

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JANUARY 24, 2019 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday January 10, 2019 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit - Wistrom, Parcel 6-8-123.02, 3276 N. Crystal Springs Rd., Janesville Township
 - B. **Action Item:** Approve, Approve with Conditions or Deny Shoreland Conditional Use Permit – Wistrom, Parcel 6-8-123.02, 3276 N. Crystal Springs Rd., Janesville Township
 - C. **Action Item:** Approve, Approve with Conditions or Deny Land Division:
 - 2018 078 (Milton Township) - Longhenry
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
 - C. Information Item: Semi – Annual Report for Attendance at Conferences/Conventions exceeding \$1,000 per event, per employee over the past six (6) months.

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

7. Committee Reports

8. Directors Report

A. Blackhawk Tech Intern

B. Mallwood Estates Association Property Dues

10. Adjournment

Future Meetings/Work Sessions

February 14, 2019 (8:00 am)

February 28, 2019 (8:00 am)

March 14, 2019 (8:00 am)

March 28, 2019 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2019 001 – Chris Wistrom

DATE: January 15th, 2019

Summary:

The Rock County P&D Staff has received a request from Chris Wistrom for a Shoreland Conditional Use Permit for filling and grading activities associated with the rehabilitation and enhancement of a previously impounded pond. The proposal includes dredging the pond area and replacing the outlet control structure within the earthen berm that creates the impoundment. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the River). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance. The project also includes impact to wetlands within the Shoreland District, therefore is subject to the standards of the Shoreland-Wetland District section of the Ordinance (4.203)

The property (which includes the owner's residence) is located in part of the NW ¼ of the SE ¼ of Section 14, Janesville Township, Parcel 6-8-123.02, at 3276 N. Crystal Springs Rd., Janesville, WI.

Please see the applicant's narrative and associated documents in the packet for a complete summary of the proposed project.

Applicable Ordinance Standards:

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

This proposed project is unique because, due to the associated wetlands on site, the Ordinance standards of the Shoreland-Wetland District also apply. This District has very specific Permitted Uses, which are included in the agenda packet. Some of the Permitted Uses require an actual permit and others do not. All the allowed uses in the Shoreland-Wetland District require simply a Staff decision unless the project consists of filling and/or grading, which requires a Committee approved Conditional Use Permit as part of the overall approval of the project. In processing a request like this, we must first determine if the proposal constitutes a Permitted

Use in the Shoreland-Wetland District. If the proposal is affirmed as a Permitted Use, the next step is to apply the Conditional Use Permit standards for the associated filling and grading activity.

In review of the Shoreland-Wetland permitted uses, it appears that Section 4.203(4)(C)3. are the only standards for a permitted use that could be interpreted in a manner to allow this project to proceed. Specifically, 4.203(4)(C)3.(c) provides one of three applicable "tests" that must be affirmed before any project may be allowed under this permitted use. The ordinance reads:

"(c) Ditching, excavating, dredging, or dike and dam construction in public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, and fish hatcheries is allowed only for the purpose of improving wildlife habitat and to otherwise enhance wetland values."

If the project can be considered associated with one of the referenced land uses, the phrase "is allowed only for the purpose of improving wildlife habitat and to otherwise enhance wetland values" is a key provision that must also be met. In this project, the applicant proposes to expand an existing pond, both in depth (up to eight feet) and lateral extent by dredging up to 9,000 cubic yards of material. While it can be assumed some of this material has been deposited into the pond because of erosion, it is Staff's determination that this project goes beyond restoration of prior conditions and will be removing native material. By doing so, areas that are currently classified as wetland will be converted to an artificial open water feature. It is not uncommon to create open water features when conducting a wetland restoration project, but those features are typically only a few feet deep with very gradual side slopes. These features are described as wetland scrapes and are designed to mimic shallow depressions often found in natural wetland areas. Overall, the proposed plan does not meet those design standards, therefore it is difficult to conclude the pond dredging project alone will "enhance wetland values." However, the landowner does propose to restore other wetland areas at the perimeter of the pond through the removal of invasive species and revegetation with natives. Therefore, the project as a whole may result in a final landscape that is an overall improvement for habitat and wetland values if completed and maintained according to an approved plan.

Based on the original plan and other documentation provided, Staff determined that the proposal does not constitute a permitted use in the Shoreland-Wetland District. However, in order to keep the process moving with the goal to complete the project (if approved) during the winter months in frozen conditions, the applicant specifically requested that the Public Hearing and Action by the Committee be put on the January 24th agenda. A meeting was held with the applicant and his consultant on January 11, 2019 to discuss the project and determine whether a plan modification was necessary to meet ordinance standards or if more detailed plans would relay the intent/scope of the project more effectively. As with any complex project like this, details are absolutely necessary to avoid miscommunication between Staff, the applicant and, in this case, a third party contractor, in order to ensure that the post construction landscape is consistent with Ordinance standards. Additional information was provided on the morning of January 15th, the date that agenda packets must be completed. The additional information provides much more detail for the planned project, an explanation by the applicant as to how the project is meets the Ordinance standards and also additional documentation of how and when the impoundment was constructed and modified in the past. Much of the information is provided in the packet for review by the Committee prior to the meeting and other documentation will be provided at the meeting.

Recommendation(s) or Action(s):

After an initial review of the additional information provided, Staff has determined that the application as a whole has improved and it serves as a better basis to provide a recommendation to the Committee (possibly with recommended conditions of approval). However, considering the pending deadline to submit the agenda packet, Staff does not have enough time to complete a thorough review and provide a complete recommendation to be included here.

A complete review and recommendation will be provide to the Committee at the meeting or sent to members in advance as time allows. In addition to the Shoreland-Wetland Zoning Standards described above (and included in the packet), Staff will review the project based on the Conditional Use Permit Standards (Section 4.214(3)(C)) and evaluate the effect of the proposed use upon:

1. *The maintenance of safe and healthful conditions.*
2. *The prevention and control of water pollution including sedimentation.*
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.*

4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.*
5. *The location of the site with respect to existing or future access roads.*
6. *The need of the proposed use in a shoreland location.*
7. *Its compatibility with uses on adjacent land.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred;*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.*

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

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



AGENCY USE ONLY	
Application Number:	CVP2019001
Received By - Date (MM/DD/YYYY):	1/7/19
Date of Hearing:	1/24/19
Permit Fee:	600.00

Rock County Shoreland Conditional Use Permit Application

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

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE							
Name:	Chris Wistrom				Telephone:	727-433-4696	
Address:	3276 N. Crystal Springs Road	City:	Janesville	State:	WI	Zip:	53545
AGENT (i.e. Builder, Contractor, etc)							
Name:	Jeff Kraemer - Heartland Ecological Group, Inc.				Telephone:	608-433-9864	
Address:	506 Springdale St.	City:	Mt. Horeb	State:	WI	Zip:	53572
Identify the individual that will serve as the primary contact: <input type="checkbox"/> LANDOWNER <input checked="" type="checkbox"/> AGENT							

PROPERTY INFORMATION

Sub-division name:	FRL Sec. 14	Not applicable <input type="checkbox"/>	Lot number:	3	Not applicable <input type="checkbox"/>
Property location:	Town of Janesville	1/4 of SE 1/4		Tax parcel number (s) - 6-8-123.02	
	Section 14				
Road/Street name (with address if applicable):	3276 N Crystal Springs Road	Property size (Square feet or acres):	9.31	Property dimensions (Feet):	743 x 675
Property is within/contains a (check all that apply):					
<input checked="" type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> None					
Property is adjacent to (check all that apply):					
<input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					

APPLICATION SITE PLAN REQUIREMENTS

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

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

6

APPLICANT STATEMENT AND SIGNATURE

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

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

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

LANDOWNER OR AGENT SIGNATURE:  DATE: 1/7/19

AGENCY REVIEW

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

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

- Floodplain Floodway Floodfringe Shoreland Wetland None

Shoreland Zoning Impervious Surface Standard
 Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan.
 Does not apply

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

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

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

- Approve Approve with conditions Deny

AGENCY SIGNATURE: _____

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

DATE: _____

7

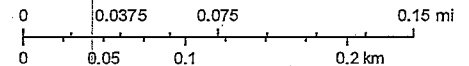
Wistrom Property



January 7, 2019

Parcels	Floodway	Open water
countywide_10_foot_contours	Deep water lake	River
countywide_5_foot_contours	Emergent/wet meadow	Scrub/shrub
0.2 % Chance of Flooding	Filled/draind wetland	Upland
Unstudied General Floodplain	Flats/unvegetated wet soil	
Floodfringe	Forested	

1:3,023



(C) This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(D) This ordinance may establish standards to regulate matters that are not regulated in NR 115, but that further the purposes of shoreland zoning as described in section 4.201(3) of this ordinance.

(E) Counties may not establish shoreland zoning standards in a shoreland zoning ordinance that requires any of the following:

1. Approval to install or maintain outdoor lighting in shorelands, impose any fee or mitigation requirement to install or maintain outdoor lighting in shorelands, or otherwise prohibits or regulates outdoor lighting in shorelands if the lighting is designed or intended for residential use.
2. Requires any inspection or upgrade of a structure before the sale or other transfer of the structure may be made.

(F) (s.59.692(7), Stats) The construction and maintenance of a facility is considered to satisfy the requirements of a shoreland zoning ordinance if:
1. The department has issued all required permits or approvals authorizing the construction or maintenance under ch. 30, 31, 281, or 283.

A "facility" means any property or equipment of a public utility, as defined in s. 196.01 (5), or a cooperative association organized under ch. 185 for the purpose of producing or furnishing heat, light, or power to its members only, that is used for the transmission, delivery, or furnishing of natural gas, heat, light, or power.

(6) Interpretation. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the County of Rock and shall not be deemed a limitation or repeal of any other powers granted by Wisconsin Statutes. Where a provision of this ordinance is required by statute and a standard in ch. NR 115, Wis. Adm. Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the statute and ch. NR 115 standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(7) Severability. If any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

4.203 Shoreland-Wetland District ★

(1) Designation. This district shall include all shorelands within the jurisdiction of this ordinance which are designated as wetlands on the most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer.

Applicable Ordinance Excerpt

9

(2) Locating Shoreland-Wetland Boundaries. Where an apparent discrepancy exists between the shoreland-wetland district boundary shown on the Wisconsin Wetland Inventory maps and actual field conditions, the County shall contact the Department to determine if the map is in error. If the Department determines that a particular area was incorrectly mapped as wetland or meets the wetland definition but was not shown as wetland on the map, the county shall have the authority to immediately grant or deny a shoreland zoning permit in accordance with the applicable regulations based on the Department determination as to whether the area is wetland. Depending on the scope of the proposed activity, a third-party wetland delineation may be required by the Department or the County and all costs shall be assumed by the applicant. Maps do not represent the definitive presence and boundaries of wetlands and cannot serve as a substitute for a delineation of wetland boundaries. In order to correct wetland mapping errors on the official zoning map, an official zoning map amendment must be initiated within a reasonable period of time.

(3) Purpose. This district is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control building and development in wetlands whenever possible. When development is permitted in a wetland, the development should occur in a manner that minimizes adverse impacts upon the wetland.

(4) Permitted Uses. The following uses shall be allowed, subject to general shoreland zoning regulations contained in this ordinance, the provisions of chs. 30, 31 and 281.36, Wis. Stats. and the provisions of other applicable local, state and federal laws:

(A) Activities and uses which do not require the issuance of a zoning permit, but which must be carried out without any filling, flooding, draining, dredging, ditching, tiling or excavating.

