

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



**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, OCTOBER 28, 2021 – 8:00 A.M.  
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5<sup>th</sup> Floor)  
AND VIA ZOOM  
CALL: 1-312-626-6799  
MEETING ID: 881 8732 3672  
PASSCODE: 026865**

Join Zoom Meeting

<https://us02web.zoom.us/j/88187323672?pwd=QytiYTRjUGp2NVhON0laa0FZbmNMZz09>

Meeting ID: 881 8732 3672

Passcode: 026865

One tap mobile

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Dial by your location

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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, October 27, 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, OCTOBER 28, 2021 – 8:00 A.M.**  
**ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5<sup>th</sup> Floor)**  
**AND VIA ZOOM**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held October 14, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
  - A. **Action Item** Land Divisions:
    1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)
    2. 2021 062 (Porter Township) – Crull (3 Lot CSM)
    3. 2021 064 (Johnstown Township) – Weberpal (1 Lot CSM)
6. Community Development
7. Economic Development
  - A. Information Item: Q3 2021 Rock Ready Index
8. Corporate Planning
9. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
10. Director's Report
  - A. 2022 Recommended Budget Review/Questions
11. Committee Reports
12. Adjournment

**Future Meeting Dates**  
November 11, 2021



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

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, October 14, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Russ Podzilni, Wayne Gustina. Supervisors present via Zoom: Wes Davis, Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator).

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Steve Godding (Planner III), Michelle Schultz (Real Property Lister).

Others present via ZOOM: Tim Kienbaum (Town of Beloit), Frank McKern (Batterman).

1. Call to Order  
Roll Call
2. Adoption of Agenda with Amendment  
Strike 5A6 from agenda; town did not have quorum.

**Moved** by Supervisor Gustina    **Seconded** by Supervisor Podzilni  
**Approved** (5-0)

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held September 23, 2021 at 8:00 am

**Moved** by Supervisor Davis    **Seconded** by Supervisor Potter  
**Approved** (5-0)

4. Citizen Participation, Communications and Announcements
5. Code Enforcement

A. **Action Item** Land Divisions:

- 2021 053 (Beloit Township) – Majeed (7 Lot Subdivision)

**Moved with revised conditions** by Supervisor Gustina  
**Seconded** by Supervisor Podzilni  
**Approved** (5-0)

**Recommendation:**

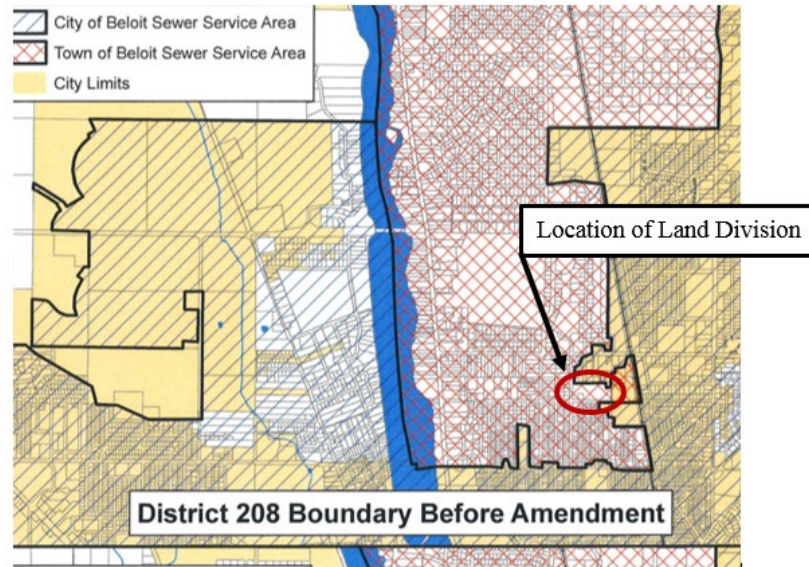
**Staff recommends approval of this major land division # LD 2021 53 in the Town of Beloit with the following conditions:**

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

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

Recommending lots 1-5 meet the minimum requirements of the R-1 Single-Family Residential zoning district of the Town of Beloit, however final approval of zoning change is at the discretion of the Town.

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



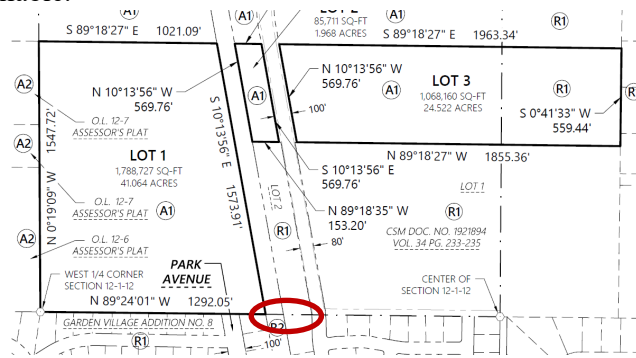
3. Utility easements to be located on lots as requested by utility companies.
  - a. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.
4. Utilities shall be installed prior to the final approval of the subdivision plat. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
5. Storm Water Management & Construction Site Erosion Control fall under the Town of Beloit zoning ordinance Chapter 7. The Town may require permits prior to the start of any clearing and grubbing activity.
6. This falls into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit.
7. Site improvements may be necessary at the intersections to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements may be considered by the Town of Beloit as part of the review process.
8. 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.

2. 2021 055 (Beloit Township) – Wieland and Frey (3 Lot CSM)

**Moved with conditions** by Supervisor Gustina  
**Seconded** by Supervisor Potter  
**Approved (5-0)**

**The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the Survey, staff is recommending approval subject to the following conditions:**

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



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

6. Construction Site Erosion Control Permit may be required as per Town Ordinance prior to the start of any clearing and grubbing activity.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

**Noted: Currently this is being approved as a minor land division. If any additional splits occur to the North within five years the requirements of a Major Land Division (Sub-division) may apply as described further below.**

3. 2021 056 (Janesville Township) – Klipstine (1 Lot CSM)

**Moved with conditions** by Supervisor Potter  
**Seconded** by Supervisor Gustina  
**Approved** (5-0)

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

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

4. 2021 058 (Rock Township) – Lewis (1 Lot CSM)

**Moved with conditions** by Supervisor Gustina  
**Seconded** by Supervisor Podzilni  
**Approved** (5-0)

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

1. The new lot does not meet the minimum requirements of the A-1 FP zoning district and should be re-zoned to A-3 zoning district. The re-zoning needs to meet the minimum requirements for 4.3 A-1 FP (6) *Rezoning Land Out of A-1 Farmland Preservation District*. The list can be found at the bottom of this report.
  2. Dedicate a thirty-three foot half road right-of-way along W Mineral Pt Rd at the discretion of the Town.
  3. Utility easements to be located on lots as requested by utility companies.
  4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
  5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
5. 2021 065 (Harmony Township) – McWilliam (1 Lot CSM)

