

**NOTE: This is a  
Teleconference**



**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, MAY 13, 2021 – 8:00 A.M.  
CALL: 1-312-626-6799  
MEETING ID: 856 2875 2608  
PASSCODE: 292015**

Join Zoom Meeting

<https://us02web.zoom.us/j/85628752608?pwd=WcTcdHcvVml4UGNSc2JZdUlza1cydz09>

Meeting ID: 856 2875 2608

Passcode: 292015

One tap mobile

+13017158592,,85628752608#,,,,\*292015# US (Washington DC)

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Dial by your location

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Meeting ID: 856 2875 2608

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, May 12, 2021. To submit a public comment use the following email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us).

**Join from a telephone:**

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

Instructions for the hearing impaired –

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



## Agenda

### PLANNING & DEVELOPMENT COMMITTEE MEETING

THURSDAY, May 13th, 2021 – 8:00 A.M.

CALL: 1-312-626-6799

MEETING ID: 856 2875 2608

PASSCODE: 292015

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held April 22, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
    1. 2021 016 (Porter Township) – Udder End Farms (One Lot CSM)
    2. 2021 021 (Porter Township) – Arnold Farms (One Lot CSM)
  - B. **Possible Action Item:** Discuss and Consider a Policy Related to Maximum Fee for Land Division Review and Approval
6. Community Development
  - A. **Action Item:** Approval or Denial of a Citizen Objection of a subordination request denial associated with an existing Community Development Mortgage.
7. Economic Development
  - A. Information Item: First Quarter Rock Ready Index / Rock County Economic Report
8. Corporate Planning
  - A. **Action Item:** Resolution Authorizing Creation of an Ad Hoc Committee for Redistricting of Supervisory Districts
9. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
10. Director's Report
11. Committee Reports
12. Adjournment

#### **Future Meeting Dates**

May 27, 2021 8:00 AM

June 10, 2021 8:00 AM



## MINUTES

### PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, APRIL 22, 2021 – 8:00 A.M. Meeting was teleconferenced using Zoom

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, April 22, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III).

Others Present: Matt Johnson, Ron Combs.

1. Call to Order  
Roll Call

2. Adoption of Agenda

**Moved** by Supervisor Podzilni **Seconded** by Supervisor Potter  
**Approved** 4-0

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

**Moved** by Supervisor Davis **Seconded** by Supervisor Potter  
**Approved** 4-0

4. Citizen Participation, Communications and Announcements

5. **Informational Item.** Proposed Renewable Energy Projects in Rock County. Presented by Matt Johnson, Field Operations Director for the Wisconsin Land and Liberty Coalition

A lengthy question and answer session followed the presentation. Questions regarding decommission costs, road maintenance costs, the effect of battery storage, which regulations are stricter between the PSC and CUP, and are there any resources for landowners in the vicinity of proposed projects to voice support or concerns. Additional property tax charges due to improvement of adding solar should be covered by developer or owner of project, not the land owner.

6. Code Enforcement

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

1. 2021 012 (Fulton Township) – Schuette (Four Lot CSM)  
**Moved** by Supervisor Potter **Seconded** by Supervisor Podzilni  
**Approved with conditions** (4-0)
  1. Approval conditioned on the Town of Fulton approving a future land use change and zoning change from AG to Residential-Rural Density Small (R-RS).
  2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
  3. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1, 2, 3 or 4 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
  4. Based on Town and County policy and/or ordinance, areas greater than 20% slope, based on best available topography data, shall be delineated on the final CSM and labeled with a building prohibition.
  5. Final CSM shall include a ten foot wide drainage easement along the frontage of each lot. The easement would be in addition to a road dedication (if required) or the statutory half road right of way thirty three feet.
  6. Dedicate a thirty-three foot half road right of way along N Rock River Dr at the discretion of the Town of Fulton
  7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
  8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
  
2. 2021 014 (Fulton Township) – SMZ Family Trust (One Lot CSM)  
**Moved** by Supervisor Davis **Seconded** by Supervisor Sweeney  
**Approved with conditions** (4-0)

Ron Combs stated that the East property line has been moved 10’ to the West to meet the setback requirement of Fulton Township.

  1. The new lot will need to re-zone to Residential-Rural Density Large (R-RL) or Residential-Rural Density Small (R-RS).
  2. Fulton has a base farm track ordinance. This is zoned AE and needs to meet the minimum requirements for § 425-4-3H(2)(d)[1] of the Fulton ordinance.



3. Both lots need to meet the minimum building setback with any new property lines that are being created. Currently there is an accessory building on the parent parcel that does not appear to meet the minimum (for either lot). In addition the side yard on the north side of the proposed plat needs to meet the side yard.

§ 425-3-3C (5)(c) Building setback line:

[1] Road-yard: See § 425-3-2G (1) of this chapter;

[2] Rear-yard: 50 feet;

[3] Side-yard:

[a] Principal building: 20 feet;

[b] Accessory building: 10 feet.

If the new lot is re-zoned to R-RL, the lot coverage needs to meet the following.

§ 425-3-3C (5)(b)[6] Maximum lot cover: 20%.

4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
6. Road right of way may need to dedicated way along 51.

3. 2021 018 (Fulton Township) – Wileman (Two Lot CSM)  
**Moved** by Supervisor Potter    **Seconded** by Supervisor Davis  
**Approved with conditions** (4-0)

1. The lots will need to meet the minimum requirements of the R-RL district per § 425-3-3C.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”. The 2007 CSM (lot 3) a note says: “No building which produces wastewater allowed on Lot 3 until acceptable soil and site evaluation is received”.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

4. 2021 022 (Fulton Township) – JGP Land Development LCC (Sixty-two Lot Subdivision)  
**Moved** by Supervisor Podzilni **Seconded** by Supervisor Potter  
**Approved with conditions** (4-0)
  1. Utility easements to be located on lots as requested by utility companies.
  2. Utilities shall be installed prior to the final approval of the subdivision plat.
  3. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
  4. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. An approved Storm Water Management plan may cause changes to the final subdivision plat layout.
  5. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as established via a Covenants and Restrictions Document associated with the subdivision plat.
  6. A note shall be included on the final plat which states “Refer to recorded storm water management agreement for required facility maintenance.”
  7. The Storm Water Management Plan shall include a driveway culvert size for each lot.
  8. The developer shall be responsible for all costs to the Town of Fulton (or other entity working as the Town’s agent) associated with the review of road construction plans and on-site inspections during construction.
  9. Road construction plans shall be submitted to and approved by the Town of Fulton or another entity working as the Town’s agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
  10. Any lot with a double sided road should have a berms or landscaping along the road frontage without access.
  11. Note on Final Plat: As per the Town Zoning Ordinance, any fence in the road yard shall have at least 50% of its bulk in air space and shall not be more than four feet in height (425-3-2 J. (1)(a)[6]. Road yard is defined as “The area of a lot between the building setback line and the adjacent boundary of the road (street) upon which the lot abuts, in which building and other specified structure sites are prohibited. (A corner lot shall have two road yards.)

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

*Note: Items 1-3 are on the Agenda for Action at the Town of Fulton on April 13<sup>th</sup>  
All 3 items approved by Town of Fulton.*

**B. Action Item:** Request for consideration of fee reduction for LD 2021 022 (62 Lots)

Supervisor Podzilni moved to table a vote until the May 13, 2021 meeting to allow time for staff to research fee reductions in other counties.

**Moved** by Supervisor Podzilni    **Seconded** by Supervisor Davis

7. Community Development

Andrew Baker reported that the Housing Authority will be fully staffed after tonight's County Board meeting. Andrew also reported that Wisconsin Partnership for Housing Development has appointed a new Executive Director, Todd Mandel. Todd has been with WPHD for a number of years and has the knowledge and experience to manage the HOME and CDBG programs.

8. Economic Development

Supervisor Podzilni reported the Small Business Loan Fund sub-committee has postponed further action until more information on regulations is available from Washington.

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

A. Deputy Surveyor Position

Andrew Baker reported that Bryce Haupte resigned for a GIS position with Winnebago County in Illinois. Andrew and Brad will be meeting on the future of the Deputy Surveyor Position.

B. Memo to Towns

Chris Munz-Pritchard reported that a memo is being sent out to the towns with information on the Solar Farm Ordinance, online fillable forms for zoning and rural addressing, and that the GIS system is being updated with new servers.