1. Hiking, fishing, trapping, hunting, swimming, and boating;
2. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
3. The pasturing of livestock;
4. The cultivation of agricultural crops;
5. The practice of silviculture, including the planting, thinning, and harvesting of timber; and
6. The construction or maintenance of duck blinds.

(B) Uses which do not require the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling, or excavating but only to the extent specifically provided below:

1. Temporary water level stabilization measures necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on silvicultural activities if not corrected;

2. The cultivation of cranberries including flooding, dike and dam construction or ditching necessary for the growing and harvesting of cranberries,
3. The maintenance and repair of existing agricultural drainage systems including ditching, tiling, dredging, excavating and filling necessary to maintain the level of drainage required to continue the existing agricultural use. This includes the minimum filling necessary for disposal of dredged spoil adjacent to the drainage system provided that dredged spoil is placed on existing spoil banks where possible;
4. The construction or maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction or maintenance; and
5. The maintenance, repair, replacement or reconstruction of existing town and county highways and bridges, including limited excavating and filling necessary for such maintenance, repair, replacement or reconstruction.

(C) Uses which require the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically provided below. These uses may also require a Shoreland Conditional Use Permit under this ordinance.

1. The construction and maintenance of roads which are necessary to conduct silvicultural activities or agricultural cultivation, provided that:
 - (a) The road cannot as a practical matter be located outside the wetland;
 - (b) The road is designed and constructed to minimize adverse impact upon the natural functions of the wetland enumerated in section 4.203(6)(B);
 - (c) The road is designed and constructed with the minimum cross-sectional area practical to serve the intended use;
 - (d) Road construction activities are carried out in the immediate area of the roadbed only.
2. The construction or maintenance of nonresidential buildings, provided that:
 - (a) The building is essential for and used solely in conjunction with the raising of waterfowl, minnows or other wetland or aquatic animals; or some other use permitted in the shoreland-wetland district;
 - (b) The building cannot, as a practical matter, be located outside the wetland;
 - (c) Such building is not designed for human habitation and does not exceed 500 sq. ft. in floor area; and
 - (d) Only limited filling or excavating necessary to provide structural support for the building is authorized.
3. The establishment of public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, fish hatcheries, and public boat launching ramps and attendant access roads, provided that:

- (a) Any private development is used exclusively for the permitted use and the applicant has received a permit or license under ch. 29, Wis. Stats., where applicable;
 - (b) Filling or excavating necessary for the construction or maintenance of public boat launching ramps or attendant access roads is allowed only where such construction or maintenance meets the criteria in section 4.203(3)(C)1. (a)-(d) and;
 - (c) Ditching, excavating, dredging, or dike and dam construction in public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, and fish hatcheries is allowed only for the purpose of improving wildlife habitat and to otherwise enhance wetland values.
4. The construction or maintenance of electric, gas, telephone, water and sewer transmission and distribution facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power or water to their members and the construction or maintenance of railroad lines provided that:
- (a) The transmission and distribution facilities and railroad lines cannot, as a practical matter, be located outside the wetland;
 - (b) Such construction or maintenance is done in a manner designed to minimize adverse impact upon the natural functions of the wetland enumerated in section 4.203(6)(B).
5. The construction or maintenance of piers, docks or walkways built on pilings, including limited excavating and filling necessary for such construction and maintenance.

Possible
permitted
use
in Shoreland-
Wetland

(5) Prohibited Uses. Any use not listed in sections 4.203(3)(A),(B) or (C) is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 4.203(6) of this ordinance and s. 59.69(5)(e), Wis. Stats.

(6) Rezoning of Lands in the Shoreland-Wetland District.

- (A) For all proposed text and map amendments to the shoreland-wetland provisions of this ordinance, the appropriate office with the Department shall be provided with the following:
 - 1. A copy of every petition for a text or map amendment to the shoreland-wetland provisions of this ordinance, within 5 days of the filing of such petition with the county clerk. Such petition shall include a copy of the Wisconsin Wetland Inventory map adopted as part of this ordinance describing any proposed rezoning of a shoreland-wetland;
 - 2. Written notice of the public hearing to be held on a proposed amendment at least 10 days prior to such hearing;
 - 3. A copy of the Rock County Planning and Development Agency's findings and recommendations on each proposed amendment within 10 days after

the submission of those findings and recommendations to the Rock County Board of Supervisors (County Board); and

4. Written notice of the County Board's decision on the proposed amendment within 10 days after it is issued.

(B) A wetland, or a portion thereof, in the shoreland-wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

1. Storm and flood water storage capacity;
2. Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
3. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
4. Shoreline protection against soil erosion;
5. Fish spawning, breeding, nursery or feeding grounds;
6. Wildlife habitat; or
7. Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in NR 103.04 which can be accessed at the following web site: <http://www.legis.state.wi.us/rsb/code/nr/nr103.pdf>.

(C) If the Department notifies the Rock County Planning And Development Agency that a proposed text or map amendment to the shoreland-wetland provisions of this ordinance may have a significant adverse impact upon any of the criteria listed in section 4.203(6)(B) of this ordinance, that amendment, if approved by the County Board, shall contain the following provision:

"This amendment shall not take effect until more than 30 days have elapsed after written notice of the County Board's approval of this amendment is mailed to the Department of Natural Resources. During that 30-day period the Department of Natural Resources may notify the County Board that it will adopt a superseding shoreland ordinance for the county under s. 59.692(6), Wis. Stats. If the Department does so notify the County Board, the effect of this amendment shall be stayed until the s. 59.692(6) adoption procedure is completed or otherwise terminated."

4.204 Land Division Review and Sanitary Regulations

(1) Land Division Review.

(A) The county shall review, pursuant to s. 236.45, Wis. Stats., all land divisions in shoreland areas which create 3 or more parcels or building sites of 5 acres each or less within a 5-year period. In such review all of the following factors shall be considered:

Heartland

ECOLOGICAL GROUP INC

506 Springdale Street, Mount Horeb, WI 53572

January 14, 2019

Andrew Baker
Senior Planner-Code Enforcement
Rock County Planning and Development
Janesville, WI

**RE: Wistrom Proposed Pond Rehabilitation and Enhancement Project,
Additional Information – Town of Janesville, Rock County, Wisconsin**

Dear Mr. Baker:

On behalf of Mr. Chris Wistrom, Heartland is providing you with additional information and clarification of Mr. Wistrom's proposed pond rehabilitation and enhancement project based upon our meeting with you on January 11, 2019 in support of a pending shoreland zoning application.

As we discussed in our meeting, the project consists of dredging within a historically impounded pond contained by a dike and water control structure, shallow wetland scraping, and stabilizing an eroded embankment along the upper reaches of the pond. The purpose of the project is to improve wildlife habitat, enhance wetland values, while improving the recreational uses of the private land. The proposed project activities and purpose follow the intent of the "Permitted Uses" of the shoreland zone identified within paragraph (4)(C)3(c) of the Rock County Shoreland Zoning Ordinance. The proposed project will rehabilitate the pond to similar conditions that were documented historically and will result in the continued recreational and wildlife uses of the area that has been enjoyed by prior owners and others for nearly 130 years.

Within our meeting we discussed the historic uses and condition of the pond area, specifically with respect to the historic depth and size. There is a wealth of historic information of the property due to its usage as a popular recreational area in the early 1900's when steamboats would charter residents down the Rock River to the property for picnics and leisurely recreational activities (Attachment 1 – Historic Records), as well as the presence of a water bottling facility which was the first of its kind. Of relevance, the pond was impounded in the 1890's and a water wheel was installed that powered a merry-go-round. Records indicate that the impoundment was maintained and repaired in 1951. In 1987, Rock County issued a zoning and building permit to add two new water wheels to the impoundment. The WDNR issued waterway permits for the structures in 1989.

The recent 1987 and 1989 County and State permits describe the pond depths at the head of the impoundment ranging from 4 to 6 feet in depth (Attachment 1).



Mr. Baker
Wistrom Pond Project
January 14, 2019

The surface area of the open water pond is described to range from 1 to 2 acres. Mr. Wistrom's project, proposes dredging to depths of 6 to 8 feet adjacent to the head water portions of the pond impoundment and entirely within the recent and historic footprint of the open water pond. The overall dredging and wetland scrape area consist of a combined total of 1.08 acres, which is well within the parameters documented in 1987 and 1989. In addition to the pond rehabilitation, Mr. Wistrom is proposing to enhance the wetland areas adjacent to the pond through various measures including: 1) removal of common buckthorn and reed canary grass (both undesirable invasive species); 2) removal of sediment accumulation within the lower wetland reaches; 3) diversification of the wetland community type from monocultures of reed canary grass and buckthorn to more desirable emergent marsh and wet prairie comprised of native wetland plant species; 4) stabilization of the embankment adjacent to the pond and wetlands that has contributed to the accumulation of sediment; 5) improvement of fishery habitat through areas of deeper water pools, waterfowl habitat, grassland bird habitat by removal of buckthorn and reed canary grass and establishing wet and dry prairie, pollinator species habitat by establishing prairie flowers, and amphibian habitat within emergent marsh; and 6) water quality improvement and protection through restoring the sediment control functions of the pond and impoundment.

Also enclosed is a revised project plan and profile to better reflect and clarify the project purpose which includes pond dredging but also incorporates substantial shallow wetland scrape along the upper pond reaches for the purposed of enhancing the otherwise degraded monoculture of reed canary grass and common buckthorn by creating a transitional area from open water pond, to shallow emergent marsh, to wet meadow/wet prairie wetland community types (Attachment 2).

As you are aware, Mr. Wistrom has been coordinating the project components with WDNR and U.S. Army Corps of Engineers (USACE) such that the project was designed in accordance with applicable state and federal wetland and waterway regulations and has submitted the appropriate permit applications to these agencies. The WDNR has issued a permit for the proposed permanent wetland impacts associated with the embankment stabilization and has acknowledged receipt of a complete application for the pond rehabilitation and enhancement. The application is currently on 30-day public notice, and we anticipate the permit to be issued shortly after the comment period has expired (Attachment 3). The USACE has indicated a favorable determination but has not yet issued the permit (Attachment 3).



Mr. Baker
Wistrom Pond Project
January 14, 2019

Thank you for your input and consideration of the proposed project. Please let me know if you have questions or require any additional information.