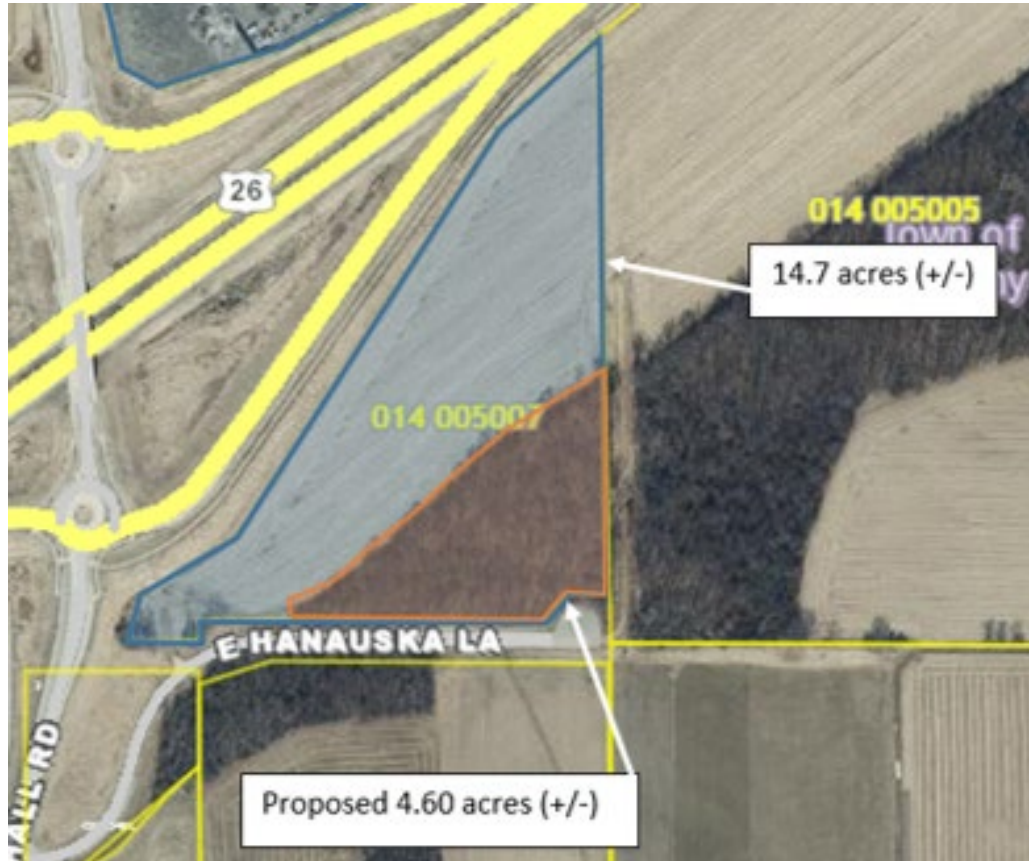
**Moved with conditions** by Supervisor Gustina  
**Seconded** by Supervisor Potter  
**Approved** (5-0)

**Recommendations:**

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

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





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

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

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

3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
5. This falls into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Milton.



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

6. ~~2021-067 (Bradford Township) — Green Valley Farms (1 Lot CSM)~~
7. 2021-068 (Avon Township) – Stoddard (1 Lot CSM)

**Moved with conditions** by Supervisor Gustina  
**Seconded** by Supervisor Potter  
**Approved** (5-0)

**Recommendations:**

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

1. Note on Final CSM: Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.
2. Dedicate a thirty-three foot half road right-of-way at the discretion of the Town.
3. Meet the minimum zoning requirements for that district.

4. Utility easements to be located on lots as requested by utility companies.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

6. Community Development
7. Economic Development
8. Corporate Planning
9. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
10. Director's Report
11. Committee Reports
12. Adjournment at 8:50AM

**Moved** by Supervisor Gustina    **Seconded** by Supervisor Podzilni

**Future Meeting Dates**

October 28, 2021  
November 11, 2021



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

**INTEROFFICE MEMORANDUM**

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

**FROM:** Andrew Baker, Director

**SUBJECT:** Preliminary Approval of Land Divisions

**DATE:** October 19, 2021

**REGARDING MEETING DATE:** October 28th, 2021

**Land Division Summary:**

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

1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)
2. 2021 062 (Porter Township) – Crull (3 Lot CSM)
3. 2021 064 (Johnstown Township) – Weberpal (1 Lot CSM)

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

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

MEMORANDUM

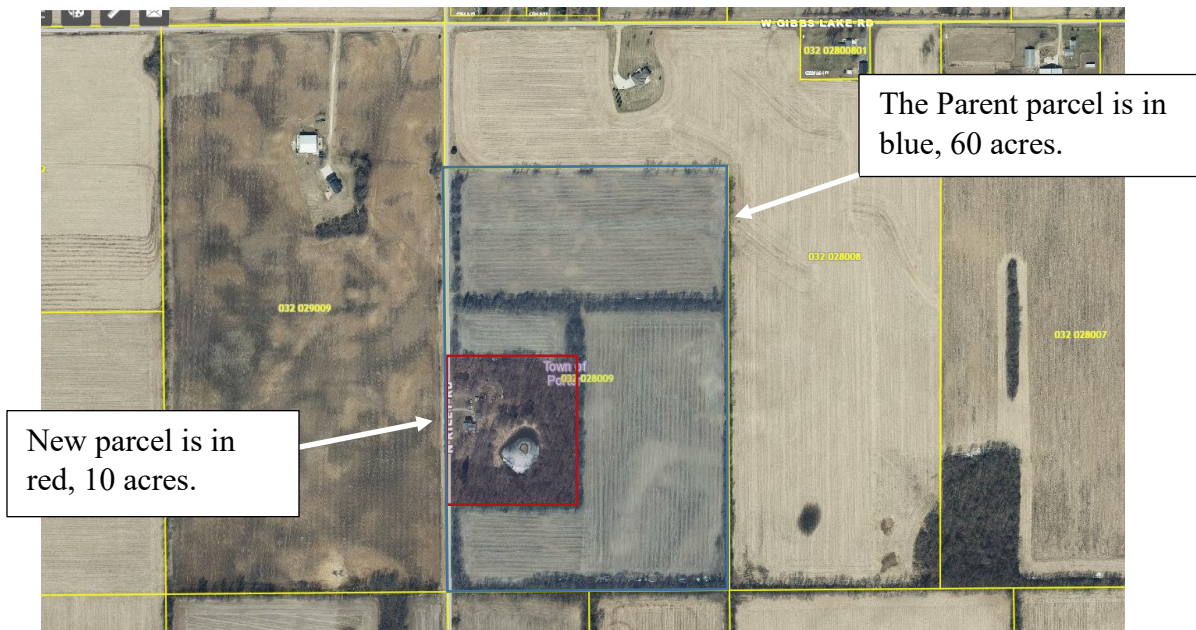
To: Michelle Benedict, Applicant  
Kelly Raymond, Porter, Town Clerk  
Andrew Baker, Planning Director, Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: October 19, 2021

Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division (LD2021 059)
<b>Location:</b>	Tax ID: 032 028009 Parcel Number: 6-16-233 7122 N Riley RD, Evansville WI 53536-8312
<b>Town:</b>	Porter
<b>Zoned:</b>	Agricultural - Exclusive (A-E)
<b>Future Land Use</b>	Agriculture, Woodlands and Scattered Residential & Environmental Corridor

The proposed minor land division is located in the Town of Porter. The proposed Certified Survey Map (CSM) is making two lots out of an existing 60 acres (+/-). The new lot will have 10 acres (+/-), and the original parcel will be left with 50 acres (+/-).



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

## MEMORANDUM

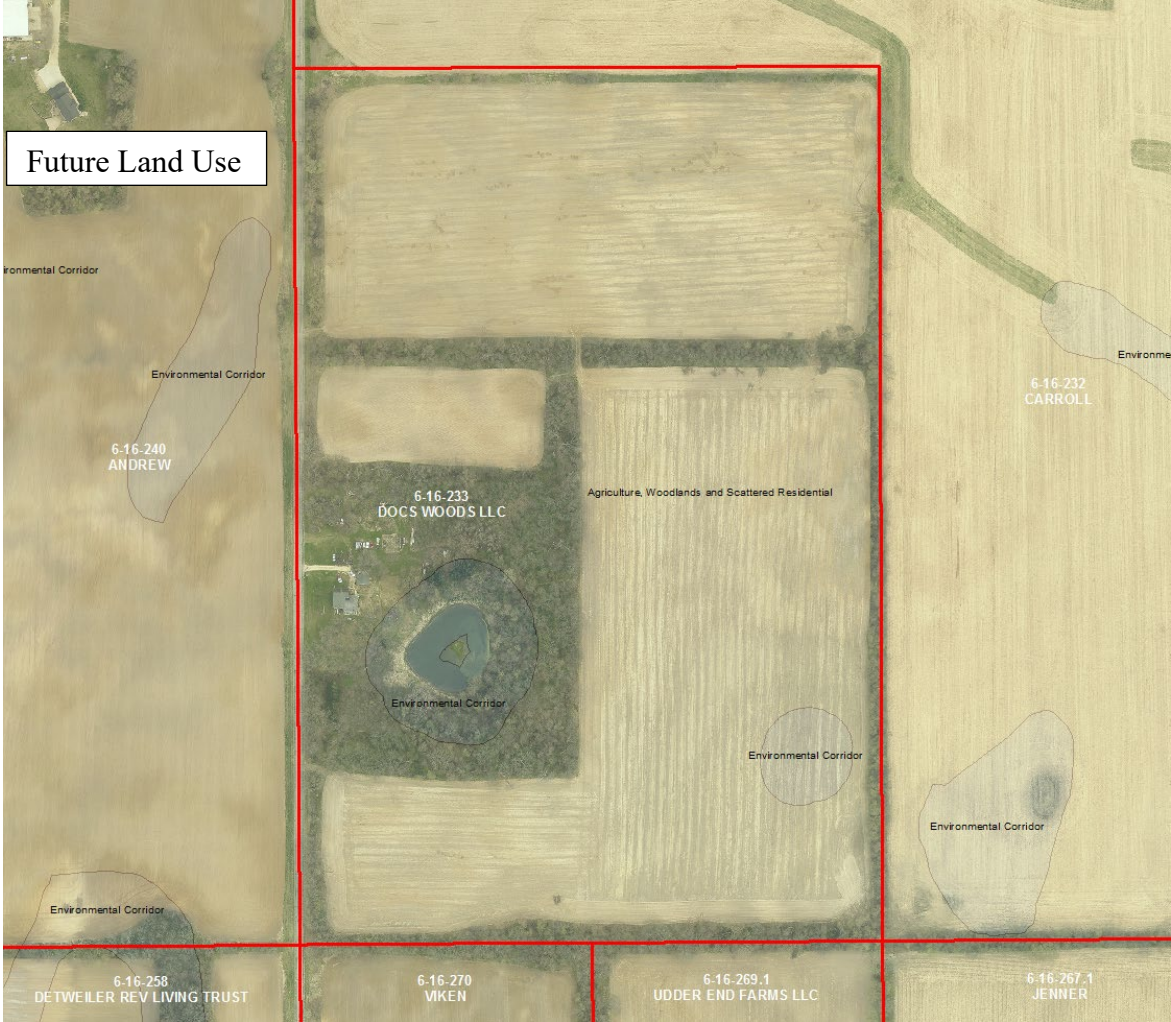
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Track requirements.
3. Dedicate a thirty-three foot half road right-of-way along the road at the discretion of the Town.
4. Utility easements to be located on lots as requested by utility companies.
5. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval



MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Yes 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;	The survey is missing, POWTS and well location.
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	

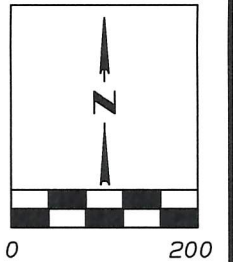
MEMORANDUM





# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF OF THE SW 1/4 OF SECTION 18, T.4N., R.11E.  
OF THE 4TH P.M. PORTER TOWNSHIP, ROCK COUNTY, WISCONSIN.



N RILEY ROAD

KENNETH ANDREW  
6-16-240  
ZONED: AE

JASON CARROLL  
6-16-232  
ZONED: AE

605' ±

### LOT 1

10.0 ACRES  
ZONED: AE

DOC WOODS, LLC  
6-16-233

EXISTING  
BUILDING

725' ±

725' ±

605' ±

SW SECTION CORNER  
SECTION 28-4-11

RAYMOND DETWEILER  
REVOCABLE TRUST  
6-16-258  
ZONED: AG

KEVIN VIKEN  
6-16-270  
ZONED: AG

UDDER END FARMS, LLC  
6-16-269.1  
ZONED: AE

BRIAN JENNER  
6-16-267.1  
ZONED: AE



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RECEIVED

AUG 27 2021



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 059

Received By - Date (MM/DD/YYYY): 08/27/2021

# PRELIMINARY LAND DIVISION APPLICATION FORM

## PROPOSED LAND DIVISION CLASSIFICATION:

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

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

## APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Michelle Benedict			Telephone:	608-335-0325		
Address:	108 Arbury Court	City:	Cottage Grove	State:	WI	Zip:	53527
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

## PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line  
 Creating a 10 Acre lot for future buildings.  
Include an explanation of the proposal along with any other considerations not covered by the application form.