11. Committee Reports

12. Adjournment at 9:45AM

**Moved** by Supervisor Podzilni      **Seconded** by Supervisor Sweeney

**Future Meeting Dates**

May 13, 2021 8:00 AM

May 27, 2021 8:00 AM



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

**INTEROFFICE MEMORANDUM**

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

**FROM:** Andrew Baker – Director

**SUBJECT:** Preliminary Approval of Land Divisions

**DATE:** May 4, 2021

**REGARDING MEETING DATE:** May 13, 2021

**Land Division Summary:**

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

1. 2021 016 (Porter Township) – Udder End Farms (One Lot CSM)
2. 2021 021 (Porter Township) – Arnold Farms (One Lot CSM)

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

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

MEMORANDUM

LD 2021 016

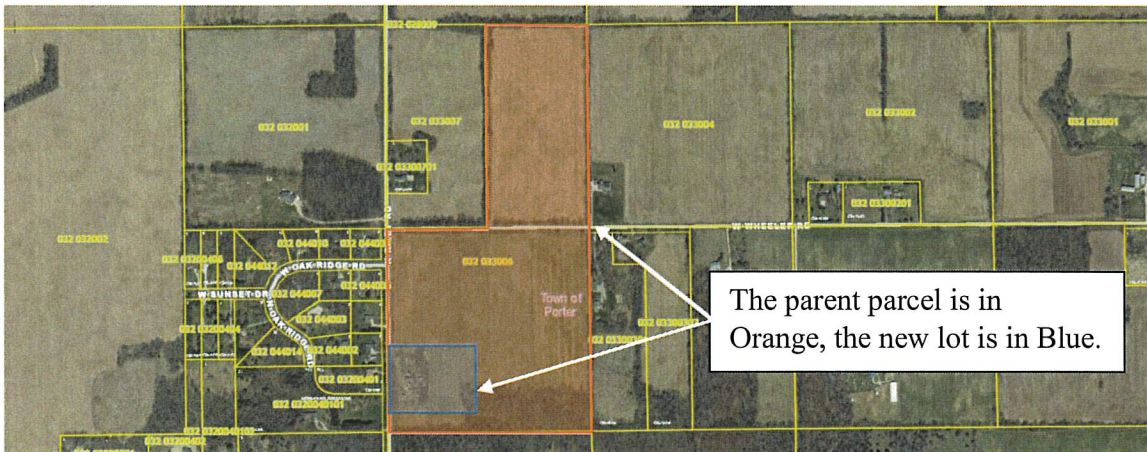
To: Udder End Farms LLC, Applicant (via Combs and Associates)  
Kelly Raymond, Porter Town Clerk  
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: April 15, 2021

| Summary of Request          |  |
|-----------------------------|--|
| <b>Requested Approvals:</b> | Minor Land Division                                      |
| <b>Location:</b>            | Tax ID: 032 033006<br>Parcel Number: 6-16-269<br>33-4-11 |
| <b>Town:</b>                | Porter   |
| <b>Zoned:</b>               | Agricultural – Exclusive (AE)                            |
| <b>Future Land Use</b>      | Agriculture, Woodlands and Scattered Residential         |

This is a minor land division, Certified Survey Map (CSM) that creates a new 5.3 acre lot (lot 1) from an existing 60.00 acre (+/-) parent parcel in the town of Porter. The purpose of the division is to separate the existing residential building.



The residence and accessory buildings appear to be in existence prior to 1950 (per GIS imagery), and the CSM meets the minimum requirements for a minor land division per Rock County ordinance.

After reviewing the Survey, staff makes the following recommendations:

1. 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, soils on the lot may be restrictive to



MEMORANDUM

LD 2021 016

the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system. (The POWTS and well information is missing from the survey).

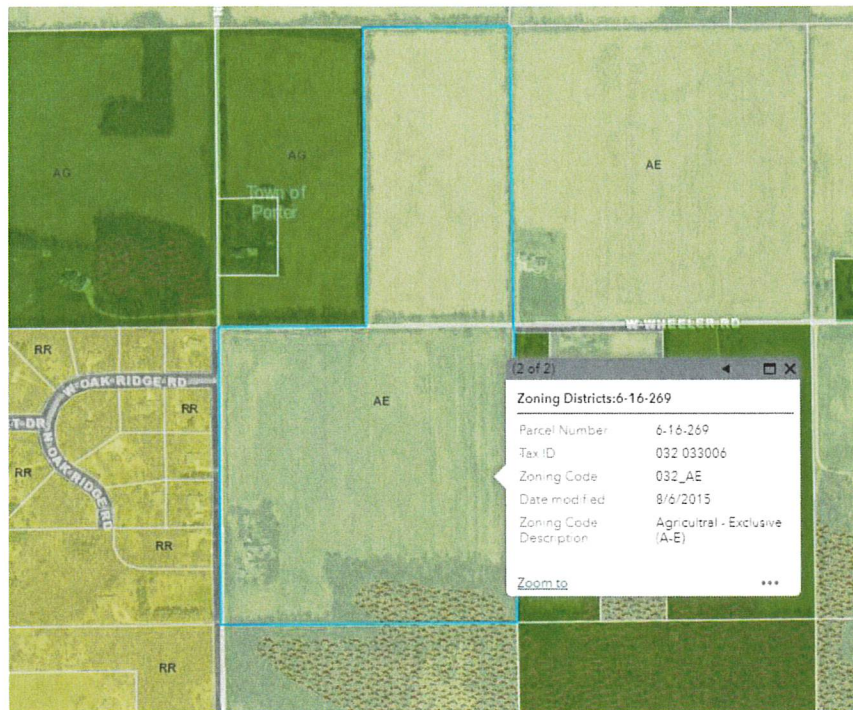
3. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the base farm track requirements.
4. Dedicate a thirty-three foot half road right-of-way along N. Riley Rd at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

| 4.112 Preliminary Land Division  |  |
|--|--|
| The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;   | Yes The preliminary CSM is showing the required information.                 |
| The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;   | Yes.   |
| The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator; | This is not showing the POWTS or Wells for the residential. Please add this. |
| The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;   | N/A  |
| A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;  | N/A  |

MEMORANDUM

LD 2021 016

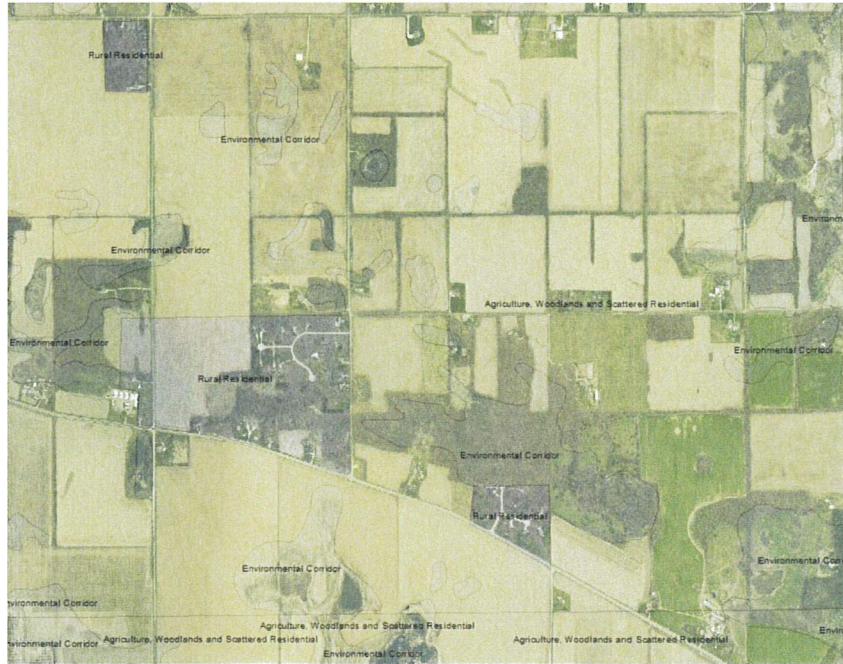
|   |     |
|---|-----|
| A preliminary concept for collecting and discharging stormwater on the land division;           | N/A |
| Topography with two (2) foot contour interval on the land division (Subdivision Plats only)     | N/A |
| A scale, north arrow, and date of creation;   | Yes |
| Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes |     |