Regards,

Jeff Kraemer, Principal
Heartland Ecological Group, Inc.
jeff@heartlandecological.com
608.433.9864

Attachment 1. Historic Documentation

Attachment 2. Revised Concept Plan

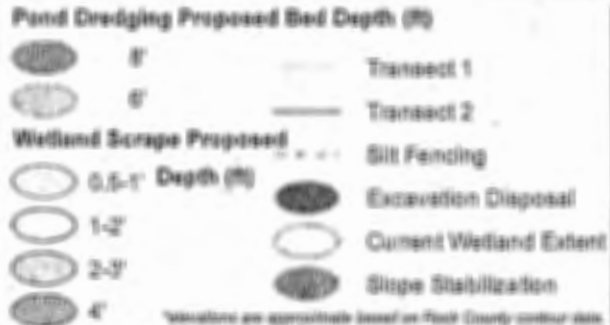
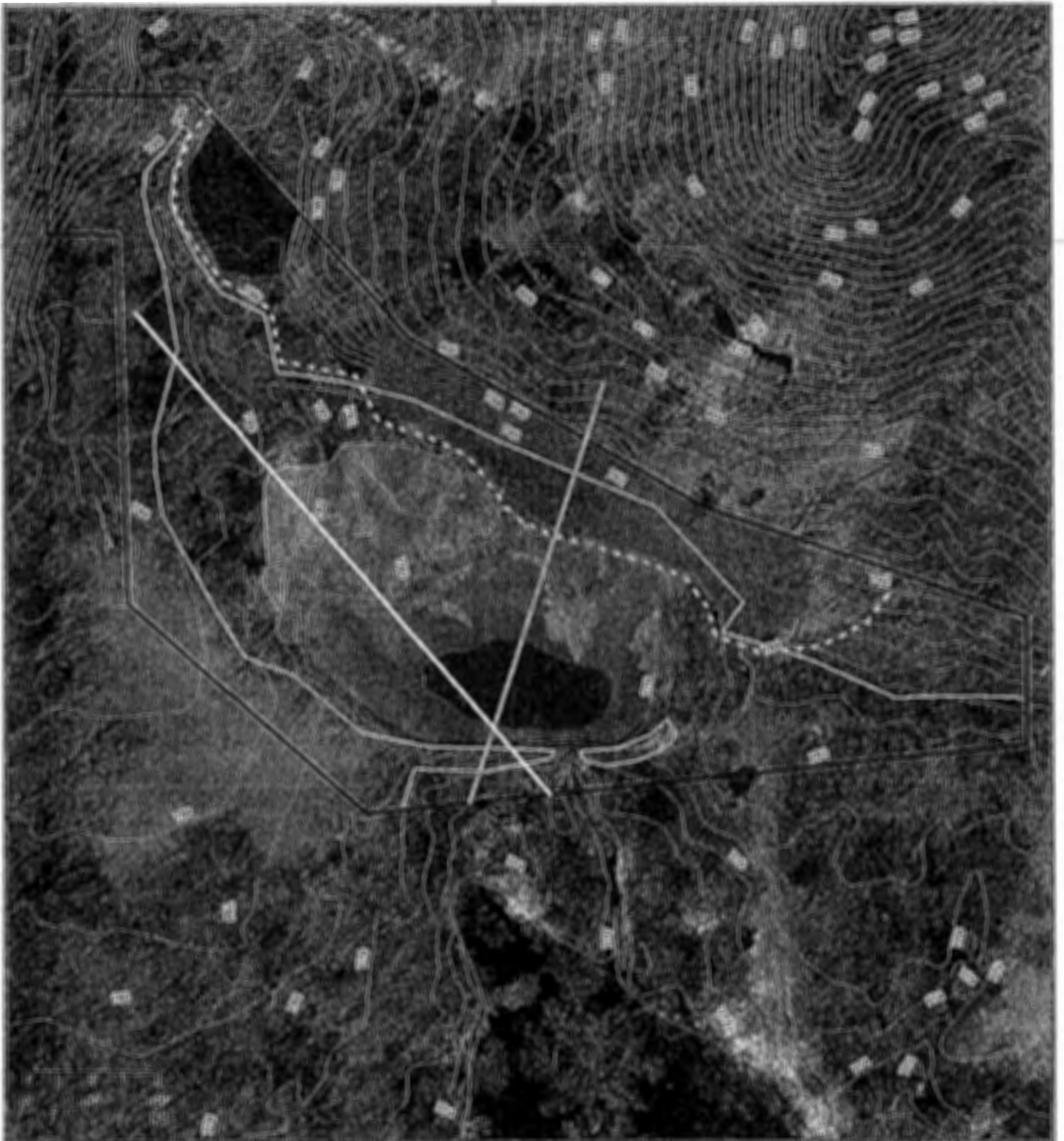
Attachment 3. WDNR/USACE Correspondence

Cc: Chris Wistrom



Mr. Baker
Wistrom Pond Project
January 14, 2019

ATTACHMENT 1 – Revised Concept Plan and Cross Sections

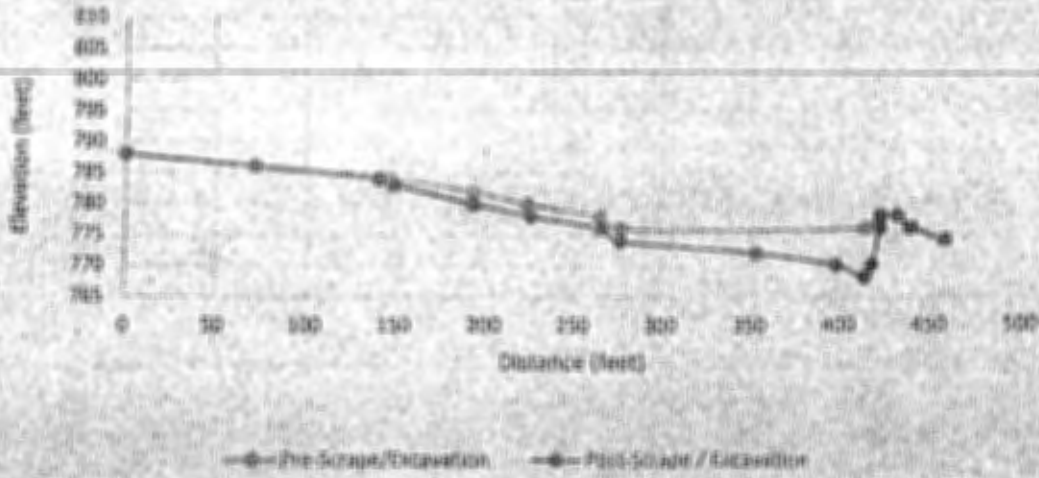


Heartland
 ECOLOGICAL GROUP INC.
Figure A. Pond Enhancement Plan
 Wetton Property
 Project #20100111
 T3N, R12E, S14
 T Jansenville, Rock Co, WI
 2017 AMP
 Date: Post Co, 1/20 1/4/2018

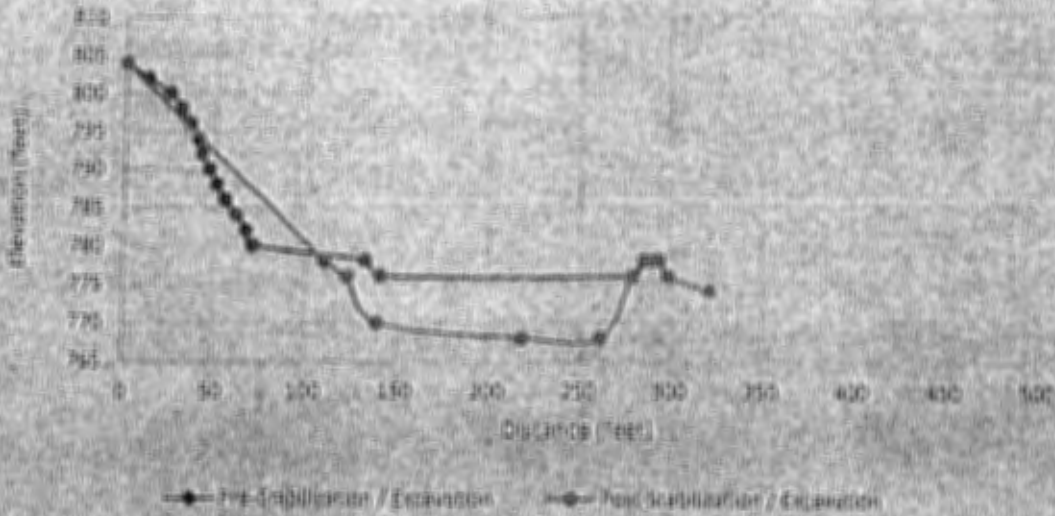
8

Wistrom Slope Stabilization, Wetland Scrape, and Pond Excavation

Transect 1



Transect 2



*Cross-section illustrations are estimated based on Rock County elevation contour GIS Data

Heartland

ECOLOGICAL GROUP INC

506 Springdale Street, Mount Horeb, WI 53572

December 11, 2018

Ms. Wendy Peich

Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

Ms. Marie Kopka
U.S. Army Corps of Engineers
250 North Sunnyslope Road, Suite 296
Brookfield, WI 53005

RE: Application for Individual Waterway Permit and Wetland GP – Landscape Pond, Wistrom Property, Town of Janesville, Rock County, Wisconsin

Dear Ms. Peich & Ms. Kopka:

On behalf of Chris Wistrom (Landowner), Heartland Ecological Group, Inc. (Heartland) has prepared this wetland and waterway permit application for USACE and WDNR review and approval to rehabilitate and enhance a landscape pond. The Project is located in the southeast ¼ of Section 14, T3N, R12E, Town of Janesville, Rock County, WI (Attachment 1 – Project Location map).

PROJECT NARRATIVE

Purpose and Need

The purpose of the project is to rehabilitate and enhance an existing landscape pond while stabilizing an existing, highly eroded embankment which slopes into the pond. The existing landscape pond has been present for decades and consists of impounded groundwater seepages utilizing a downgradient earthen berm, natural topography, and a wooden water control structure. The wooden water control structure recently collapsed in January 2018 resulting in complete drainage of the pond. The landowner proposes to rehabilitate the pond by replacing the existing failed wooden water control structure with a pre-cast concrete culvert capable of supporting wooden or metal planks to maintain the pond water levels. The landowner also proposes to enhance the landscape pond by dredging sediment that has eroded into the pond from the adjacent embankment while enhancing the usability of the landscape pond by creating deeper water habitat (Attachment 2 - Figure A – Overview Plan). The pond will be excavated to a depth of approximately eight (8) feet at the lower reaches and matched to existing grade at the upper reaches.

The steep eroded embankment leading from the bluffs into the northern margin of the pond will be stabilized with portions of the excavated soil material. The embankment currently supports approximately 50% slopes. The stabilization efforts will result in reducing the grades to approximately 25% (Attachment 2 – Figure B – Cross Section). Softening the slopes and stabilizing the embankment will require placement of fill material within upper margins of the existing pond footprint. This portion of pond was identified as wetland and therefore may also require approval for the discharge of dredge material within a wetland.



Wetland fill in the amount of 7,800 square feet is proposed in association with the stabilization of the embankment. Additionally, the earthen berm located at the perimeter of the downgradient portion of the pond is proposed to be reinforced with additional material excavated from the pond. This will result in approximately 2,100 square feet of wetland impact. The total wetland impacts proposed for the embankment stabilization and earthen berm improvements are 9,900 square feet.

The landscape pond is not directly associated with a navigable waterway or a non-navigable water course and consists of the impoundment of groundwater seepage only. An unnamed waterway, tributary to the Rock River which lies immediately downgradient of the existing failed water control structure has been determined to be navigable by the WDNR. No work is proposed within the navigable waterway.

Construction Methods, Schedule, and Sequence

The landowner proposes to complete the landscape pond rehabilitation and enhancement using mechanical dredging equipment. The excavation work is proposed to be completed in February 2019 while ground conditions are frozen and stable. Appropriate erosion control measures will be installed prior to any land disturbance activities. Clearing and grubbing along the embankment and impoundment improvement areas will be completed. The failed wooden water control structure will be removed, and the area will be prepared for the installation of the replacement structure. The 24-inch pre-cast concrete culvert will be installed and stabilized with concrete wing walls poured in place. Excavation and dredging will be completed, and appropriate excess dredged material will be placed within the embankment stabilization areas as well as the impoundment improvement areas. Excess dredge material will be disposed of on-site in upland locations (Attachment 2 - Figure C - Dredge Disposal Locations) following installation of appropriate erosion control and perimeter barriers. The embankment and impoundment will be graded and seeded with cover crop and native prairie seed (Attachment 4 - Proposed Seed Mix) and protected with erosion control blankets. Native wetland seed will be installed within the disturbed portions of the pond perimeter. Water level control boards will be installed on the pre-cast concrete culvert following completion of dredging and site stabilization.