10. Land division area location:

Town of Porter	SW 1/4 of SW 1/4
Section 28	Tax parcel number(s) - 6-16-233

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): 10 Acres

14. Land division area (Square feet or acres): 10 Acres

15. Current zoning of land division area: AE

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

17. Future zoning of new/additional lot(s) created by land division: 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): Fall 2021

22. Public improvement construction will begin on (mm/dd/yyyy): Fall 2021

## 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: B M Comd DATE: 8-24-21

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(12)</b> Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(13)</b> Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(14)</b> Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(15)</b> Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(16)</b> Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(17)</b> Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>i.</b> Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<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

MEMORANDUM

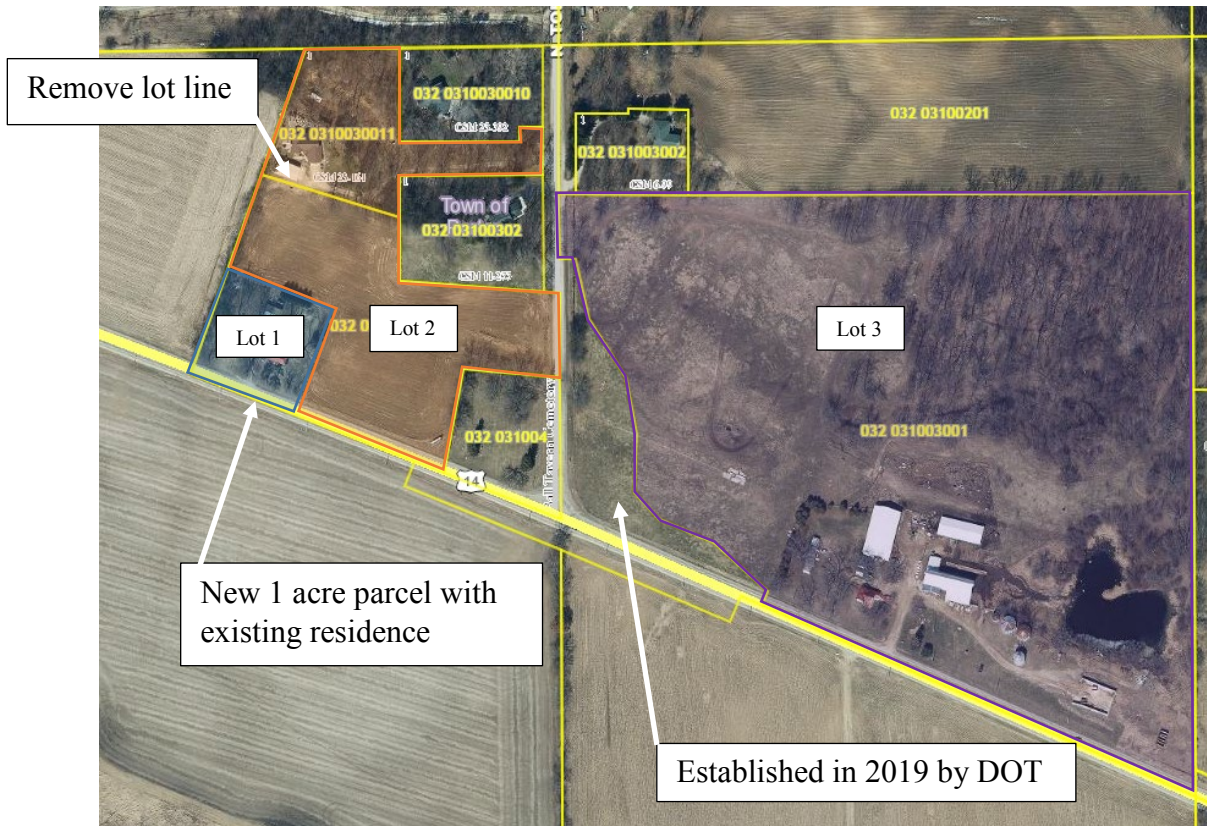
To: Planning and Development Committee  
 Kelly Raymond, Porter, Town Clerk  
 Andrew Baker, Planning Director, Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: September 17, 2021

Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division (LD 2021 062)
<b>Location:</b>	Tax ID: 032 031003001 Parcel Number: 6-16-252A Tax ID: 032 0310030011 Parcel Number: 6-16-252A.2
<b>Town:</b>	Porter
<b>Zoned:</b>	Agricultural - Exclusive (A-E) & Residential-Rural Density (R-R)
<b>Future Land Use</b>	Agriculture, Woodlands and Scattered Residential & Environmental Corridor

The proposed minor land division is located in the Town of Porter. The proposed Certified Survey Map (CSM) is creating 3 lots out of an existing 35 acres (+/-). The new lot will separating a residence from an existing 5.87 acre (+/-) parcel (Lot 1) leaving the residence with 1 acre. The remained 4.87 acre will be added to the adjacent lot located to the north (Lot 2). Lot 3 is separated from the other two lots by Tolles Rd.