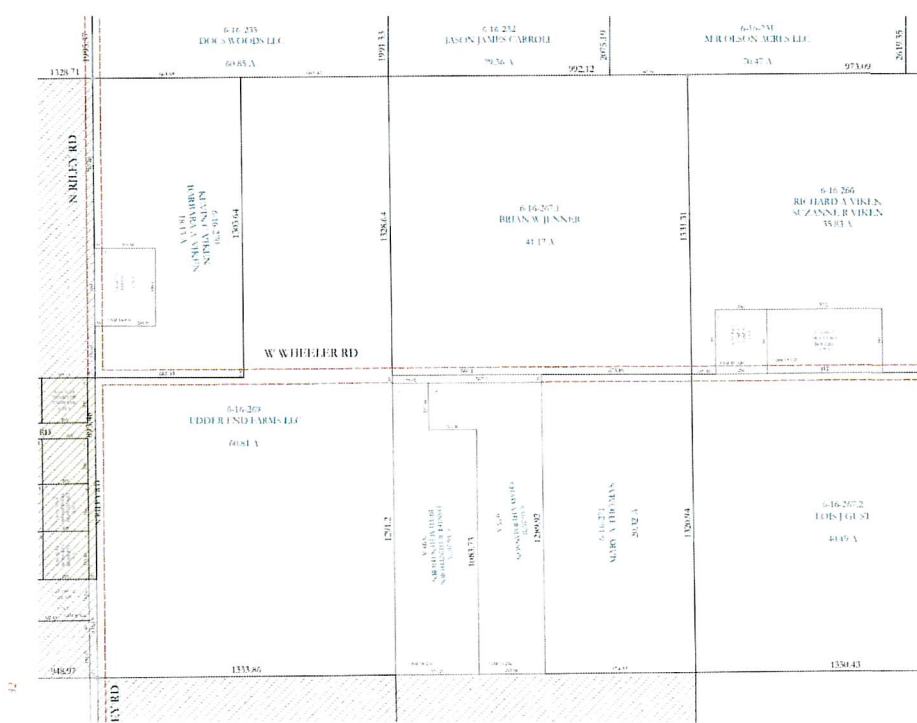


MEMORANDUM

LD 2021 016

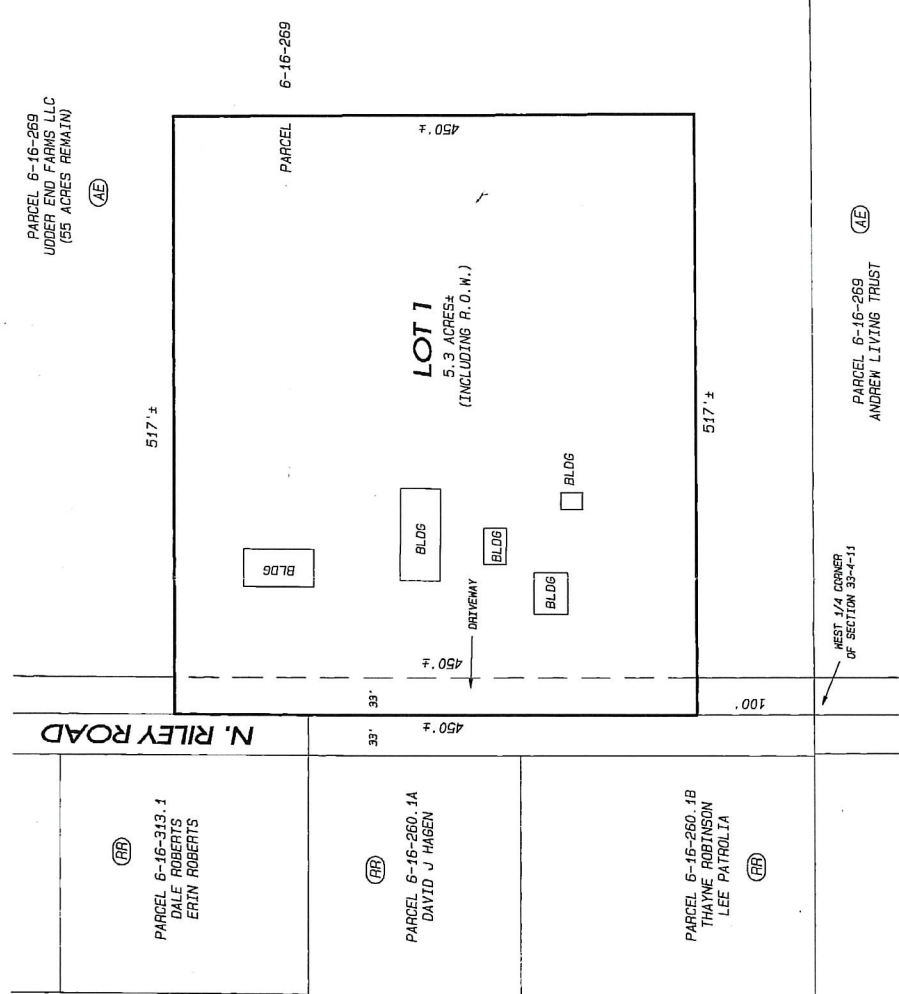


2010 Topography  
2020 Air Photo



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, T. 4., R. 11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



DATE: MARCH 10, 2021

**Crombs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Jeffersonville, WI 53549  
PHONE: 608 752-0575  
FAX: 608 752-0534  
WWW.CROMBSURVEY.COM



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

Project No. 121 - 083 For: WOLLINGER



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AGENCY USE ONLY

Application Number: LD 2021 016

Received By - Date  
(MM/DD/YYYY): 3/11/21

=====

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

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

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

|          |                     |       |            |            |    |      |       |
|----------|---------------------|-------|------------|------------|----|------|-------|
| a. Name: | UDDER END FARMS LLC |       |            | Telephone: |    |      |       |
| Address: | 9101 W. WHEELER 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: |    |      |       |
| 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.

### PROPERTY INFORMATION

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

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

10. Land division area location:

|                |                                 |
|----------------|---------------------------------|
| Town of PORTER | SW 1/4 of NW 1/4                |
| Section 33     | Tax parcel number(s) - 6-16-269 |

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

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

|   |  |  |
|---|--|--|
| 13. Landowner's contiguous property area (Square feet or acres): 60 | 14. Land division area (Square feet or acres): 5.3                   | 15. Current zoning of land division area: AE |
| 16. Number of new/additional lots created by land division: 1       | 17. Future zoning of new/additional lot(s) created by land division: | 18. Future zoning of parent lot: AE          |

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

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

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

|  |                        |
|--|------------------------|
| LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Robert J. Udder</i></u> | DATE: <u>3/11/2021</u> |
|--|------------------------|



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

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

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

## MEMORANDUM

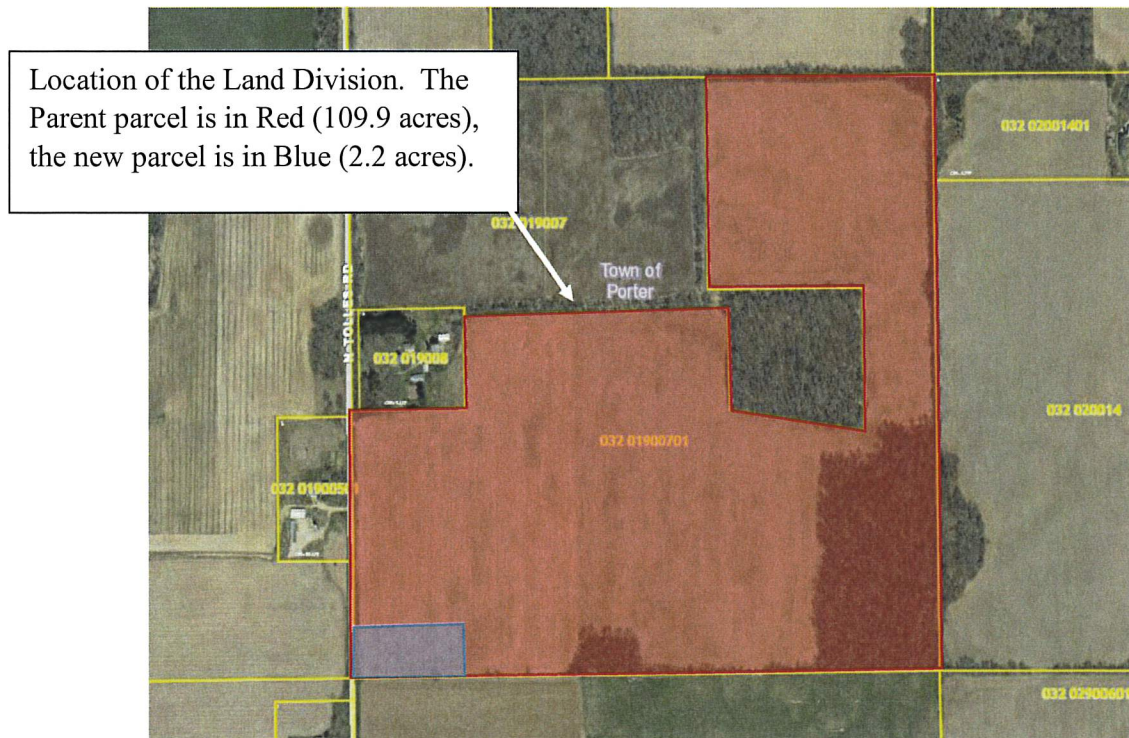
To: Arnold Farms Land Holdings LLC, Applicant (Via Combs and Associates)  
 Kelly Raymond, Porter Town Clerk  
 Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: April 15, 2021