Temporary and Permanent Erosion Control Measures

Temporary erosion control measures will consist of installation of silt fencing for perimeter control and will be installed prior to the commencement of land disturbance activities (Figure A). The silt fence will be maintained throughout the project duration and until all disturbed areas are stabilized and vegetated. Disturbed soils along the embankment will be stabilized using erosion control blankets once grading is completed. Permanent erosion control measures include final stabilization of the embankment and impoundment with native prairie seed installation and cover crop. Native wetland seed and cover crop will be installed along the perimeter of the disturbed portions of the pond.



Location of Disposal Area for Dredged or Excavated Materials

Portions of the dredged material will be utilized for stabilization of the embankment and reinforcement of the impoundment. The excess material will be disposed of within the Wistrom property in upland locations as shown on Figure C.

Description of Type, Composition, and Quantity of Fill Material

Soils within the proposed pond excavation area are mapped primarily as Sebewa silt loam by the NRCS Soil Survey. The Sebewa series consists of very deep, poorly drained or very poorly drained soils formed in loamy outwash and the underlying gravelly and sandy outwash on outwash plains, valley trains, and stream terraces on terrace landscapes. They are moderately deep to the gravelly and sandy outwash. Approximate volume of soil proposed to be dredged is 9,000 cubic yards.

Names and Address of Adjoining Riparian Property Owners

1. Parcel #: 6-8-123.01
Tax ID: 016 01400201
Owner: **CRYSTAL SPRINGS HOLDINGS LLC**
828 SENTINEL DR
JANESVILLE, WI 53546-3710
2. Parcel #: 0114300502
Tax ID: 0114300502
Owner: **CITY OF JANESVILLE**
PO Box 5005
Janesville WI 53547-5005

Waterway Impact Avoidance, Minimization, and/or Mitigation

Approximately 9,900 square feet of permanent wetland impacts are proposed with this project. The wetland impacts will result from the stabilization of the embankment through softening the grades and from improvements to the impoundment structure. Wetland impacts are not avoidable while achieving the objective of lessening the slope due to the presence of wetlands at the toe of the embankment. Cutting back the embankment from the upper gradient rather than expanding the toe of the embankment is not practicable due to the location of an existing home near the upper edge of the embankment. Expansion of the toe of the embankment into the wetland has been minimized by focusing the stabilization efforts only within the most severely eroded portions of the embankment. The impoundment structure is located within wetland areas, and any improvements to the impoundment to stabilize the structure will require wetland impacts. Wetland impacts have been minimized by focusing the improvements on the upper surface of the impoundment (non-wetland) requiring only minimal wetland impacts along the base of the impoundment



structure. No wetland mitigation is proposed since the wetland impacts are less than 10,000 square feet and appear to qualify for a General Permit for wetland impacts.

Area Impacted

Pond dredging area: Approximately 47,000 square feet

Embankment Stabilization: Approximately 24,000 square feet

Impoundment Improvements: Approximately 2,700 square feet

Wetland Impacts: Approximately 9,900 square feet

WDNR-GP1-2017 ELIGIBILITY CRITERIA

The following provides details for the proposed project to support a determination of compliance with GP-1 for proposed impacts to wetlands and follows the outline of Section 1 - GP1 Eligibility Criteria. A wetland delineation was completed by Heartland in October 2018 (Attachment 3 - Wetland Delineation Report)

1. Project purpose is to conduct construction activities to build or expand commercial, residential or industrial development associated with a single and complete project.
 - The ultimate purpose of the project is to rehabilitate and enhance a landscape pond while stabilizing a highly eroded embankment associated with an existing residential property.
2. The purpose of the project is not to fill wetlands to create a buildable lot to be sold and/or developed at a later date for commercial, residential or industrial development.
 - The purpose of the project that requires wetland impacts, is to stabilize a highly eroded embankment and improve the pond impoundment structure and are not associated with creating buildable lots within wetland areas.
3. The project is not eligible for authorization under a "Superior SAMP" permit reviewed by the City of Superior, Wisconsin.
 - The project is located in the Town of Janesville, Rock County, WI and does not impact wetlands associated with the Great Lakes. Therefore, the project is not eligible for authorization under a "Superior SAMP".
4. Project applicant is the landowner or easement holder or otherwise has legal authorization to proceed.
 - The project applicant, Chris Wistrom, is the landowner and has legal authorization to proceed.



5. Project discharge does not affect (as defined in Section 7) more than 10,000 square feet (0.23 acre) of wetland as part of a single and complete project.
 - The project includes plans to permanently impact 9,900 square feet of wetlands as a result of slope stabilization and impound structure improvements associated with a residential property.
6. Wetland impact is not for any type of constructed storm water treatment facility. A constructed storm water treatment facility includes but is not limited to a pond, infiltration basin, swale, or other stormwater conveyance feature.
 - Wetland impacts are not for the construction of a storm water treatment facility.
7. Discharge will not occur in any of the following wetland resources: Great Lakes ridge and swale complexes, inter-dunal wetlands, coastal plain marshes, emergent marshes containing wild rice, southern sphagnum bogs, boreal rich fens, or calcareous fens.
 - Discharge will not occur in any of the above wetland resources. The wetland to be impacted is associated with the upper margins of a landscape pond that is currently drained.
8. The proposed project cannot avoid wetland impacts.
 - The slope stabilization of the embankment requires wetland impacts, as they occur at the toe of the embankment. Slope reduction efforts through cutting are not feasible due to the location of an existing residential home near the upper edge of the embankment. Filling of the lower embankment slope as an alternative to cutting back the embankment requires wetland impacts.
9. The proposed project minimizes wetland impacts to the greatest extent practicable.
 - The project aims to minimize wetland impacts to the greatest extent practicable. The embankment stabilization efforts are focused only on the most severely eroded portions of the embankment and the slope grades propose, minimize the extent of wetland impact required.
 - Wetland impacts associated with the impoundment improvement efforts have been minimized by focusing the improvements on the upper surface of the impoundment (non-wetland) requiring only minimal wetland impacts along the base of the impoundment structure, which is located entirely within wetland.
10. The discharge will cause only minimal adverse environmental effects.
 - The discharge impacts of 9,900 square feet of wetland is unlikely to result in any measurable impacts to existing wetland functions. The portion of wetlands proposed to be impacted along the toe of the embankment have



been filling in over-time due to erosional activities along the face of the embankment and will continue to be impacted unless the bank is stabilized. The overall enhancements to the landscape pond and native prairie landscape proposed along the embankment will lead to improved environmental conditions. The minimal amount of wetland loss will be offset by the overall environmental benefits resulting from the project.

11. The project will be constructed in a manner that will maintain wetland hydrology in the remaining wetland complex.
 - Hydrology will be maintained in the remaining wetland complex, which consists of the landscape pond that has existed for decades. The pond is fed by groundwater seepage and maintained by the impoundment and water control structure, which are proposed to be repaired and improved with this project.
12. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters and wetlands. All erosion control measures shall meet or exceed the Department approved technical standards of ss. NR 151.11 and 151.12, Wis. Adm. Code. The technical standards are found at:
<http://dnr.wi.gov/topic/stormwater/>
 - All temporary erosion control measures will be installed prior to the commencement of the land disturbance activities and will be maintained throughout the project duration and until the site becomes stabilized and vegetated. Permanent erosion control measures will be installed immediately following construction completion and will be maintained until fully vegetated.
13. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
 - There are no threatened or endangered species that are known to utilize the wetland or project area. NHI screening was completed by the Department and no species of concern were identified.
14. The activity shall not result in significant adverse impacts to fishery spawning habitat, including obstruction of fish passage, or adversely affect bird breeding areas or substantially disrupts the movement of species that normally migrate from open water to upland or vice versa (i.e. amphibians, reptiles and mammals) as determined by the Department.
 - The proposed project will result in improved wildlife habitat as compared to the current degraded and unstable condition of the project area. Fish spawning habitat currently is not supported under the existing conditions (drained pond). Fish habitat will be improved within the rehabilitated pond;



however, fish passage will be limited by the water control structure, which was the condition prior to the failure of the previous water control structure. Waterfowl habitat and bird breeding habitat will be improved with the project.

15. The activity will not result in adverse impacts to historical or cultural resources and will comply with s. 44.40, Wisconsin Statutes as determined by the Department.

- There are no known historical or cultural resources present within the wetlands or project areas to be impacted based on screening completed by Department staff.

16. If the project purpose is to expand an existing solid waste disposal facility within the boundaries of the property where the existing facility is located or on property immediately adjacent to the existing solid waste disposal facility, then the facility must have a valid feasibility determination from the department.

- The purpose of the project does not include expansion of an existing solid waste disposal facility.

Please feel free to contact me directly if you have questions or require additional information.

Regards,

Jeff Kraemer, Principal Scientist
Heartland Ecological Group, Inc.
jeff@heartlandecological.com
608.433.9864

Attachments:

1. Project Location
2. Project Plan Maps:
 - a. Figure A - Overview Plan;
 - b. Figure B - Cross Section;
 - c. Figure C - Dredge Disposal Location
3. Wetland Delineation Report
4. Native Seed Mixes



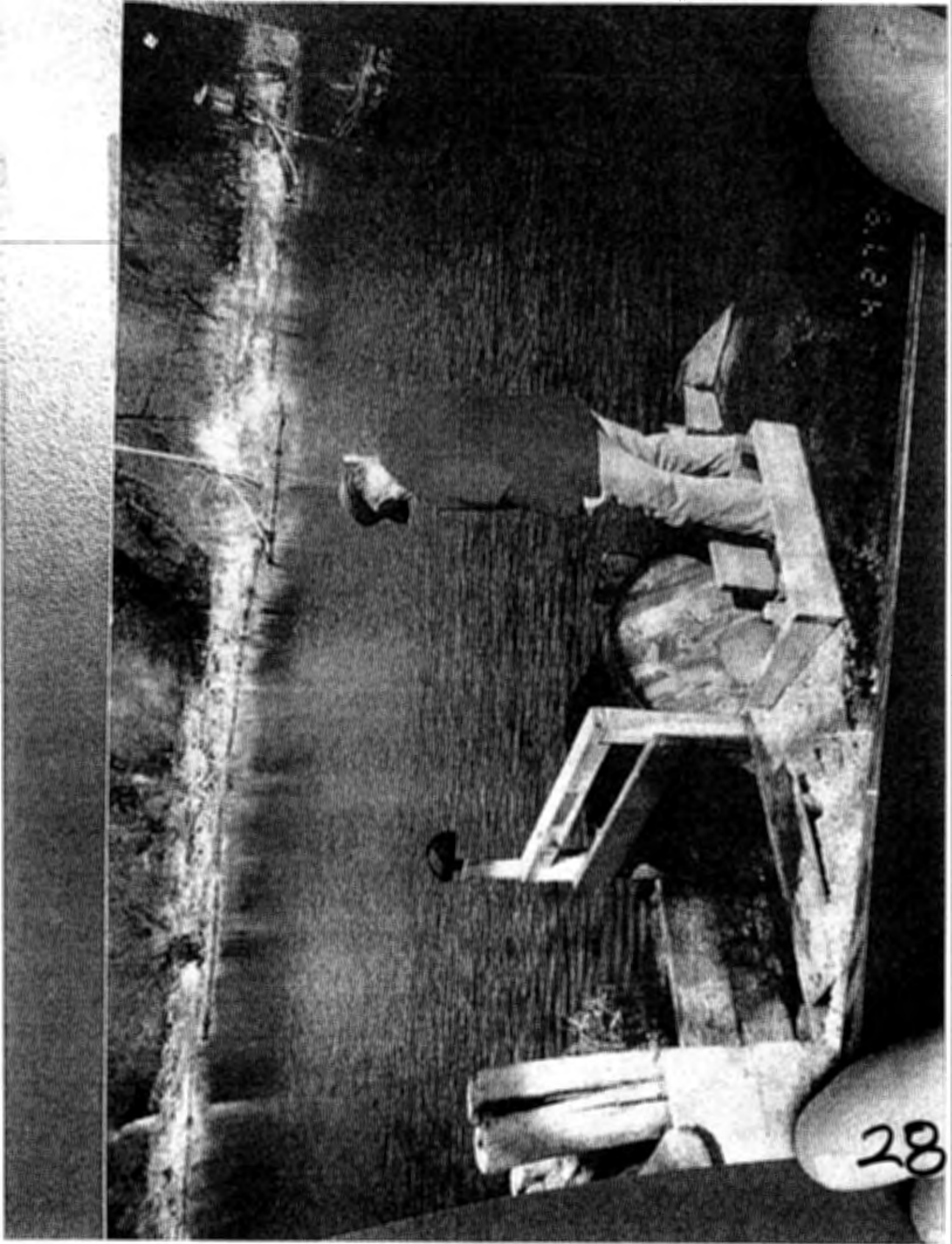
Wetland & Waterway Permit App
Chris Wistrom
December 11, 2018