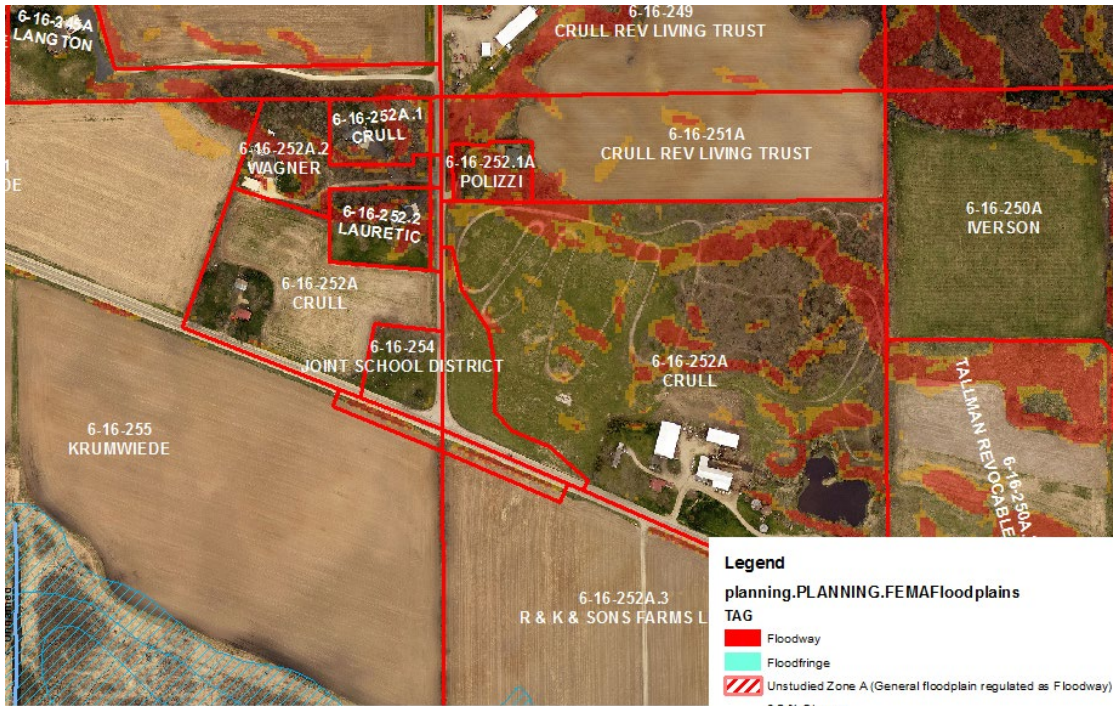
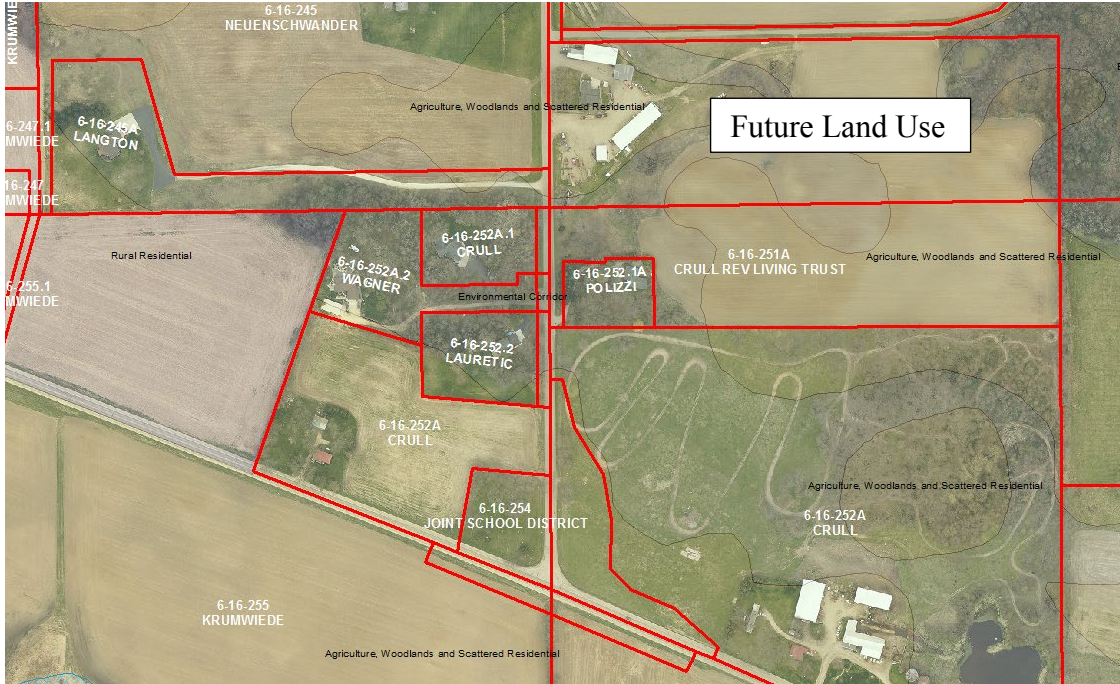


MEMORANDUM

5. Note on Final CSM: “Lot 1, Lot 2 & Lot 3 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. 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;	The survey is missing, POWTS and well location.  Easements are missing.
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	

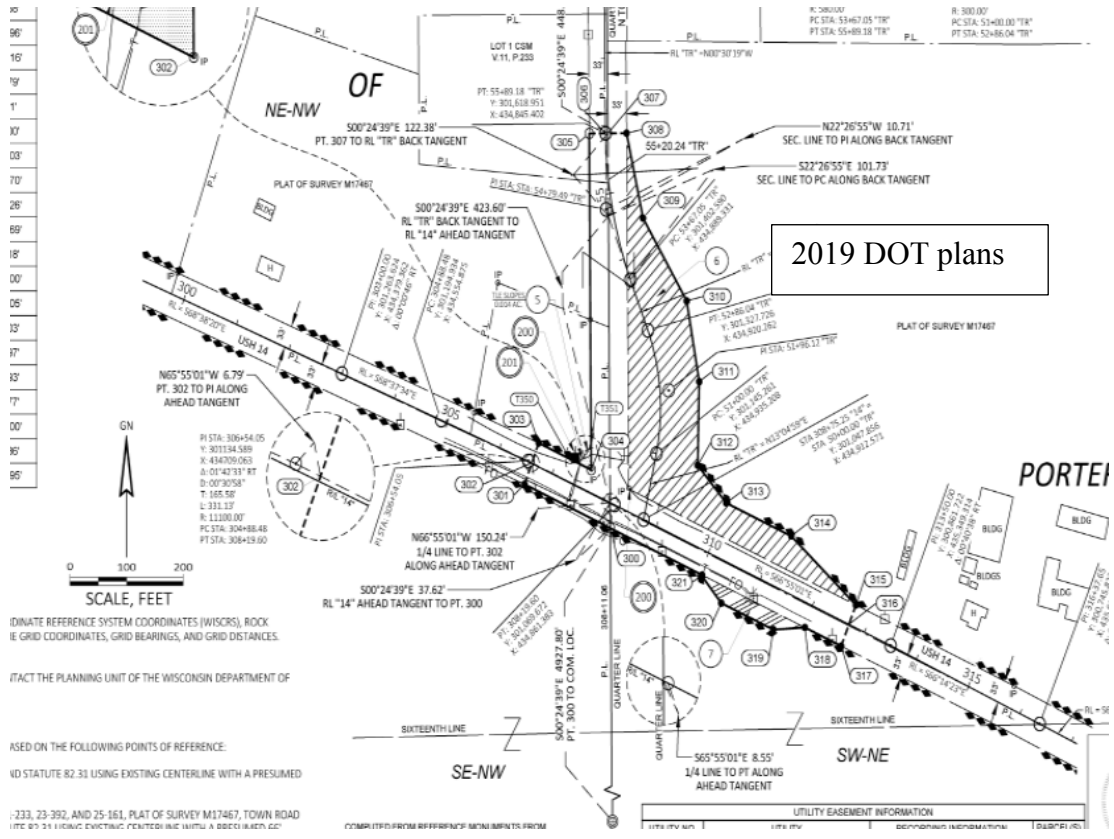
# MEMORANDUM



2010 Topography  
2020 Air Photo



# MEMORANDUM



96'  
15'  
19'  
17'  
03'  
70'  
26'  
69'  
18'  
00'  
06'  
33'  
17'  
00'  
07'  
05'

ODINATE REFERENCE SYSTEM COORDINATES (WISCONS), ROCK  
IE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES.

FACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF

ASED ON THE FOLLOWING POINTS OF REFERENCE:

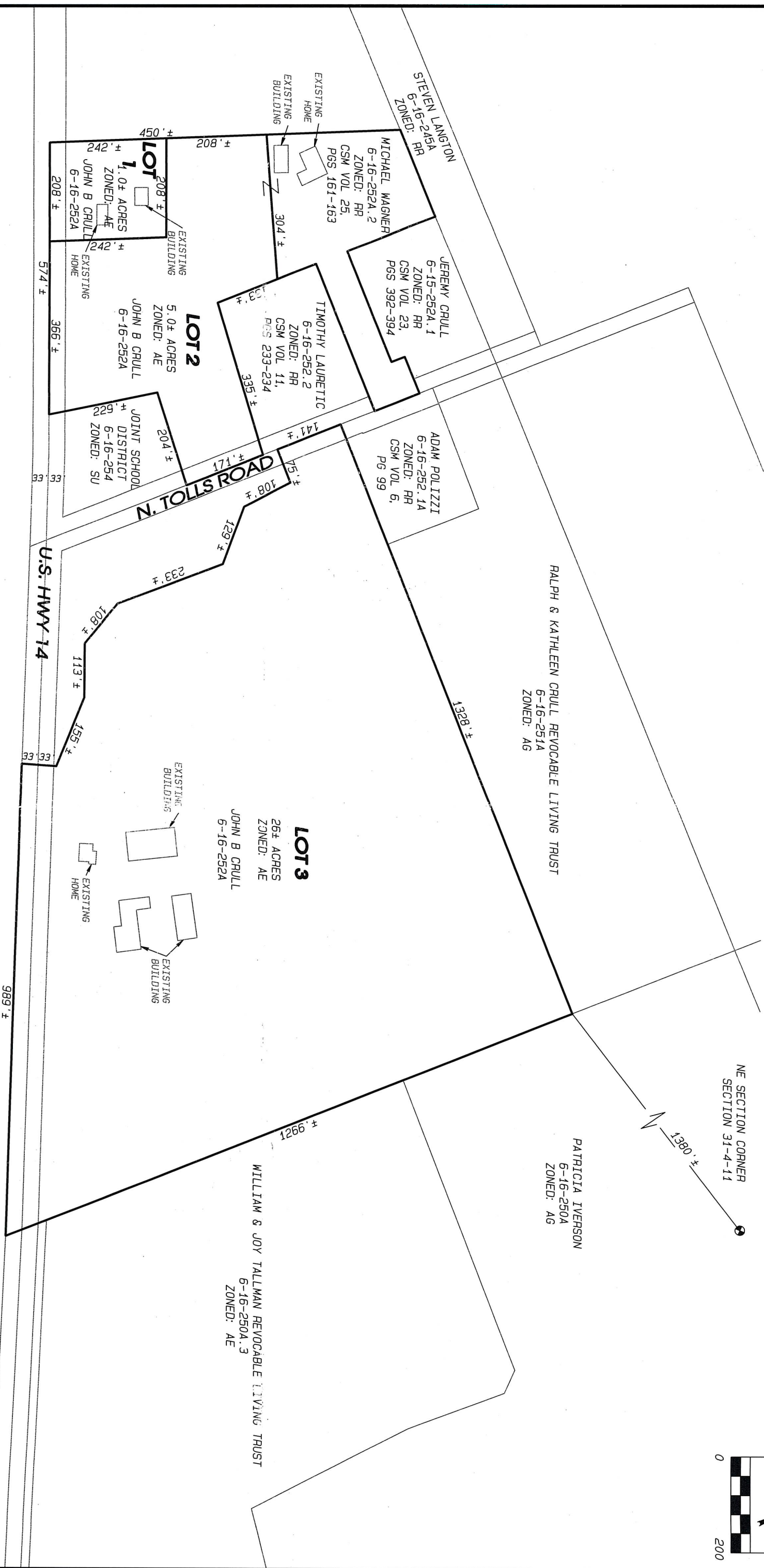
VD STATUTE 82.33 USING EXISTING CENTERLINE WITH A PRESUMED

: 233, 23-392, AND 25-161, PLAT OF SURVEY M17467, TOWN ROAD  
ITE 25 21 HAVING EXISTING CENTERLINE WITH A PRESUMED CD

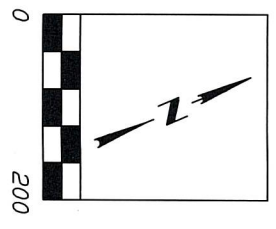


# PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 31, T.4N., R.11E OF THE 4TH PM.,  
PORTER TOWNSHIP, ROCK COUNTY, WISCONSIN.



NE SECTION CORNER  
SECTION 31-4-11



**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

SEP 13 2021



AGENCY USE ONLY

Application Number: LD 2021 062

Received By - Date  
(MM/DD/YYYY): \_\_\_\_\_

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

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

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

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOHN B. CRULL			Telephone:	608-359-6660		
Address:	12000 W. US HWY 14	City:	EVANSVILLE	State:	WI	Zip:	53536
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

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

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

### PROPERTY INFORMATION

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

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	1/4 of	1/4
	Section 31	Tax parcel number(s) - 6-16-252A & 6-16-252A.2	

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 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): <u>36 ± ACRES</u>	14. Land division area (Square feet or acres): <u>36 ± ACRES</u>	15. Current zoning of land division area: <u>AE</u>
16. Number of new/additional lots created by land division: <u>1</u>	17. Future zoning of new/additional lot(s) created by land division: <u>RR &amp; AG</u>	18. Future zoning of parent lot:

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>John B. Crull</i></u>	DATE: <u>06/20/2021</u>
--	-------------------------

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(12)</b> Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(13)</b> Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(14)</b> Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(15)</b> Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(16)</b> Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(17)</b> Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>i.</b> Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<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"/>	