| Summary of Request          |  |
|-----------------------------|--|
| <b>Requested Approvals:</b> | Minor Land Division (LD2021 021)                   |
| <b>Location:</b>            | Tax ID: 032 01900701<br>Parcel Number: 6-16-159.01 |
| <b>Town:</b>                | Porter   |
| <b>Zoned:</b>               | Agricultural - Exclusive (A-E)                     |
| <b>Future Land Use</b>      | Agriculture, Woodlands and Scattered Residential   |

This is a minor land division, Certified Survey Map (CSM) that creates a new 2.2 acre lot (lot 1 on CSM) from an existing 109.9 acre (+/-) parent parcel in the Town of Porter.



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

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



MEMORANDUM

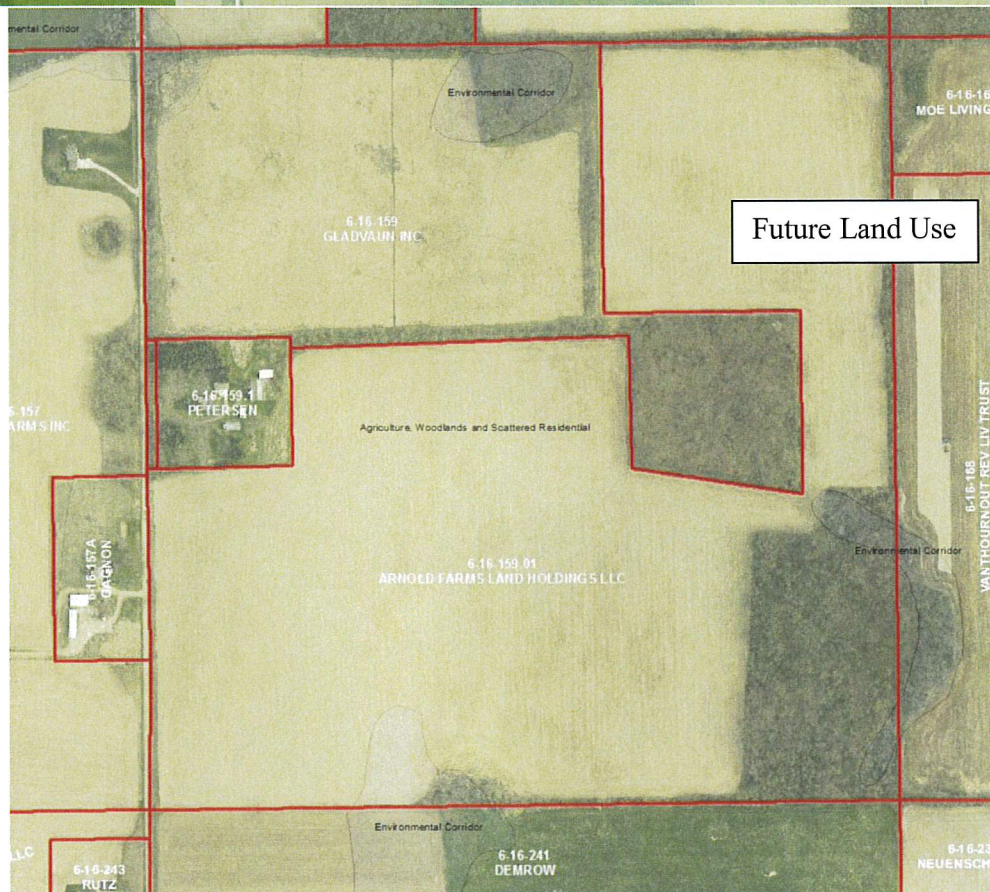
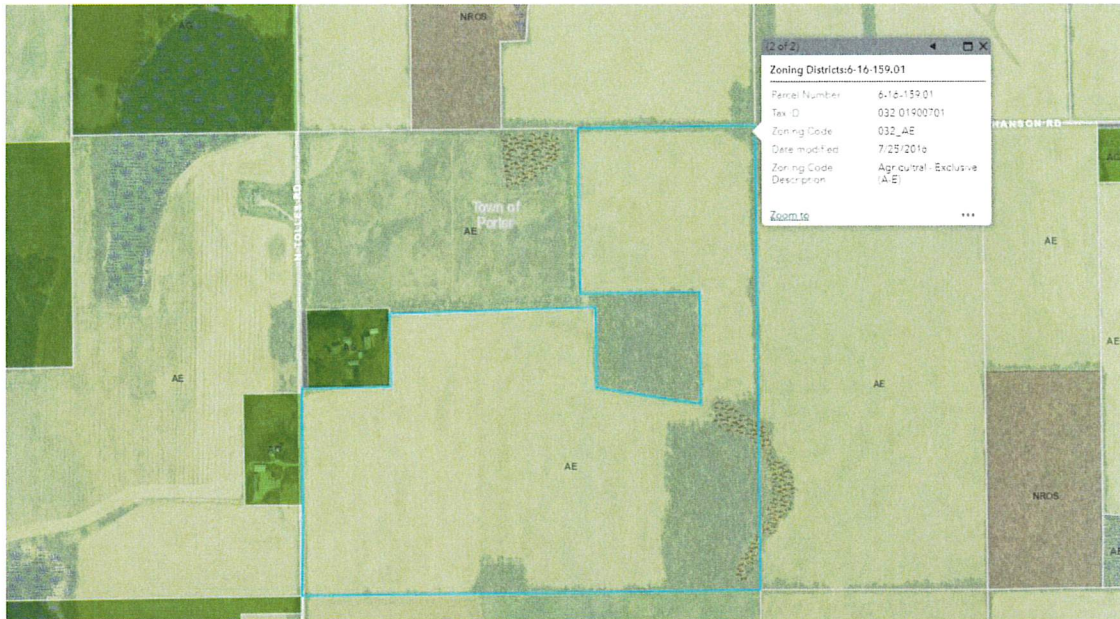
LD 2021 021

2. Note on Final CSM “No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
3. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Track requirements.
4. Dedicate a thirty-three foot half road right-of-way along N. Tolles Rd 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. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