ATTACHMENT 1 – PROJECT LOCATION



Mr. Baker
Wistrom Pond Project
January 14, 2019

ATTACHMENT 2 – Historical Documentation





☉ 337°NW (T) ● 42°43'12"N, 89°2'27"W ±98.4ft ▲ 804ft



Pond area from south side

20180111
09 Oct 2018, 11:31 AM

20

Date of Application 5/26/87

Application Nos. 87-2-121

APPLICATION FOR ROCK COUNTY
ZONING/BUILDING SITE PERMIT

The Zoning Administrator: The undersigned makes application for a Zoning/
Building Site Permit in compliance with the applicable Rock County Ordinances
and the Laws and Regulations of the State of Wisconsin.

NAME OF OWNER/AGENT Kenneth Austin PHONE 752-2374

ADDRESS 3276 Crystal Springs Rd Jamesville

LOCATION OF LOT/PARCEL: TOWN Jamesville, SE 1/4 SE 1/4, SEC. 14

SUBDIVISION NAME & LOT NUMBER _____

LOT/PARCEL DIMENSIONS: 60m FT. X _____ FT. LOT AREA _____

NAME OF ABUTTING ROAD Crystal Springs AIRPORT HT LIMIT n/a

DRIVEWAY PERMIT APPROVED n/a STATE OR LIMITED ACCESS APPROVED _____

SANITARY PERMIT ISSUED n/a

DESCRIPTION OF PROPOSED WORK (ATTACH PLAN) Construct 2

Water wheels

SHORELAND & FLOODPLAIN AREA ONLY - COMPLETE THE FOLLOWING:

PRINCIPAL USE CONFORMING _____ NONCONFORMING

STRUCTURE CONFORMING _____ NONCONFORMING

STRUCTURE NEW _____ ADDITION _____ ALTERATION

REGIONAL (100 YEAR) FLOOD ELEVATION _____ FT.

ZONING DISTRICT _____ SHORELAND FLOOD FRINGE _____ FLOODWAY

_____ GENERAL FLOODPLAIN _____ ELEVATION OF FILL _____ WETLAND

_____ SITE ELEVATION BASEMENT FLOOR _____

ESTIMATED COST OR VALUE OF IMPROVEMENT _____ % OF CURRENT ASSESS. _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY
KNOWLEDGE.

X Kenneth Austin
OWNER OR AGENT SIGNATURE

5/26/87
DATE

CONTRACTOR SIGNATURE _____ PHONE _____ DATE _____

PERMIT APPROVED J. Jurek
PLANNING & DEVELOPMENT AGENCY

DATE 5/26/87

PERMIT DENIED: _____ REASON FOR DENIAL _____

June 15, 1987

Town of Janesville
Ed Marshall, Chairman

As owner of Government Lot 3 - SE 1/4 - SE 1/4 Sec. 14,
Town of Janesville 3 N - 12 E, Rock County, Wisconsin, I am
seeking permission to maintain and control an existing dam and
spillway that was built about 1890 and repaired in 1950.

This structure has a pool area of about one acre with about
one foot of depth, a head of less than five feet and a discharge
of less than two CFS.

The area is used to encourage wildlife - recreation and
power.

Ken Austin

31



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
Route 3, Wakanda Drive
Waunakee, Wisconsin 53597

Carroll D. Besadny
Secretary

Date _____

IN REPLY REFER TO: 3560-4

Name _____
Address _____

Dear _____:

Re: Approval of Plans of KENNETH AUSTIN

The Department of Natural Resources has examined the plans for _____ to be constructed in conformance with the plans prepared by OWNER on in the SE quarter of the SE quarter of the SEC. 14 quarter of Section JANESVILLE, Township 3 N North, Range 12 E, in ROCK County. The review has been conducted in accordance with Sections 31.12 and 31.33, Statutes. The Department has made an environmental assessment of the project and has determined that the grant or denial of the authority requested would not be a major state action significantly affecting the quality of the human environment.

The plans have been found to be adequate for _____ holding a pond with: THE MORE INFORMATION FOR OUR ENGINEER THE BETTER!

Head: ? 4 feet normal ? 5 feet maximum
Pool Area: ? 1 acres
Storage: ? 1 acre feet normal ? 2 acre feet maximum
Length: 110 feet
Type of Spillway: ? TREATED TIMBER
Length of Spillway: ? 24 feet
Maximum Discharge of Spillway: ? TWO 22 cfs

It has also been determined that the construction of the proposed dam will not result in significant adverse effects on the resource in _____.

The plans are hereby approved in accordance with Chapter 31, Statutes. The approved plans are not transferable, and shall become null and void unless the dam is completed within 5 years from the date the plans were approved.

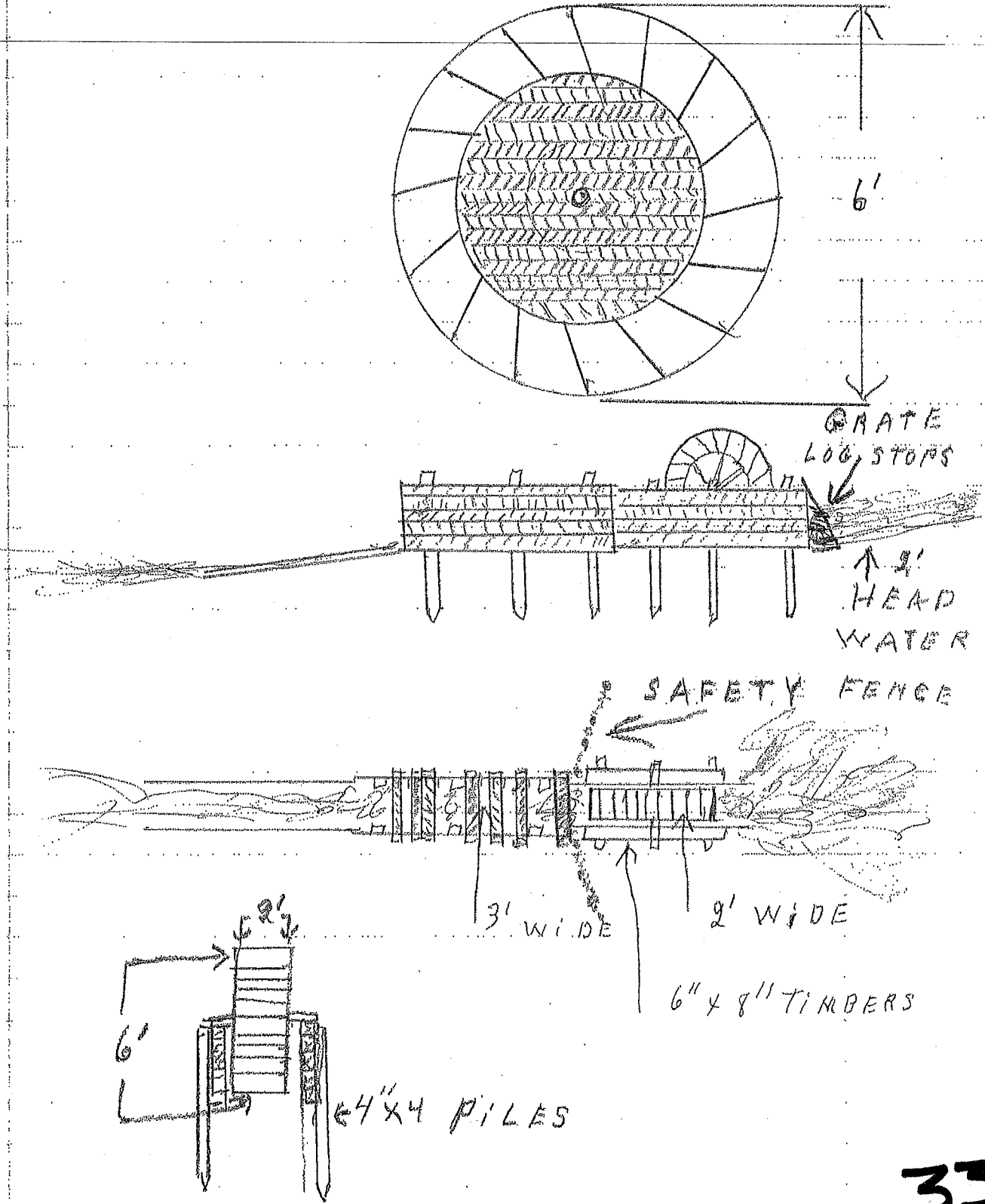
Section 31.12(4), Statutes, requires a verified statement to be filed with the Department within 10 days after completion of the dam, stating that it was constructed in accordance with the plans and specifications approved by the Department.

