:

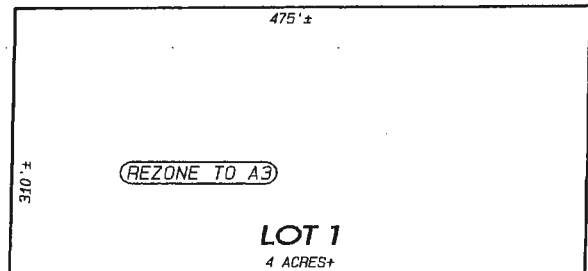
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

(A1)
 PARCEL 6-20-131
 ROBERT M MOSHER
 KELLY A MOSHER



(A1)
 PARCEL 6-20-121
 KERSTEN BROS FARM LLC

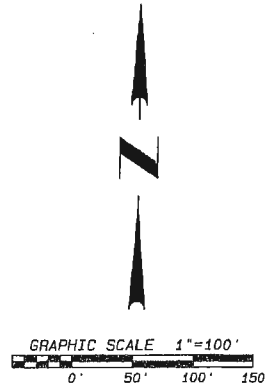
(A1)
 PARCEL 6-20-131
 ROBERT M MOSHER
 KELLY A MOSHER
 36.7 ACRES± REMAIN

60' EASEMENT FOR
 INGRESS & EGRESS
 FOR REMAINING
 MOSHER LANDS

(SP) PARCEL 6-20-131.1
 GREEN BAY SOAP COMPANY
 SANIMAX USA LLC

TO BE DEEDED TO
 THE TOWN OF UNION

W. GREEN BAY RD.



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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118-692 For: MOSHER

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

LD2019011

RECEIVED

MAR 19 2019



AGENCY USE ONLY

Application Number: LD2019 011

Received By - Date: 3-19-19
(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: | ROBERT M MOSHER & KELLY A MOSHER | | Telephone: | | |
| Address: | 15600 W GREEN BAY RD | City: | EVANSVILLE | State: | WI Zip: 53536 |
| b. Name: | | | Telephone: | | |
| Address: | | City: | | State: | Zip: |

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

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

10. Land division area location:
Town of UNION NE 1/4 of SE 1/4
Section 16 Tax parcel number(s) - 6-20-131

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

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

| | | |
|---|---|--|
| 13. Landowner's contiguous property area (Square feet or acres): 40 | 14. Land division area (Square feet or acres): 40 40 | 15. Current zoning of land division area: A1 |
| 16. Number of new/additional lots created by land division: 1 | 17. Future zoning of new/additional lot(s) created by land division: A4 | 18. Future zoning of parent lot: A1 |

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 M Mosher DATE: 12-28-2018

| APPLICATION CHECKLIST | | | |
|--|-------------------------------------|-------------------------------------|---------------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Location of the land division area by section, township, and range: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | <input type="checkbox"/> | <input type="checkbox"/> | |
| (1) Buildings: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (2) Streets, alleys, and public ways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (3) Driveways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (4) Rail lines: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (5) Private water wells or water supply systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (7) Any other public utilities: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | BLDGS HAVE SERVICES |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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



Application Number: LD2019 014 Janes

4

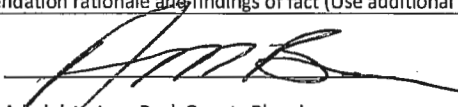
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

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

| 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 1&2 contain existing buildings which utilize existing private sewage systems at the time of this survey..." | |
| 3. ...However, soils on the lot may be restrictive to the replacement of the existing systems." | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE:  | DATE: 4/17/19 |
| 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. Town Board approval granted on February 14, 2019. No conditions of approval relayed to staff | |
| 2. | |
| 3. | |
| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| TOWN SIGNATURE: _____ | DATE: 2/14/19 |
| 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. Proposed lot lines must include the system area with the building which utilizes the POWTS.
- 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 two new lots from a combination of an existing 71 acre parcel (6-20-199.4) and an existing 3.3 acre lot (6-20-199.3) in the Town of Union. Proposed Lot 1 (consisting of 3.5 acres) is a combination of the existing lot and a strip of the parent parcel (approximately 30 feet wide) remaining on the east side of the lot. The lot is currently zoned A3 and remain zoned A3.