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

MEMORANDUM

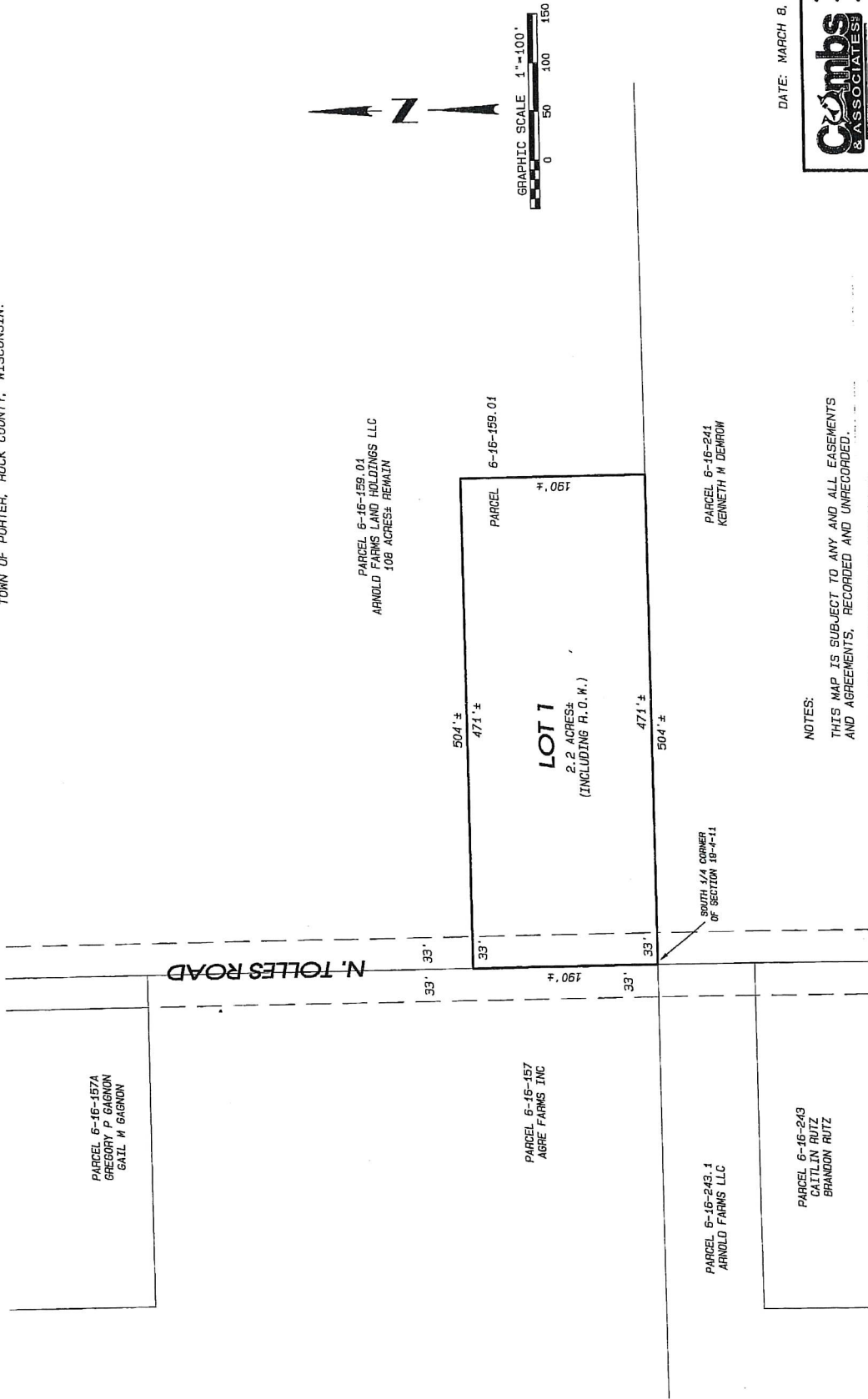
LD 2021 021





# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, T. 4N., R. 11E. OF THE 4TH P. M.,  
TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



DATE: MARCH 8, 2021

**Combs & ASSOCIATES**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Jenksville, WI 53546  
Tel: 608 752-0575  
Fax: 608 752-0534  
WWW.COMBSURV.COM

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

Project No. 121 - 064 For: ARNOLD





AGENCY USE ONLY

Application Number: LD2021-021

Received By - Date  
(MM/DD/YYYY): 03/19/2021

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

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

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No

2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No

5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: ARNOLD FARMS LAND HOLDINGS LLC Telephone: \_\_\_\_\_

Address: 8347 N TOLLES RD City: EVANSVILLE State: WI Zip: 53536

b. Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: \_\_\_\_\_

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

b. Developer name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

### PROPERTY INFORMATION

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

Correct Parcel #  
6-16-159.01

10. Land division area location: Town of PORTER SW 1/4 of SE 1/4

Section 19 Tax parcel number(s) - 6-15-459.01

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): 110

14. Land division area (Square feet or acres): 2.2

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: AG

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): \_\_\_\_\_

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

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Robert J. Combs* DATE: 3/8/2021

| APPLICATION CHECKLIST  |                                     |                                     |                   |
|--|-------------------------------------|-------------------------------------|-------------------|
|  | Yes                                 | No                                  | Comment           |
| <b>1.</b> Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>a.</b> Location of the land division area by section, township, and range:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>b.</b> Approximate location and dimension of all <b>EXISTING</b> 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"/>            |                   |
| <b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>f.</b> Distance from all <b>PROPOSED</b> 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"/>            |                   |
| <b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:   | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| (1) Buildings:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (2) Streets, alleys, and public ways:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| (3) Driveways:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (4) Rail lines:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (5) Private water wells or water supply systems:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (7) Any other public utilities:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (9) Vegetative land cover type:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | SEE AIR PHOTO     |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (11) Productive agricultural soils, cultural resources, and woodlands:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| (12) Surface water features:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (13) Drainageways:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (14) Detention or retention areas:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (15) Cemeteries:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (16) Bridges/culverts:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| (17) Rock outcroppings:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| <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"/>            | <input checked="" type="checkbox"/> | NONE              |
| <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"/>            | <input checked="" type="checkbox"/> | NONE              |
| <b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE              |
| <b>k.</b> Scale, north arrow, and date of creation:  | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| <b>l.</b> Any other information required by the Agency:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NOTHING REQUESTED |
| <b>2.</b> 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"/>            |                   |
| <b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>4.</b> Have you provided all required application form information and has the required party signed this application form?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| <b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |

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

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



**Land Division Fee Schedule Comparison**

| County         | Preliminary Base Fee | Preliminary Per Lot | Final Review Base Fee | Final Review Per Lot | Total Per Lot                   | Total Fee for Subdivision Examples<br>(No. of Lots) |             |             |
|----------------|----------------------|---------------------|-----------------------|----------------------|---------------------------------|---|-------------|-------------|
|                |                      |                     |                       |                      |                                 | Seven   | Ten         | Fifteen     |
| Dane (CSM)     |                      | \$ 265.00           |                       |                      | \$ 265.00                       | \$ 2,455.00   | \$ 3,250.00 | \$ 4,575.00 |
| Dane (Sub)     | \$ 600.00            |                     | \$ 265.00             |                      | \$ 265.00 plus 600 base fee     | \$ -  | \$ -        | \$ -        |
| Jefferson      | \$ 350.00            | 10.00               | \$ 200.00             |                      | \$ 210.00 plus \$350 base fee   | \$ 1,820.00   | \$ 2,450.00 | \$ 3,500.00 |
| Racine (Sub)   | \$ 1,000.00          | 100.00              | \$ 850.00             | 100.00               | \$ 200.00 plus \$1,850 base fee | \$ 3,250.00   | \$ 3,850.00 | \$ 4,850.00 |
| Racine (CSM)   |                      |                     | \$ 300.00             |                      | Base fee only                   | \$ -  | \$ -        | \$ -        |
| Iowa           | \$ 695.00            | 18.00               | \$ 485.00             |                      | \$ 18.00 plus \$1,180 base fee  | \$ 1,306.00   | \$ 1,360.00 | \$ 1,450.00 |
| Dodge (Sub)    | \$ 250.00            | 15.00               | \$ 150.00             | 15.00                | \$ 30.00 plus \$400 base fee    | \$ 610.00   | \$ 700.00   | \$ 850.00   |
| Dodge (CSM)    | \$ 100.00            | 15.00               |                       |                      | \$ 15.00 plus \$100 base fee    | \$ -  | \$ -        | \$ -        |
| Winnebago (IL) | \$ 300.00            | 20.00               | \$ 200.00             | 20.00                | \$ 40.00 plus \$500 base fee    | \$ 780.00   | \$ 900.00   | \$ 1,100.00 |
| Walworth (Sub) | \$ 500.00            | 50.00               |                       |                      | \$ 50.00 plus \$500 base fee    | \$ 850.00   | \$ 1,000.00 | \$ 1,250.00 |
| Walworth (CSM) |                      |                     |                       |                      | \$ 450.00 average per lot cost  | \$ -  | \$ -        | \$ -        |
| Rock           |                      | \$ 415.00           |                       | \$ 55.00             | \$ 470.00                       | \$ 3,290.00   | \$ 4,700.00 | \$ 7,050.00 |

*Item 5.B,*

**CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**

TO: Chair – Rock County Planning & Development Committee

FROM (Print Name): \_\_\_\_\_

Address (City, State, Zip) \_\_\_\_\_

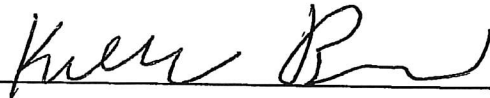
Phone \_\_\_\_\_

Date 5/3/21

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed): PLEASE RECONSIDER THE REQUEST TO SUBORDINATE. I AM IN THE PROCESS OF REFINANCING MY FIRST MORTGAGE RATE TO 3%. INCLUDED IN THE REFINANCE IS ONLY THE PAYOFF OF THE 1<sup>ST</sup> MORTGAGE HOLDER AND NORMAL CLOSING COSTS(LOAN ESTIMATE ATTACHED). BY DOING THIS, IT WILL SAVE ME \$84 PER MONTH. IT MAY NOT SEEM LIKE A LOT TO YOU, BUT AS A SINGLE MOM ON A LIMITED INCOME IT'S A BIG DEAL. PLEASE CONSIDER THIS AS IT WOULD BENEFIT OUR FAMILY.