One copy of the approved plans is enclosed.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

32

PROPOSED - WATER WHEEL



NOT-TO-SCALE

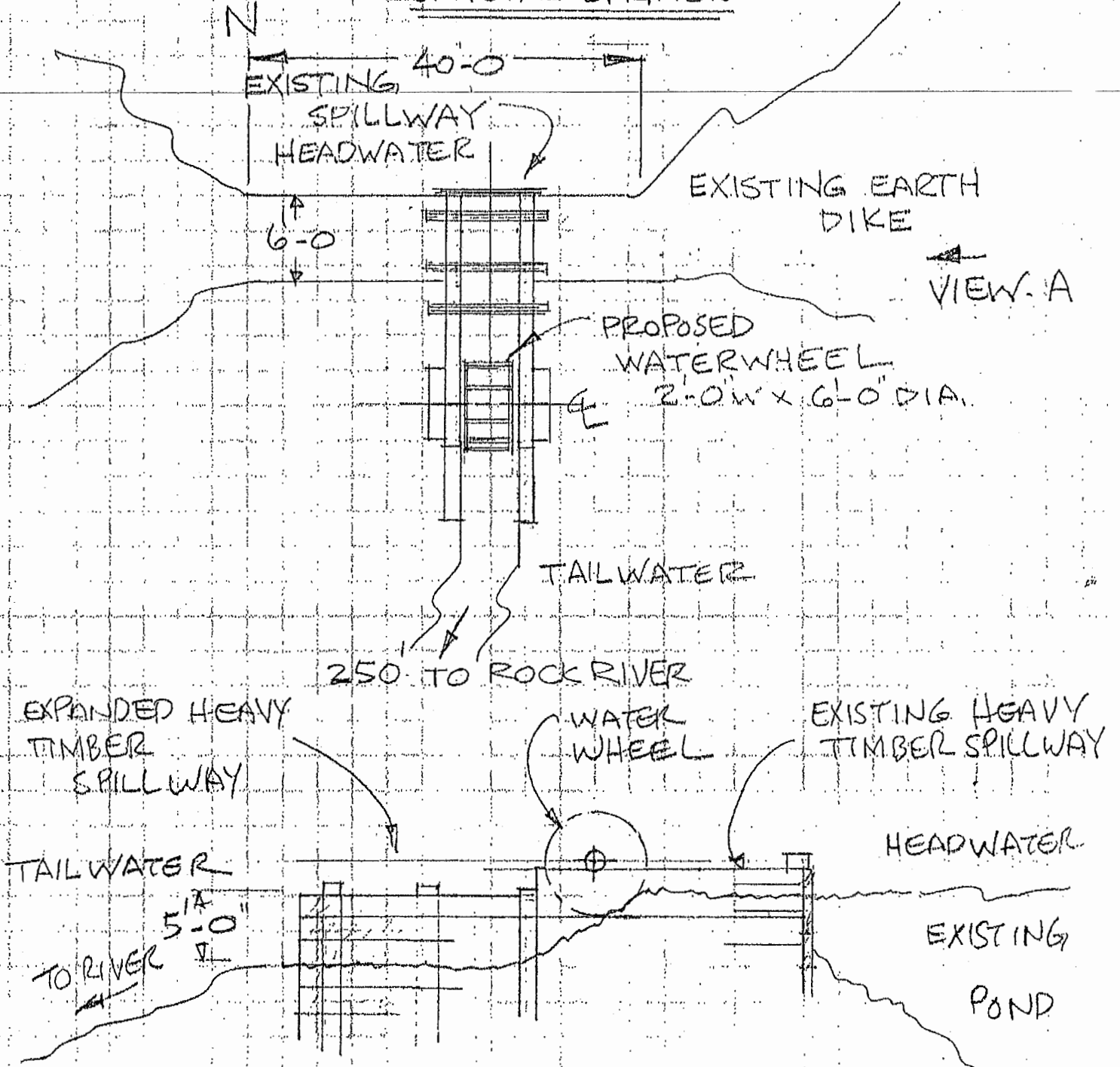
PROPOSED ADDITION AT CRYSTAL SPRINGS

INGERSOLL

MAY 28, 87

SCALE
1" = 10'-0"

CRYSTAL SPRINGS



VIEW - A
TYPICAL CROSS SECTION
1" = 10'-0"

55

POST ON PREMISES IN A VISIBLE LOCATION

THIS CERTIFIES THAT A Permit No. 87-5-121

ROCK COUNTY PERMIT FOR ZONING / BUILDING SITE

HAS BEEN ISSUED TO KENNETH AUSTIN IN _____ IN SE 1/4 OF SE 1/4
Name of Owner Lot, Block, & Subdiv.

OF SECTION 14 TOWN OF Janesville ON Crystal Springs Rd IN ROCK COUNTY.

Description of Proposed Activity Construct 2 water wheels

PERMIT IS ISSUED PURSUANT TO FOLLOWING REGS.

- SANITARY PERMIT
- BUILDING SITE APPROVAL
- SHORELAND ZONING REGS.
- AIRPORT HEIGHT RESTRICT. HT. LIMIT. _____ FT.
- DRIVEWAY* ACCESS CONTROL PERMIT

APPROVED	NOT APPLICABLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

*PERMIT APPROVED CONDITIONED UPON DRIVEWAY SPECS.

J. J. Forestal
DEPT. OF PLAN., ECON., & COMM. DEVEL.

DATE May 26, 1987



State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

Southern District
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

Carroll D. Basadny
Secretary

December 9, 1987

3560-4
3-SD-87-805

Mr. Kenneth Austin
3276 Crystal Spring Road
Janesville, WI 53545

Subject: Approval of Plans for an Earthen Dam on an Unnamed Tributary to
the Rock River in Rock County

Dear Mr. Austin:

The Department of Natural Resources has examined the plans for a dam prepared by yourself, constructed on an unnamed tributary to the Rock River in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 3 North, Range 12 East, Rock County. The plans are inadequate unless the embankment slopes are modified to 3' horizontal to 1' vertical. The review has been conducted in accordance with Chapter 31, Wis. Statutes. The Department has determined that the project complies with Section 1.11, Wisconsin Statutes, and Section NR 1.95 and Chapter NR 333, Wisconsin Administrative Code.

The plans are adequate for an earthen dam structure with the following characteristics:

Drainage Area: 540 acres
Normal Head: 5 feet
Maximum Head: 6 feet
Normal Pool Area: 1 acre
Length of Embankment: 110 feet

Description and Size of Principal Spillway: 3 foot wide, 5 foot high wooden stoplog spillway
Maximum Discharge of Principal Spillway: 220 cfs
Flood Frequency of Total Spillway Discharge Capacity: in excess of 100-year event

The plans are revised to include embankment slopes of 3' horizontal to 1' vertical and are hereby approved in accordance with Chapter 31, Statutes. The approved plans are not transferable, and shall become null and void unless the dam is completed within 5 years from the date the plans were approved.

Section 31.12(4), Statutes, requires a verified statement to be filed with the Department within 10 days after completion of the dam, stating that it was constructed in accordance with the plans and specifications approved by the Department.

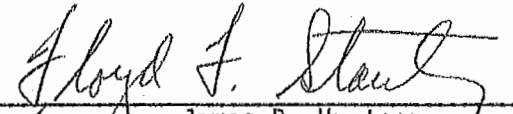
Any person aggrieved by this decision who meets the requirements of s. 227.42, Stats., may seek a contested case hearing by serving a petition for hearing, in accordance with the provisions of section 227.42, Stats., on the Secretary of the Department of Natural Resources within 30 days after this decision is mailed by the Department.

Any person aggrieved by this decision may seek judicial review by serving and filing a petition for judicial review in accordance with the provisions of sections 227.52 and 227.53, Stats., within 30 days after this decision is mailed by the Department.

Any petition for judicial review of this decision shall name the Department of Natural Resources as the respondent. This notice is provided pursuant to s. 227.48(2), Stats., and should not be construed as an indication that the Department believes that any person has a right to appeal this decision.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By


for James R. Huntoon
Southern District Director

RDH:cmw

Enc.

cc: WR/6

Madison Area Office

CRYSTAL SPRINGS

1994

WRITTEN BY

J. Kenneth Austin

CRYSTAL SPRINGS 1994

Ken Austin

In the winter of 1945 we purchased the property listed in the 1917 Rock County, Wisconsin plat book as the Shoemaker Crystal Springs Stock Farm. This property had been owned by the Shoemaker family for more than 90 years.

The farm on the south side of US state highway 14 had been used as a dairy farm except the southwest corner was used by the Buckholtz family as a recreation ground, and a boating and boat building business. These people were skilled craftsman and business people as evidence by the news articles and pictures in this folder.

Mr. George Buckholz lived at Riverside Park when I was on the Janesville Town Board. He liked to tell me of the interesting times and activities in this area.

A dance hall was built in the meadow area. It was used part time in the boat building business. About 1915 a heavy snow crushed the roof. Mr. George Stark got some of the lumber to use on his farm.

Mr. Buckholz's two daughters, Janis and Georgina, visited us in the summer of 1993. They told how they enjoyed the times they spent here as children. Janis remembered that the dance hall was on the Shoemaker property.

At the river edge on this property, in the late 1800's Me. Charles Preston built a cottage. After it had not been used for several years we got permits and burned the building and cleared the grounds of brush. This is where we now keep a boat and picnic tables. It is now Austin's Riverview.

Bill Shoemaker, who had lived at this place all his life. told of four names that were used in the area, first was Pope's Springs, then Burr Springs, then Hiawatha Springs, and then Crystal Springs.

The Buckholz people built a "merry go round". For power they built a dike from a spring fed pond. with a spillway and water wheel. They then had the power to turn the merry go round.

A fellow we called big Albert lived at the County Farm. He was a Paul Bunyan type of fellow and like to work in the woods. In 1951 he rebuilt the dike. I helped him and we put in a spillway using treated lumber. After 43 years it still holds good with about two cubic feet of water a second going through the spillway. It makes a nice stream for the fish to spawn in the spring.

We got permits in 1988 and put a water wheel in the spillway. It turns all the time. Our family help clean and care for the spring fed pond. Because of the marsh conditions we have to be careful where we go with our equipment as in the same place where we walk.

When we came here there were two stips of concrete for the cars to travel on the hill in front of the Siker home but the hill was too steep for horses to hold a loaded wagon on the way down. So a track was built in the ravine from Red Cedar Drive to in front of our house. The trail has now grown to trees and brush but it can still be followed.

To settle a disput between property owners a ditch was dug at the entrance to the meadow and the dance hall. It was in the fence line and is still there.

In cutting dead trees we have found nails, pieces of wire, cable electric insulators, and a lead rod that the trees had grown around. Counting the tree rings these articles were put on the trees 80-100 years ago.

Using a metal detector we have found hand tools and other metal that was used in the boat building business.

When Noreen lived in town on Glen St. she walked to this area with her brothers and friends. She remembers the marsh area and the tile and foundation to the water bottling business. Marvin Roth told me his father and uncle got the brick from the bottling plant and built three houses in the city.

Wild life like this area. There is plenty of cover, feed, and good spring water the year around. In the open areas we get a good look at wildlife activities.

Noreen has kept a good record and has identified, cataloged and dated the various animals and plants.

On a normal day we can probably see twenty different species of birds from little finches to large hawks and six to eight species of animals from the small flying squirrels to mature deer.

This morning a fresh snow has made a winter wonder land. There are about 400 ducks and geese on the pond and plenty of fresh deer tracks.

The past has been good to us and we are looking to the future.

HISTORY OF HIAWATHA SPRINGS AKA BURR SPRINGS

July 30, 1888 Virgil Pope to William H. Burr, land contract in amount of \$2100. conveyed 30 acres of lot 2, town 3, range 12 east.

July 18, 1889 William H. Burr to Laura E. Burr, his wife conveyed by quit claim deed the above lands for \$500.

September 30, 1889 Virgil Pope and Sally A. Pope, his wife, conveyed by warranty deed, the above lands to Laura E. Burr.

September 26, 1891 Laura E. Burr to William H. Burr, conveyed by Land Contract in amount of \$2,450 subject to a mortgage to David K. Jeffries.