Proposed Lot 2 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 540 feet long. Considering there is an existing residence on the lot (constructed between 2000 and 2005) and the lot frontage requirement is met (100 feet) Staff is recommending conditional approval of the Lot as presented. At the time of this review, proposed Lot 2 has been preliminarily rezoned from A1 to A3 as part of the overall approval by the Town of Union.

A portion of proposed Lot 2 (the "flag pole") is part of Lot 1 CSM Vol 13 Page 508 (Doc. 1089551). That CSM was recorded in 1989, however the area of the 1989 Lot 1 apparently has always been included as part of the legal description on the deed for the 71 acre parent parcel. According to documentation in the land division file that was the intention from when the lot was created. There has apparently never been a separate deed for the 1989 Lot 1, therefore no separate parcel was created. For that reason, the remaining portion of the 1989 Lot 1 has not been reviewed for compliance as part of this proposal. Furthermore, the remaining portion of the 1989 Lot 1 can not be sold separate from the parent parcel without a new land division proposal.

According to information available to the P&D Agency, this property is within the extraterritorial review jurisdiction of the City of Evansville.

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:

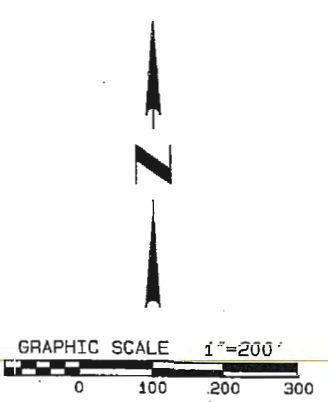
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

LD 2019014

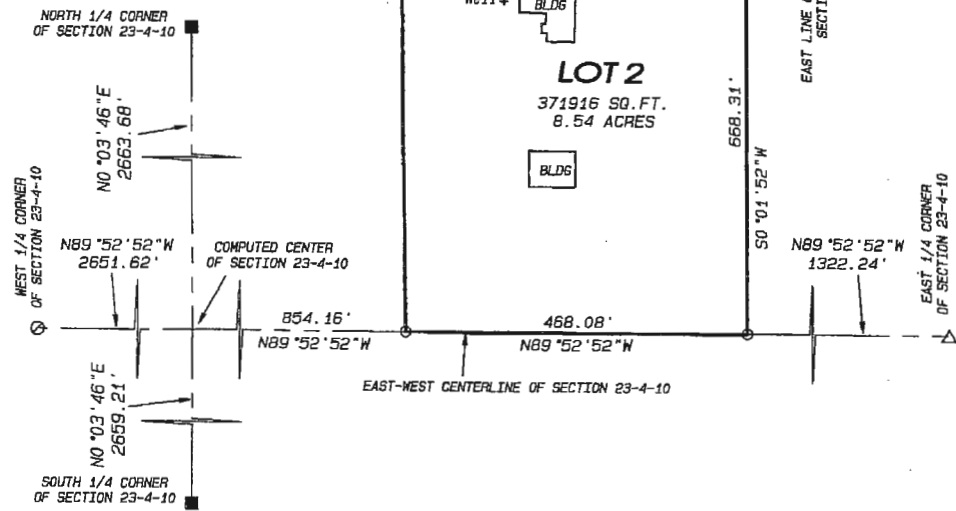
CERTIFIED SURVEY MAP

OUTLOT 1, LOT 2 AND PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, PAGE 508 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY WISCONSIN, AS DOCUMENT NO. 1089551 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.




LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND IRON PIPE SIZE AS SHOWN
- ⊕ FOUND ALUMINUM MONUMENT
- △ SET MAG NAIL
- FOUND CUT STONE MONUMENT
- ⊙ FOUND PK NAIL



NOTE: FIELDWORK COMPLETED MARCH 25TH, 2019

NOTE: SINCE LOTS 1 & 2 CONTAIN EXISTING BUILDINGS WHICH UTILIZE EXISTING PRIVATE SEWAGE SYSTEMS, NO SOIL EVALUATION ON THE LOTS WERE REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOTS MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEMS.



- 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

APR 03 2019



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY
 Application Number: LD2019 014
 Received By - Date (MM/DD/YYYY): 4-3-19

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: ROBERT S JANES & CHERYL A JANES Telephone: _____
 Address: 8739 N TERRITORIAL RD City: EVANSVILLE State: WI Zip: 53536

b. Name: _____ Telephone: _____
 Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575
 Address: 109 W. MILWAUKEE 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 UNION SW 1/4 of SE 1/4
 Section 23 Tax parcel number(s) - 6-20-199.3 & 199.4

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

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

13. Landowner's contiguous property area (Square feet or acres): 74

14. Land division area (Square feet or acres): 12.1

15. Current zoning of land division area: A3 & A1

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

17. Future zoning of new/additional lot(s) created by land division: A3

18. Future zoning of parent lot: A1

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'S/PRIMARY CONTACT SIGNATURE: [Signature] DATE: 3-29-19

LD2019014

| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (14) Detention or retention areas: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (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

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**
FOR THE MONTH OF APRIL 2019

| Account Number | Account Name | PO# | Check Date | Vendor Name | Description | Inv/Enc Amt |
|---|----------------|----------|------------|------------------|--------------------------|-----------------|
| 10-1720-0000-63100 | OFC SUPP & EXP | P1900579 | 04/18/2019 | US BANK | RP OFFICE SUPPLIES | 7.56 |
| 10-1720-0000-63103 | LEGAL FORMS | P1900579 | 04/18/2019 | US BANK | RP LEGAL FORMS | 61.03 |
| REAL PROPERTY DESCRIPTION PROG TOTAL | | | | | | 68.59 |
| 10-1721-0000-62119 | OTHER SERVICES | P1901148 | 04/04/2019 | FIDLAR COMPANIES | 02 2019 FIDLAR PASS CHGS | 1,633.02 |
| 10-1721-0000-63407 | COMPUTER SUPPL | P1900579 | 04/18/2019 | US BANK | LR COMPUTER SUPPLIES | 386.38 |
| LAND RECORDS PROG TOTAL | | | | | | 2,019.40 |

I have reviewed the preceding payments in the total amount of **\$2,087.99**

Date:

Dept Head _____

Committee Chair _____

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**
FOR THE MONTH OF APRIL 2019

| Account Number | Account Name | PO# | Check Date | Vendor Name | Description | Inv/Enc Amt |
|---------------------------------------|------------------|----------|------------|-------------------|-------------------------------|---------------|
| 64-6400-0000-63100 | OFC SUPP & EXP | P1900403 | 04/18/2019 | US BANK | STAPLES | 8.77 |
| 64-6400-0000-64200 | TRAINING EXP | P1900403 | 04/18/2019 | US BANK | GUESTHOUSE AT WINGSPREAD - JB | 180.00 |
| PLANNING PROG TOTAL | | | | | | 188.77 |
| 64-6730-0000-64702 | SEC CORNER MONUM | P1900403 | 04/18/2019 | US BANK | BERNTSEN - MAG SPIKES | 117.74 |
| SURVEYOR PROG TOTAL | | | | | | 117.74 |
| 64-6900-0000-63107 | PUBL & LEGAL | P1900674 | 04/11/2019 | BELOIT DAILY NEWS | BCJA 3-26-19 | 45.16 |
| BOARD OF ADJUSTMENT PROG TOTAL | | | | | | 45.16 |

I have reviewed the preceding payments in the total amount of **\$351.67**

Date:

Dept Head _____

Committee Chair _____