SIGNED: \_\_\_\_\_



Return this request to:

Director – Rock County Planning, Economic and Community Development Agency

51 S. Main St. Janesville, WI 53545

Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us)

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

Item 6A

**REQUEST FOR SUBORDINATION OF ROCK COUNTY COMMUNITY DEV LOAN**

LOAN ID: 000003D1

DATE: April 27, 2021

| NAME<br>ADDRESS   | CURRENT<br>SUBORDINATION<br>REQUEST |
|---|-------------------------------------|
| Rock County's Mortgage(s)                                       | \$ 28,010.00                        |
|   | \$ -                                |
| Mortgage proposed to be refinanced<br>(including closing costs) | \$ 123,000.00                       |
| Any other preceding loans                                       | \$ -                                |
| TOTAL   | \$ 151,010.00                       |

|   |               |      |                  |
|---|---------------|------|------------------|
| <u>PROPERTY VALUE (PER APPRAISAL)</u>           | \$ 169,000.00 | 89%  | Loan To<br>Value |
| <u>TOT EST FAIR MKT (PER ROCK CTY TAX DATA)</u> | \$ 96,300.00  | 157% |                  |

PREPARER: Dana Sanwick  
 DATE: 4/27/2021  
 REVIEWER: Andrew Baker

APPROVED

DENIED

NOTES:

Recommend denial as loan to value ratio is over 80%.

*May 4, 2021 update: Loan estimate paperwork dated  
 May 3, 2021 includes a cash pay out to borrower.  
 This is also not allowed as per Policy.*

# Rock County Policies and Procedures

---

## **Loan Servicing: Subordination**

Homeowners who want to refinance an existing loan during the period of affordability must submit in writing the following information to Rock County staff:

- The reason for the subordination request;
- The names, address, and contact person(s) at the cooperating financial institution;
- The new mortgage amount that would take precedence over the Grantee's mortgage;
- Copies of estimates for any rehab/construction work being completed; and
- The current non-refundable established fee, \$100.00, to cover costs associated with the loan subordination.

Rock County will, on a case-by-case basis, consider subordination requests for owners wishing to refinance their loans. Staff may approve requests when an owner wishes to:

- Refinance an existing mortgage to obtain a reduced interest rate;
- Refinance an existing mortgage to obtain a comparable interest rate and extended payment terms so long as the loan to value ratio of the resulting first and second mortgages does not exceed 80 percent; and
- Refinance an existing mortgage as necessary to halt foreclosure proceedings by a bank or to halt tax deed proceedings by the county.

Rock County staff will submit a request to the Housing Authority (HOME loans) or the Planning and Development Committee (CDBG loans) in the case where:

- The owner wished to refinance an existing mortgage to obtain comparable interest rate and extended payment terms if the loan to value ratio including the first and second mortgages, exceeds 80 percent.

Typically, Rock County will NOT consider requests for subordinations for ANY of the following:

- Any new loan that would increase the amount of debt mortgaged against the property (unless the additional amount will be used to rehabilitate the property).
- For consolidation of consumer debt, such as credit cards, automobiles or other "cash to homeowner" transactions, or for any home equity loans other than for the sole purpose of rehabilitating one's primary residence.
- For any other type of subordination that will put the Grantee's security interest in jeopardy, unless required to halt foreclosure or tax deed proceedings.
- For any subordination where the interest rate on the new loan is 2 percent above the average local lending rate for similar type loans.

*Item 6A*





800 Madison Ave, Fort Atkinson, WI 53538

Save this Loan Estimate to compare with your Closing Disclosure.

# Loan Estimate

DATE ISSUED 5/3/2021  
APPLICANTS

PROPERTY

EST. PROP. VALUE \$169,000

LOAN TERM 30 years  
PURPOSE Refinance  
PRODUCT Fixed Rate  
LOAN TYPE  Conventional  FHA  VA   
LOAN ID # 210385863  
RATE LOCK  No  Yes, until 5/11/2021 at 5:00 PM CDT

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/24/2021 at 5:00 PM CDT

| Loan Terms   | Can this amount increase after closing? |    |
|--|---|----|
| Loan Amount  | \$123,000                               | NO |
| Interest Rate  | 3%                                      | NO |
| Monthly Principal & Interest<br><i>See Projected Payments below for your Estimated Total Monthly Payment</i> | \$518.57                                | NO |
| Prepayment Penalty   | Does the loan have these features?      |    |
| Balloon Payment  | NO                                      |    |

| Projected Payments  |                  |  |
|---|------------------|--|
| Payment Calculation   | Years 1 - 30     |  |
| Principal & Interest  |                  | \$518.57   |
| Mortgage Insurance  | +                | 0  |
| Estimated Escrow<br><i>Amount can increase over time</i>                                    | +                | 246  |
| <b>Estimated Total Monthly Payment</b>  |                  | <b>\$765</b>   |
| <b>Estimated Taxes, Insurance &amp; Assessments</b><br><i>Amount can increase over time</i> | \$246<br>a month | <b>This estimate includes</b><br><input checked="" type="checkbox"/> Property Taxes<br><input checked="" type="checkbox"/> Homeowner's Insurance<br><input type="checkbox"/> Other:<br><i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> |
|   |                  | <b>In escrow?</b><br>YES<br>YES  |

| Costs at Closing        |         |   |
|-------------------------|---------|---|
| Estimated Closing Costs | \$3,356 | Includes \$1,620 in Loan Costs + \$1,736 in Other Costs - \$0 in Lender Credits. See page 2 for details.  |
| Estimated Cash to Close | \$1,743 | Includes Closing Costs. See Calculating Cash to Close on page 2 for details.<br><input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower |

*Item 6A*

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

## Closing Cost Details

### Loan Costs

|                               |              |
|-------------------------------|--------------|
| <b>A. Origination Charges</b> | <b>\$820</b> |
| % of Loan Amount (Points)     |              |
| Origination Fee               | \$795        |
| Wire transfer fee             | \$25         |

|  |              |
|--|--------------|
| <b>B. Services You Cannot Shop For</b> | <b>\$425</b> |
| Appraisal Fee                          | \$400        |
| Flood Determination Fee                | \$13         |
| Recording Fee Total                    | \$12         |

|                                     |              |
|-------------------------------------|--------------|
| <b>C. Services You Can Shop For</b> | <b>\$375</b> |
| Title - Lender's Title Policy       | \$375        |

**D. TOTAL LOAN COSTS (A + B + C) \$1,620**

### Other Costs

|   |             |
|---|-------------|
| <b>E. Taxes and Other Government Fees</b> | <b>\$34</b> |
| Recording Fees and Other Taxes            | \$34        |
| Transfer Taxes                            |             |

|   |              |
|---|--------------|
| <b>F. Prepaids</b>                                  | <b>\$812</b> |
| Homeowner's Insurance Premium (12 months)           | \$559        |
| Mortgage Insurance Premium ( months)                |              |
| Prepaid Interest (\$10.11 per day for 25 days @ 3%) | \$253        |
| Property Taxes ( months)                            |              |

|   |              |
|---|--------------|
| <b>G. Initial Escrow Payment at Closing</b>       | <b>\$890</b> |
| Homeowner's Insurance \$46.58 per month for 2 mo. | \$93         |
| Mortgage Insurance per month for mo.              |              |
| Property Taxes per month for mo.                  |              |
| Property Taxes \$199.26 per month for 4 mo.       | \$797        |