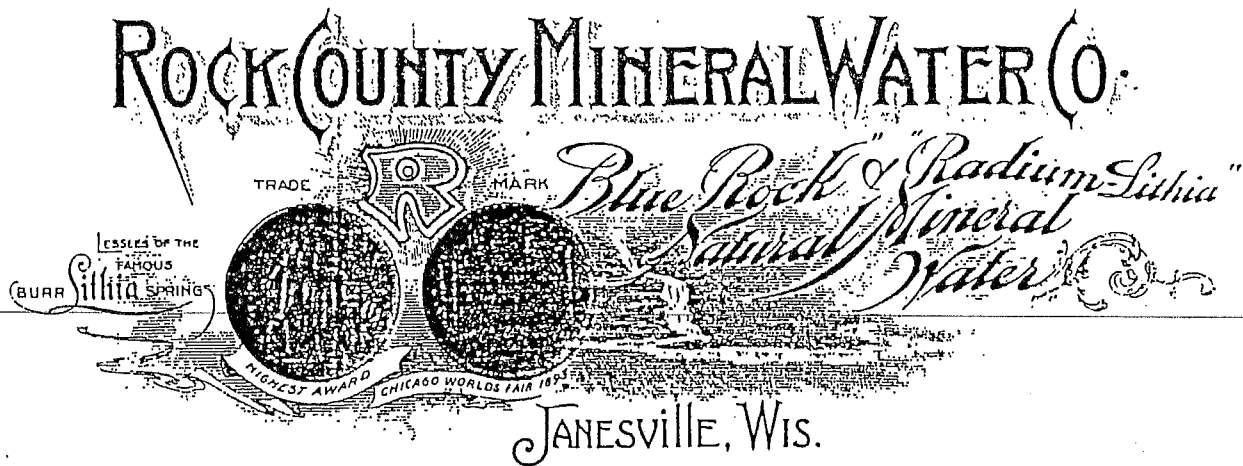
February 6, 1894 Laura E. Burr to C.F. Saltemeyer gave a mortgage in amount of \$2,000 and also a lease to a part thereof together with a water contract between Laura E. Burr and C.F. Saltemeyer.

December 7, 1897 William H. Burr to Laura E. Burr, release of land contract (William failed to perform said contract)

October 18, 1905 Laura E. Burr to Thomas S. Nolan, Louis M. Park, and Albert Y. Merrill Agreement to Convey (option) to be executed on or before January 1, 1911. Face amount \$30,000.

February 7, 1906 Thomas S. Nolan, A.Y. Merrill, and Louis M. Park to Hiawatha Springs Co. of Janesville - assignment of agreement (above). (Articles of Incorporation Vol 12 Misc., Page 492)

July 14, 1909 Laura E. Burr to Hiawatha Water Co., a Wisconsin Corporation - warranty deed -\$16,000 subject to a mortgage of \$2,000. (Hiawatha Water Co.- certified copy of articles of incorporation Vol. 13, Misc. page 169)



DOCUMENTATION OF HIAWATHA SPRINGS A.K.A BURR SPRINGS

"Another Janesville Industry sprung into being within the past few years is that of bottling table water by Hiawatha Bottling Company. This water is procured from what is known as Pope or Burr Springs about two miles north of Janesville. This water has long been known as of exceptional quality, but was not brought into prominence until the time of the Worlds Fair in Chicago in 1893, when it's proprietor, Mr. Burr, entered the water in competition with other table and medicinal waters of the country, in which competition it took first prize. The Hiawatha Springs Company organized by Thomas S. Nolan, of Janesville, comprising a number of Minneapolis businessmen, bought out the Burr holdings and has extended the sale of the waters greatly during the past few years. The company shipped twenty-seven full carloads during the last six months of 1906 and has adopted plans for an immense bottling establishment and sanitarium to be erected at the springs as soon as it can procure adequate transportation facilities here."

From the Rock County Historical Society
Register (1908 pp. 595-596)

Dams Halted Stream of Rock River Ships

Journal Special Correspondence
Janesville, Wis.—The Fourth of July in 1840 was a big day in Janesville.

A Mississippi riverboat docked there to ferry picnickers up and down the Rock river for the remainder of the summer.

Four years before, the first Mississippi steamer reached Janesville—then called Wisconsin City—and the Rock river seemed headed for a brisk steamboat traffic. In 1839, another steamboat reached Jefferson and in the same year a 133 foot steamer from St. Louis squeezed through the narrows north of Janesville and docked in Jefferson.

But by the early 1850s, two dams on the river had bottled up the yard of shipbuilders Hammond & Thorne in Janesville and it became apparent that the Rock was too easily bridged and dammed for it to become a major waterway like the Mississippi.

Era Ended

Local excursion boats remained popular. But this era ended, too, in the 1930s with the scrapping of the Silver Queen, a floating dancehall.

George E. Buchholz, whose father was an inland shipbuilder, said excursion boats began navigating the lower 150 miles of the river soon after his father immigrated from Germany in 1856.

The junior Buchholz recalls how his father constructed a fleet of steamboats and operated a resort area for more than 30 years until the automobile, city bridges and the paved highways ended his trade.

Buchholz says that excursion activities centered around a spot on the river still known as Crystal Springs, several miles north of Janesville.

"Crystal Springs was a big picnic spot. My father, Alex, ran it for years," he recalled. "Hundreds of people would

board the boats at the 4th av. bridge and ride up to the park."

The elder Buchholz, named his first craft on the Rock river the Bower City Belle, a 50 foot long ship that could carry a hundred passengers. Buchholz built a flotilla of steamboats, including the Enterprise, Alexander Jr., and the Columbia.

His son recalls that all were powered with vertical steam engines and screw propellers. When Alex Buchholz retired from the river in 1925, he traded the Columbia—his largest ship—for a bakery in Janesville.

Riverboat Sunk

Another shipbuilder, William Foster, constructed the Star of the West in 1860 at Indianford, a Rock county village about 15 miles upstream from Janesville. Although the river was called navigable by the federal government, the owners of the 85 foot, double deck craft tangled with the Milwaukee and Mississippi Railway Co., whose bridges blocked passage at points.

One night at the height of the controversy, the Star of the West vanished, local residents say. Fifteen years later, William Brooks acquired title from the company, located the hull—which had been filled with rocks and sunk—and rebuilt the boat. Renamed the Lotus, the steamer sailed for several years on the Rock.

However, attempts to link Jefferson, Fort Atkinson, Janesville, Beloit and Rockford, Ill., with the Mississippi river often were thwarted by railroad and industrial interests. The cities on the river missed the commercial advantages of river cities of Illinois and Ohio, and had to settle for only excursion traffic.

Spurred by a convention in Rockford in 1848, a group of promoters even started a ship canal that would have connected Milwaukee with the Rock river north of Janesville. Portions of the pioneer canal can still be found in Milwaukee county.

*Early History on Rock River
in Milwaukee Journal*

43

RIVER COLONY IS ACTIVE THIS YEAR

Large Number Enjoying Summer at Crystal Springs and Other Spots

A colony composed of scores of Janesville people is inhabiting the banks of Rock river in cottages and tents north of Janesville from Crystal Springs a few hundred yards upstream and across the river from Riverside park to points above the Four Mile bridge, some four miles north of the city between the Evansville and Edgerton highways.

A general increase in activity along this section of the river is reported this year. Low water has had no ill effects, for the Wisconsin Power and Light company dam at Fourth avenue in Janesville holds back considerable water. There is more boating and swimming than formerly. Several launches and many rowboats are owned by residents of the colony, and numerous bathing piers have been erected this year. Bathing, boating, and fishing are reported as good as usual.

Crystal Springs Popular
Crystal Springs is one of the prettiest and most attractive locations on the river near here, and it is accommodating many campers and cottagers this summer. The famous Hiawatha springs of crystal clear water from which the location got its name are still bubbling freely. Campers for great distances along the river go to the springs for their water, and parties at Riverside park frequently row across the river to take back quantities in milk cans.

The springs, which are reputed to have special health qualities because of the minerals in the water, were once the scene of a commercial venture. Years ago the Hiawatha Bottling works constructed a large bottling plant at the site, and sold the spring water all over the country. But the promoter failed and today one sees the building unused and uncared for.

The property about Crystal Springs is owned by Thorpe Brothers, Minneapolis real estate dealers, and is cared for by George Buchholz, who is in charge of the concessions.

Have Varied Amusements
In the vicinity of the Four Mile bridge several new cottages have been erected recently, and all homes are full. The large crowd of resorters enjoys frequent ball games, tennis matches, and numerous parties and other activities. Some families are spending the entire summer of the river. Some cottagers work in Janesville and drive out evenings while others spend only a week or two, renting a location.

Several Illinois parties have become a part of the colony this year though the majority of persons there are from Janesville. One group from Rockford is on the river now.

On the William Hackbarth farm near the Four Mile bridge, where many cottages are located, a four hole golf course has been arranged on which many resorters practice their shots.

The well known old Unique club a favorite club resort for a Janesville crowd, stood on the west bank of the river until it was remodeled into a cottage a few years ago. I served in its heyday as the scene of many parties for local people.

Beautification Program On
A greater interest in beautifying cottages and grounds seems to be taken along the river this year than previously. The cottage of Nel Carlson, long a river resident, has recently been repaired, and the lawn has been beautified with flower beds and fences. The cottage of Lynn Whaley is fitted with its own electric plant for lighting and for pumping water for use in the cottage and sprinkling the lawn.

Among the Janesville persons who have been enjoying their sites along the river this summer are the following:

Harry and Clarence Osborne, Charles Preston, Sidney Bliss, Dr. G. S. Metcalf, George Kelly, Clai Capelle, Joe Weber, Lou Morrison, Harvey Hathorn, George Welch, Ernie Knisp, Ed Falter, Ed Barts, William Caniff, Jack Winstrom, Lynn Whaley, Tom Slegel, Henry Derick, Harry George, Clem Jackman, William Sharidon, Mrs. George

Memories of Gay Times at Crystal Springs Fresh in Mind of Mrs. Buchholz, 86

BY PEG O'BRIEN

The gay little mistress of Crystal Springs, Janesville's most popular summer resort of the nineties, is just as nimble and pert today on



Mrs. Buchholz

her 86th birthday as she was when she used to be "jolly" the boys in the Johnnie Smith and Jack Tuckwood orchestras. She is Mrs. Louise Buchholz, 202 McKinley street, widow of Capt. Alex Buchholz,

whose sturdy boats transported so many hundreds of merry picnickers up the river to the Springs around the turn of the century.

For 30 years Mr. and Mrs. Buchholz superintended Crystal Springs, the captain loading his boats, the "Columbia," "Enterprise," and "Alexander," for the grocers, Hilberlans, and Concordia picnics to say nothing of the church and lodge outings. The boat left the Fourth avenue bridge hourly filled with impatient funsters, weighted down with bulging food baskets. At the end of a glorious day at the Springs, when weary dancers could no longer persuade the Bower City band or Jack Tuckwood to play just one more set, there was a mad scramble for the boat with none willing to wait for the second trip. Then as a gesture of politeness either Johnny Brown or Chief Hogan would step off the boat and say they'd wait for the next one.

Chief Hogan would come over to the Buchholz house, a crude affair propped up to avoid the flood of spring rains, and Mrs. Buchholz, after having dished out 60 gallons of ice cream, would be washing the dishes by a kerosene lamp. The Chief would ask her if she wasn't afraid to be alone with all the proceeds from the picnic. Her answer, "If you aren't looking for trouble you won't find it," has been her philosophy these many years.

Old Stairway Fantastic
After the strains of "Home Sweet Home" had wafted across the river, Crystal Springs looked pretty terrifying for the kerosene lanterns tied around the trees sputtered weakly, the wooden elephant and other exotic animals, which the Captain had fashioned out of wood during the long winter months, were ghostly in the dim light and that miraculous, eight flights winding stairway up the old tree took on a fantastic meaning. That's the stairway with the platform on top which looked out to far away lands that were so alluring to the children and so romantic to lovers.

Well that was just another day for Mrs. Buchholz. After she had washed the dishes and had taken a good night peek at her seven children, she had to set the bread for the next day or maybe prepare the Boston baked beans she's promised the Bower City band boys.

like the time the Racine carpenter was crushed to death under Billy Burr's boat, made Mrs. Buchholz place the telephone at the top of the list of modern inventions. Mr. Valentine suggested that the Buchholz's ought to have a telephone at the Springs and after it was installed he proudly told Mrs. Buchholz, that she could talk to any one she pleased so long as she didn't speak Dutch, to which she replied "That all depends on who's on the other end of the line."