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

MEMORANDUM

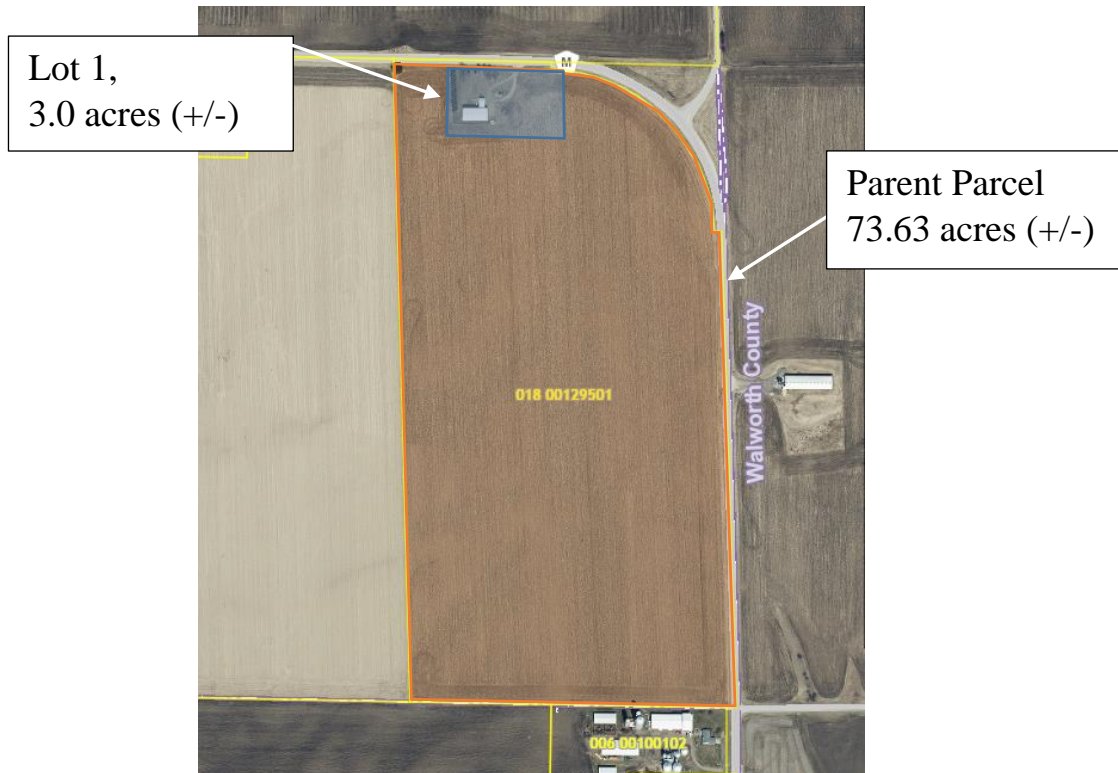
To: Planning and Development Committee  
Mary Mawhinney – Clerk – Town of Johnstown  
Andrew Baker – Planning Director – Rock County

From: Chris Munz-Pritchard – Senior Planner – Rock County

Date: September 29, 2021

Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division #LD 2021 064
<b>Location:</b>	Tax ID: 018 00129501 Parcel Number: 6-9-295A
<b>Town:</b>	Johnstown
<b>Zoned:</b>	Exclusive Agricultural District One (A-1)
<b>Future Land Use:</b>	Agricultural

The proposed minor land division is located in the Town of Johnstown. The proposed Certified Survey Map (CSM) is making 2 lots out of an existing 78.153 acres (+/-). The smaller lot will be sectioning off the farm building and have 3 acres (+/-). The parent parcel will be left with 75.153 acres (+/-).



The current zoning is A-1. The proposed lot 1 does not meet the minimum requirements of the A-1 zoning.

## MEMORANDUM

### **Recommendation**

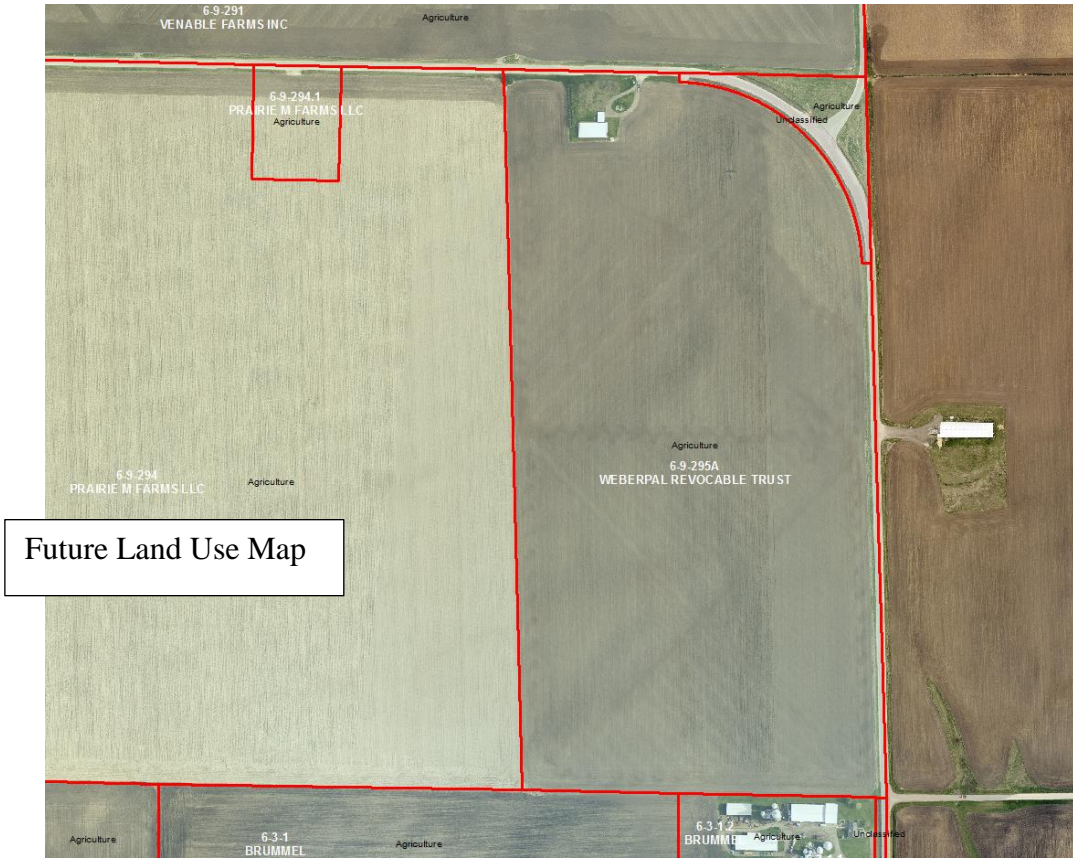
Staff recommends approval of minor Land Division # LD 2021 064 with the following conditions:

1. The Agricultural District (A-1) in the town of Johnstown zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning.

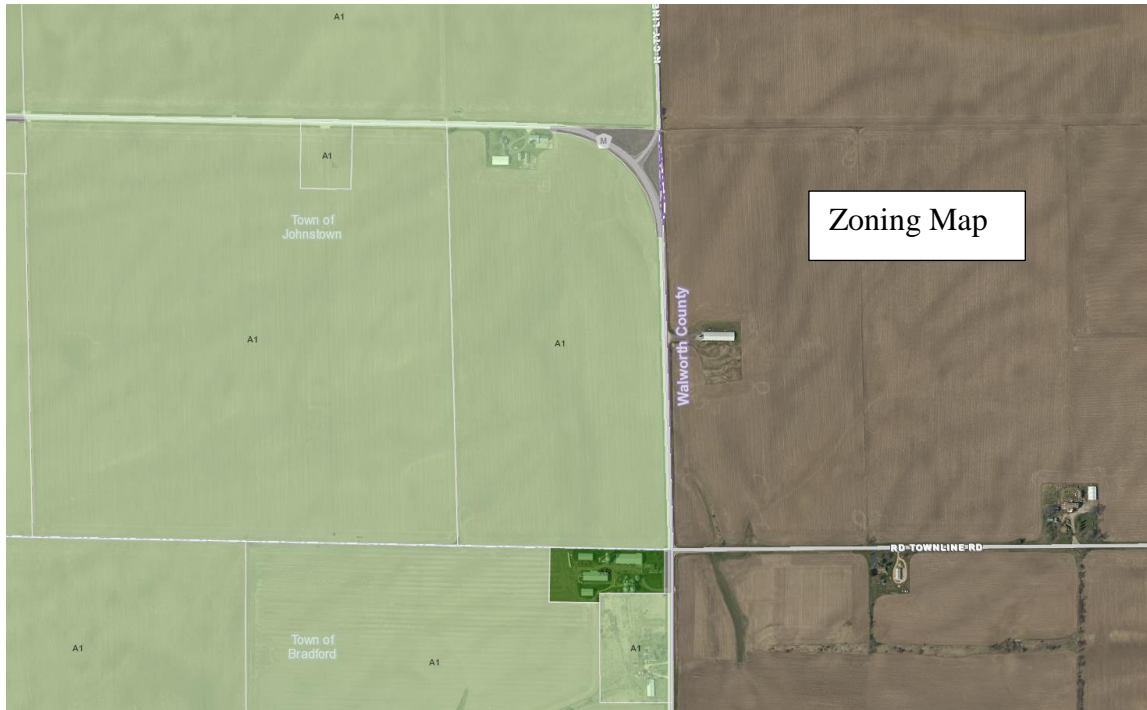
Per 4.3 A-1 (3) C): Farm dwellings and related farm structures existing as of September 29, 1982, may be separated from the farm plot provided that no parcel thus created shall exceed five (5) acres or be less than three (3) acres. The remaining portion of the original parcel shall conform to the standards of this district, and the new parcel shall conform to the standards of the A-3 district.

2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Dedicate a thirty-three foot half road right-of-way along adjacent roads at the discretion of the Town.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

MEMORANDUM



Future Land Use Map



Zoning Map

Agricultural District Three (A-3)

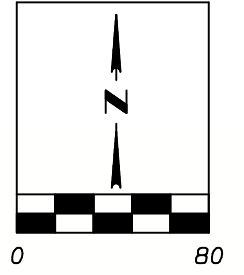
MEMORANDUM

Requirements for Permitted and Conditional Uses

- (A) Maximum Building Height.....35 Feet Residential Structures  
No maximum on other structures.
- (B) Minimum Side Yard:  
Principal Buildings.....20 Feet on each side  
Accessory Buildings.....10 Feet on each side
- (C) Minimum Front Yard Setback.....50 Feet
- (D) Minimum Rear Yard Setback.....50 Feet
- (E) Minimum Lot Area.....3 acres
- (F) Animals per acre. . . . .1 animal unit per acre  
Additional animals per acre will require a Conditional Use Permit.
- (G) All front yard setbacks are to also refer to Section 9.1 of this Ordinance for setbacks on Arterial, Collector, and Local roads.
- (H) Minimum lot width on Public Road.....100 Feet
- (I) Minimum Residential Building Width .....24 Feet
- (J) Minimum Residential Building Size.....per subsection 4.3(18)

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 36, T.3N., R.14E. OF THE 4TH P.M.  
JOHNSTOWN TOWNSHIP, ROCK COUNTY, WISCONSIN.



VENABLE FARMS INC  
6-9-291  
ZONED: A-1

E. COUNTY ROAD "M"

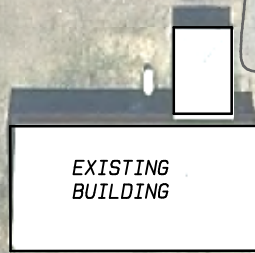
"DEDICATED TO THE PUBLIC"  
436' ±

E 1/4 CORNER  
SECTION 36-3-14

650' ±

PRAIRIE M FARMS  
6-9-294  
ZONED: A-1

303' ±



EXISTING  
BUILDING

LOT 1

3.0± ACRES  
ZONED: A-1

RONALD WEBERPAL  
6-9-295A

295' ±

436' ±

RONALD WEBERPAL  
6-9-295A  
ZONED: A-1



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



RECEIVED

SEP 13 2021



ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 064

Received By - Date  
(MM/DD/YYYY): \_\_\_\_\_

# PRELIMINARY LAND DIVISION APPLICATION FORM

## PROPOSED LAND DIVISION CLASSIFICATION:

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

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

## APPLICANT INFORMATION

### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Ron & Wendi Weberpal			Telephone:	608-289-4995		
Address:	11713 E CTH M	City:	Avalon	State:	WI	Zip:	53505
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

## PROPERTY INFORMATION

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

CREATING LOT 1 AND REZONING TO A3 FROM EXISTING AGRICULTURAL PARCEL (A1).

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

10. Land division area location:	Town of JOHNSTOWN Section 36	NE 1/4 of SE 1/4 Tax parcel number(s) - 6-9-295A
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, identify: City(s)/Village of _____	
12. Land division area is located adjacent to (check all that apply): <input type="checkbox"/> Local/Town road <input checked="" type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway		
13. Landowner's contiguous property area (Square feet or acres): 3.0	14. Land division area (Square feet or acres): 3.0	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: A3	18. Future zoning of parent lot: A1
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions: _____		
20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system		
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE	22. Public improvement construction will begin on (mm/dd/yyyy): _____	

## APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Ry M Al* DATE: 8-31-21

## 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 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"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>LOT 1</b>
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TREES
<b>(12)</b> Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(13)</b> Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(14)</b> Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(15)</b> Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(16)</b> Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(17)</b> 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"/>	<b>NONE</b>
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" 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