### H. Other

**I. TOTAL OTHER COSTS (E + F + G + H) \$1,736**

|                               |                |
|-------------------------------|----------------|
| <b>J. TOTAL CLOSING COSTS</b> | <b>\$3,356</b> |
| D + I                         | \$3,356        |
| Lender Credits                |                |

### Calculating Cash to Close

|                                      |            |
|--------------------------------------|------------|
| Loan Amount                          | \$123,000  |
| Total Closing Costs (J)              | -\$3,356   |
| Estimated Total Payoffs and Payments | -\$117,901 |

**Estimated Cash to Close**  From  To Borrower **\$1,743**

|  |         |
|--|---------|
| Estimated Closing Costs Financed<br>(Paid from your Loan Amount) | \$3,356 |
|--|---------|

*Item 6A*



## Additional Information About This Loan

LENDER  
 NMLS/\_\_\_ License ID 405028  
 LOAN OFFICER  
 NMLS/\_\_\_ License ID 410740  
 EMAIL  
 PHONE

MORTGAGE BROKER  
 NMLS/\_\_\_ License ID  
 LOAN OFFICER  
 NMLS/\_\_\_ License ID  
 EMAIL  
 PHONE

### Comparisons

Use these measures to compare this loan with other loans.

|                                 |          |  |
|---------------------------------|----------|--|
| In 5 Years                      | \$32,987 | Total you will have paid in principal, interest, mortgage insurance, and loan costs.                   |
|                                 | \$13,645 | Principal you will have paid off.  |
| Annual Percentage Rate (APR)    | 3.069%   | Your costs over the loan term expressed as a rate. This is not your interest rate.                     |
| Total Interest Percentage (TIP) | 51.983%  | The total amount of interest that you will pay over the loan term as a percentage of your loan amount. |

### Other Considerations

|                                    |   |
|------------------------------------|---|
| <b>Appraisal</b>                   | We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.  |
| <b>Assumption</b>                  | If you sell or transfer this property to another person, we<br><input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms.<br><input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.               |
| <b>Homeowner's Insurance</b>       | This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.   |
| <b>Late Payment</b>                | If your payment is more than 15 days late, we will charge a fee of 5% of the monthly principal and interest payment   |
| <b>Loan Acceptance</b>             | You do not have to accept this loan because you have received this form or signed a loan application.   |
| <b>Liability after Foreclosure</b> | Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information. |
| <b>Refinance</b>                   | Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.  |
| <b>Servicing</b>                   | We intend<br><input type="checkbox"/> to service your loan. If so, you will make your payments to us.<br><input checked="" type="checkbox"/> to transfer servicing of your loan.  |

*Item 6A*

# ROCK READY INDEX

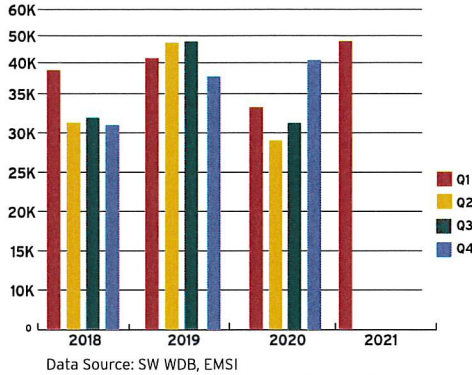


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

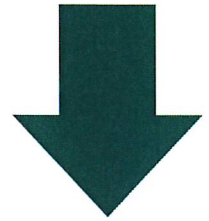
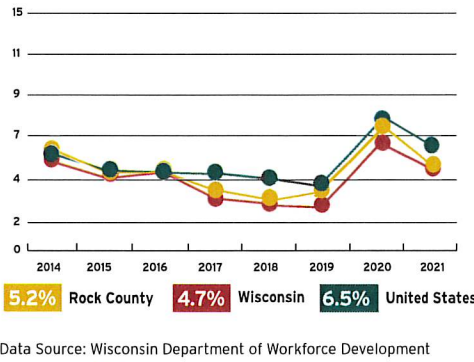
Q1 2021

## Workforce

### Job Posting Activities



### Annual Unemployment

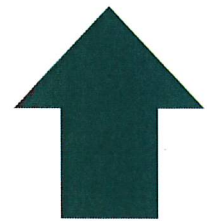
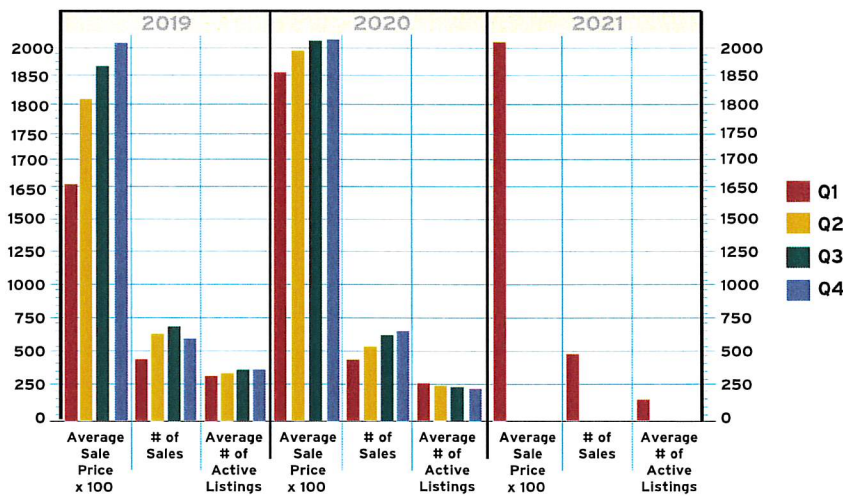


**After an Elevated Year, Rates Decline**

### Optimal Time for the Job or Career Change

## Real Estate

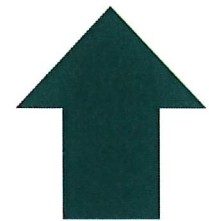
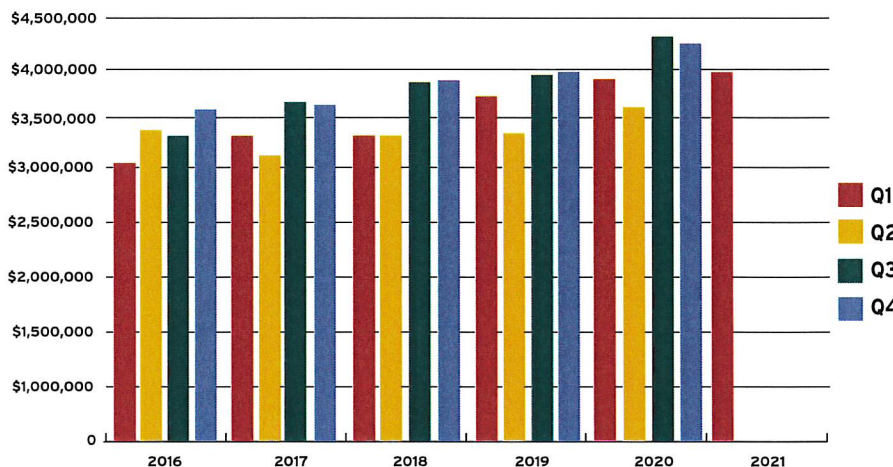
### Residential Market Activity



**Another Q1 Pricing Record**

## Sales Activity

### Rock County Sales & Use Tax Collections



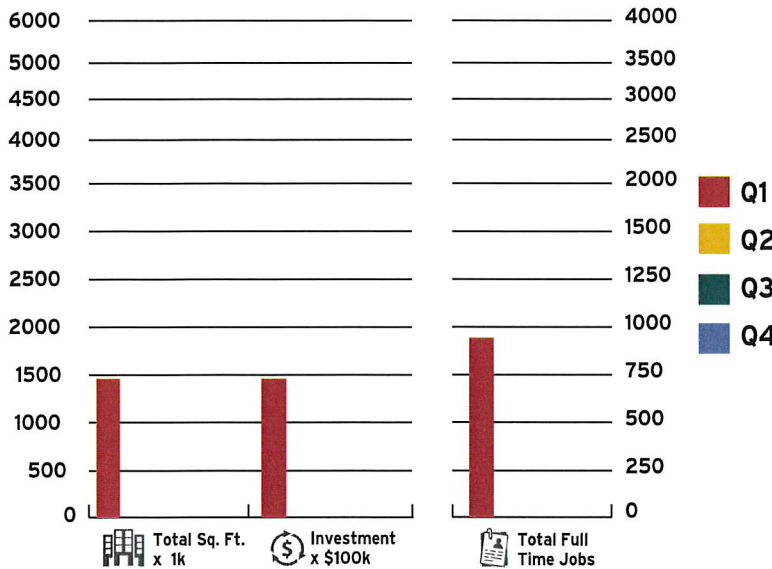
**A Record-Setting Start for 2021**

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



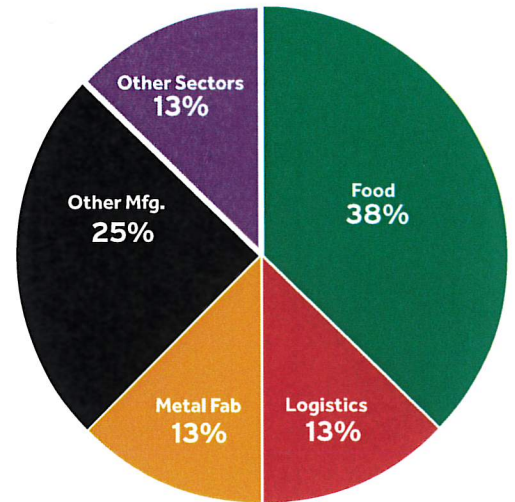
## Economic Development Pipeline

### Real Estate, Investment & Employment Impacts



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

### Industry Sectors



### Pent-Up Demand Sparks Development Activities

## Project Profile



Zilber Property Group (ZPG) announced that it is adding 356,000 SF to its Janesville industrial portfolio.

Construction is scheduled to begin soon, and Q3/Q4 2021 is the targeted market delivery date.

Various value-added, manufacturing and warehousing elements will be incorporated into the building profiles to facilitate flexibility - as well as appeal from certain

industries. Both properties will be located in the City's Beloit Ave. Industrial Corridor.

"Janesville is a business-friendly community, with active economic development agencies, and we look forward to working with both to make these projects a success," stated John Kersey, Executive Vice President, Zilber Ltd.

ZPG, which is headquartered in Milwaukee, is the trade name which Zilber Ltd. markets

its commercial real estate activities. With the addition of this pair of 178,000 SF buildings, ZPG's total real estate holdings in Rock County will be more than one million square feet.

The City of Janesville facilitated this development by providing a Tax Increment Financing (TIF) package.



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

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

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

COUNTY BOARD STAFF  
COMMITTEE  
INITIATED BY



RICHARD GREENLEE  
DRAFTED BY

MARCH 25, 2021  
DATE DRAFTED

COUNTY BOARD STAFF  
COMMITTEE  
SUBMITTED BY

**AUTHORIZING CREATION OF AN AD HOC COMMITTEE FOR  
REDISTRICTING OF SUPERVISORY DISTRICTS**

1 WHEREAS, Section 59.10 of the Wisconsin Statutes requires the creation of County Board  
2 Supervisory Districts based on the 2020 census of population; and

3  
4 WHEREAS, it will be necessary to analyze census data from all geographic areas of the County  
5 in order to recommend the appropriate redistricting of supervisory districts.

6  
7 NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors, in session  
8 this \_\_\_\_ day of \_\_\_\_\_, 2021, that they hereby direct the County Board Chair to appoint a nine (9)  
9 member Ad Hoc Redistricting Committee consisting of four (4) County Board Supervisors and five (5)  
10 members at large charged with the responsibility of preparing the tentative redistricting plan of  
11 supervisory districts for the County.

12  
13 BE IT FURTHER RESOLVED that the County Board Chair appoint a five-member technical  
14 support group charged with the responsibility of assisting the Ad Hoc Redistricting Committee in their  
15 duties.

16  
17 BE IT FURTHER RESOLVED that the Ad Hoc Redistricting Committee is directed to  
18 recommend a preliminary redistricting plan for the County's supervisory districts to the County Board.

19  
20 BE IT FURTHER RESOLVED that the Ad Hoc Redistricting Committee and the technical  
21 support group be available for consultation with the County Board until final action has taken place  
22 establishing the 2021 County Board Supervisory District Ordinance.

Respectfully submitted:

COUNTY BOARD STAFF COMMITTEE

\_\_\_\_\_  
Wes Davis, Chair

\_\_\_\_\_  
Rich Bostwick, Vice Chair

\_\_\_\_\_  
Tom Brien

\_\_\_\_\_  
Kevin Leavy

\_\_\_\_\_  
Lou Peer

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Alan Sweeney

\_\_\_\_\_  
Bob Yeomans

\_\_\_\_\_  
Mary Beaver

AUTHORIZING APPOINTMENT OF AN AD HOC COMMITTEE FOR  
REDISTRICTING OF SUPERVISORY DISTRICTS

Page 2

PLANNING & DEVELOPMENT COMMITTEE

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

\_\_\_\_\_  
Wayne Gustina, Vice-Chair

\_\_\_\_\_  
J. Russell Podzilni

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

\_\_\_\_\_  
Robert Potter

LEGAL NOTE:

The County Board is authorized to take this action pursuant to sections 59.10 and 59.51, Wis. Stats. as well as Rule IV-C of the County Board Rules.

/s/Richard Greenlee

Richard Greenlee  
Corporation Counsel

FISCAL NOTE:

Per County Board Rule IV-C, County Board Supervisors who are members of additional special, single purpose or ad hoc committees are eligible for per meeting allowances and mileage reimbursement. Citizen members of such committees shall be eligible for mileage reimbursement only.

/s/Sherry Oja

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended

/s/Josh Smith

Josh Smith  
County Administrator

ROCK COUNTY

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

04/29/2021

| Account Number                             | Account Name | PO#      | Check Date | Vendor Name | Description                   | Inv/Enc Amt  |
|--|--------------|----------|------------|-------------|-------------------------------|--------------|
| 10-1720-0000-63103                         | Legal Forms  | P2100721 | 04/15/2021 | US BANK     | FORMS COPY PAPER ASSESSOR ENV | 80.15        |
| <b>Real Property Descripton PROG TOTAL</b> |              |          |            |             |                               | <b>80.15</b> |

I have reviewed the preceding payments in the total amount of **\$80.15**

Date: \_\_\_\_\_ Dept Head \_\_\_\_\_  
Committee Chair \_\_\_\_\_

P & D 5/13/2021

COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF APRIL 2021

| Account Number                                | Account Name    | PO#      | Check Date | Vendor Name           | Description                    | Inv/Enc Amt   |
|---|-----------------|----------|------------|-----------------------|--------------------------------|---------------|
| 64-6400-0000-63100                            | Office&Misc Exp | P2100296 | 04/22/2021 | US BANK               | OFFICE SUPPLIES                | 28.80         |
| <b>Planning PROG TOTAL</b>                    |                 |          |            |                       |                                | <b>28.80</b>  |
| 64-6451-0000-64904                            | Sundry Expense  | P2100292 | 04/01/2021 | LANGE ENTERPRISES INC | 911/ADDRESS SIGN               | 46.59         |
| <b>Address Signs PROG TOTAL</b>               |                 |          |            |                       |                                | <b>46.59</b>  |
| 64-6470-0000-63110                            | Admin Expense   | P2100295 | 04/15/2021 | RSM US LLP            | ACCTG SERVICES AND ADMIN EXPEN | 519.75        |
|   |                 | P2100296 | 04/22/2021 | US BANK               | BILL.COM & QUICKBOOKS          | 103.91        |
| <b>Small Business Loan Program PROG TOTAL</b> |                 |          |            |                       |                                | <b>623.66</b> |
| 64-6730-0000-62420                            | Mach/Equip R&M  | P2100296 | 04/22/2021 | US BANK               | PRISM POLE TRIPOD & BATTERY    | 168.70        |
| <b>Surveyor PROG TOTAL</b>                    |                 |          |            |                       |                                | <b>168.70</b> |

I have reviewed the preceding payments in the total amount of **\$867.75**

Date: Dept Head \_\_\_\_\_

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