After Mr. and Mrs. Buchholz had run the Springs for 20 years, a group of Janesville business men, George Mc Key, "Cap" Van Kirk, John Rexford, "Vic" Richardson, and Will Evenson got up a testimonial picnic in their honor. The men got the Captain to make a special trip to town and when they returned they brought a dining room table and chairs in appreciation of the good times that Janesville citizens had had up the river. Thirty-five years ago Mr. and Mrs. Buchholz gave up their work at the Springs. In their town house on North Bluff street they always boarded the "slingers"—the boys at the Valentine School of Telegraphy. For the past 30 years Mrs. Buchholz has lived in her present home on McKinley street. Captain Buchholz died in 1925.

Native of Fort

Mrs. Buchholz was born in Fort Atkinson, attended the German and English schools there and was confirmed in the Lutheran church. She has been a member of St. Peter's church since coming to this city more than 60 years ago. Her children are Mrs. Selma Hanthorn, George, Robert and Otto Buchholz, all of Janesville, and Louis G. Buchholz, Moberidge, S. D. Two of her eight grandchildren, David and James Buchholz, Moberidge, are here for the family dinner that will be served in her home Thursday night. She has two great-grandchildren.

Mrs. Buchholz and Mrs. Anna Knipp, also an octogenarian, are the only charter members of Janesville's oldest social club, The Coffee club.

"You know they say that if you live right you'll live long. I haven't been here long enough yet to know if I'm right or wrong"

Baking bread always remind Mrs. Buchholz of the time she missed her three year old Georgie. Her father had taken the boat down town. She called and she searched and soon the campers over the way joined in the hunt. When she took a long rake and started dragging the river she ran onto what she thought was Georgie. Frantic, because she was unable to budge it "body," she sent the Nowlan girl to town afoot to summon help, only to have Georgie up beside the wheel when the Captain docked at the pier a short time later. He's gone to town without telling his mother, who in the excitement of the search let the dough of 1 loaves run all over the floor.

Steamboats Once Fought, But Lost Along Rock River

By JAMES ENKING
Morning Star Correspondent

JANESVILLE, Wis. - If Rock River had been wider and not so easy to bridge or dam, the cry of "Steamboat round the bend" could have resounded here for decades as it did on the Mississippi.

As it was, power dams and city bridges had blocked the river as a navigable stream and limited boat traffic to short excursion routes by the middle of the 19th century.

Last week, a son of one of

the last Rock River steamer captains told how his father built boats and operated a recreation area north of here for 30 years at Crystal Springs, upstream and across the river from what is now Riverside Park. George E. Buchholz is 81, but he likes to recall the days when city dwellers jammed the excursion boats headed for open country. That was before the automobile and hard roads.

PICNIC SPOT

"Crystal Springs was a big picnic spot. My father, Alex, ran it for several years," Buchholz said. "Hundreds of people would board the boats at the 4th avenue bridge and ride up to the park."

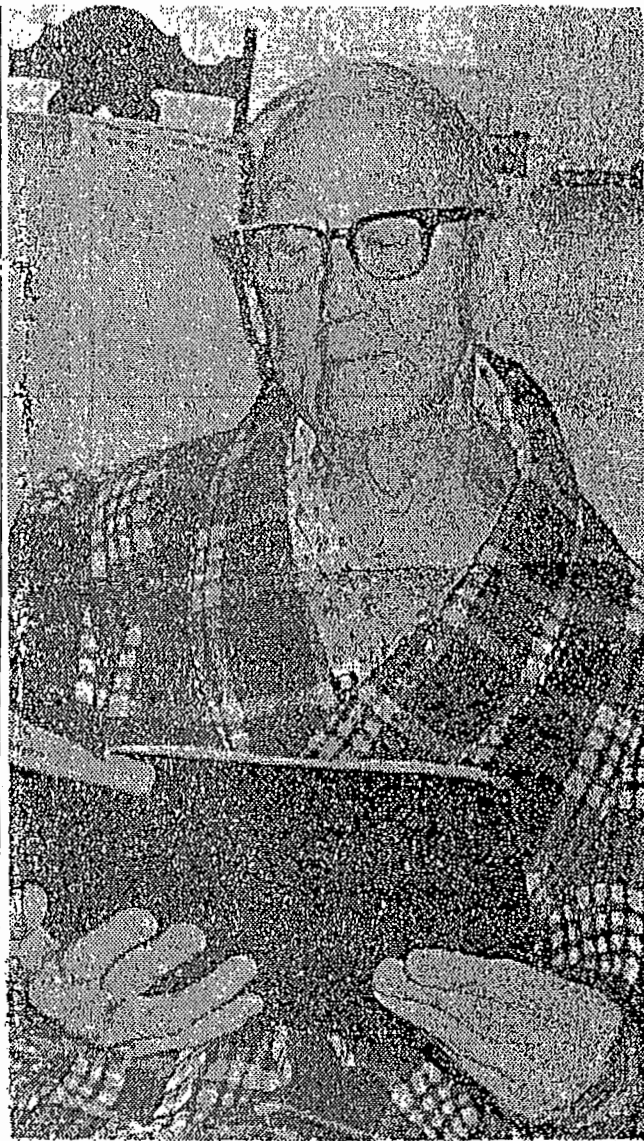
The area was well known for its pure drinking water from several natural wells. "The boats were built right at the springs," Buchholz said. "Dad built the biggest one right in the dance hall building."

Alex Buchholz was a ship-builder and carpenter. His first boat was the Bower City Belle, 50 feet long and capable of carrying 100 passengers.

The era of excursion boats began soon after Buchholz arrived from Germany in 1856. It ended in the early 1930s with the scrapping of the Silver Queen, a craft built on a scow originally constructed to move a house to a new location. Picnicking by boat had been replaced by moonlight dances on the board's broad deck.

REACHED JEFFERSON

Early attempts to navigate on Rock River proved its feasibility. In June of 1836 a steamboat from the Mississippi reached Wisconsin City (Janesville), negotiated the St. John's Rapids and reached northern Rock County, accepting some local passengers. In 1839 another steamer reached Jefferson, Wis. A boat from St. Louis, 133 feet long, squeezed through and also reached Jefferson. The following year another Mississippi River boat reached Janesville on the 4th of July and plied the river during the picnic season, returning to the Mississippi in



G. B. Buchholz
... Recalls river days

May 7-1967

the fall. It was the last to make the trip.

In 1854, Hammond and Thorne built a steamboat below the "upper dam" (4th Ave.). Bottled in by this and the Monterrey dam, the designer hoped to climb the dam by shifting ballast. It didn't work out, so the boat was torn down and hauled to Lake Koshkonong.

The "Star of the West" was built by William Foster at Janesville in 1860. She was 85 feet long and had two decks. Although Rock River had been declared a navigable stream, the owners tangled with the Milwaukee and Mississippi Railroad Co. over the issue of securing passage blocked by a railroad bridge. One night the ship vanished.

Fifteen years later, William Brooks acquired title from the stock company and located the hull, which had been filled with rocks and sunk, and proceeded to rebuild it. Renamed the Lotus, she sailed for several years as the river's largest boat

with a capacity of 500 passengers.

MET IN ROCKFORD

An Northern Illinois interest in river navigation reached fever peak after the Gypsy reached Oregon and Dixon in April, 1838, with a load of bacon. In 1840, a forum was held in Rockford to promote river trade. State legislation in 1845 permitted the levy of a seven and a half mill tax on property in Winnebago, Lee and Ogle counties to finance a river improvement program. A lock and ship channel was built at Rockford, but proved of little value.

Jan. 1-2, 1846, a ship canal convention was held in Rockford with delegates from Wisconsin and Illinois adopting a memorial to Congress asking that Rock River be made completely navigable and connected with Lake Michigan. The project died, was revived after the Civil War, and expired naturally soon after with the advent of plank roads and railway projects.

45

Boating on River, Once One of City's Principal Recreations, Only Memory

By J. D. O'HARA

Although navigation of Rock river in Janesville and vicinity has fallen into decay since the advent of the automobile, an occasional outboard motor is seen on the water and remnants of the days when boating was a major recreation here still exist in the form of dilapidated boat houses. But there is scarcely any use of the river today compared to 25 to 50 years ago.

About 1847 the first and only large steamboat from the Mississippi river arrived here and went as far north as Fort Atkinson. It soon returned, never to repeat the journey.

Janesville's first steamboat was built in 1854 by Hammond and Thorne and after that had disappeared, about 1860, a side-wheeler steamer 85 feet long called the "Star of the West" was constructed by William Foster. After a few trips her owner got into a quarrel with the Milwaukee and Mississippi Railway company over the question of the construction of a draw bridge and, as the cheapest way out of it, the railroad bought a controlling interest in the boat and it mysteriously disappeared.

Old Steamer Hauled Out

Fifteen years later, in 1875, it was resurrected by Oscar Brooks, who conducted a gun shop on North River street. Mr. Brooks found that the hull had been loaded with stones and sunk to the bottom of the river. It was hauled out of its tomb near the west side swimming beach to Goose Island.

Everything had been rotted away except the hull, which was made of oak planks a foot wide and two inches thick. The hull was just as sound as the day it was sunk. After calking up the cracks and putting on two decks, he christened it "The Lotus," after a flower, and for a time it lived up to its name. It made trips up the river with pleasure parties and picnickers, carrying about 400 to 500 persons, but after a year or two it gradually fell into disrepute when two or three persons had been drowned after falling from its decks. Finally it was beached just north of the railroad bridge and this time was cut up into firewood.

the name of "Swastika" on a pennant flying from its stern. Its beautiful lines and the ease of navigation made it a favorite on sight. Later on he sold it to his brother, Lewis, who had a cottage near Burr Springs.

Harlow "Gas" Launch First

J. C. Harlow, who invented a canopy top which could be raised or lowered or tilted to either side while the operator remained in his seat, had the first gasoline launch on the river. E. S. Williams, who lived on the corner of Jefferson avenue and South Third street, had two fast launches which were run by Charles Stevens. Frank Baldwin, who represented the Tuttle Motor company, also had a fast launch.

Among those who had pleasure launches on the river at this time were L. F. Wortendyke, Frank Pierson, E. N. Fredendall, John Nuzumi, E. Buckingham, Fred Turner, Grover Horn, Bob Hockett, Fred Kenyon, John Anthes, E. W. Lowell, "Wash" Barriage, Charles Graves, Wally Parks, Clarence Sutherland, "Binks" Metcalf, S. A. Cooper, Johnny Allen, Judge C. S. Fifield, Harry Ranous, Fred Burpee, Charles Schwartz, Harry Nowlan, Bert Coyne, Robert Bear, George McKey, Charles Whittemore, Ed Winslow, Bert Van Houter, John Sherer, Bert Dennett, George Barriage, Ira Holsapple and George Davis.

Launch Club Active

Twenty years ago Janesville had a flourishing launch club. They cleared the river of stumps and erected floating buoys in dangerous places. F. F. Pierson was commodore and I. F. Wortendyke was secretary-treasurer. Janesville at one time could boast of a full-fledged boat club, with several racing shells, and contests were held regularly. E. B. Heimstreet, now of Lake Mills, and Attorney William Bates were the leading spirits in this sport.

About 25 years ago, on July 4th, a water carnival was held above the upper railroad bridge, in which the "Columbia" and a large number of launches took part.

Launch Craze Breaks

About 1905 the launch craze was inaugurated and in five or six years more than 50 launches were owned here. For more than a mile on either side of the river boat houses dotted the shore line, only to disappear almost entirely by 1927.

For a time there was keen competition as to who owned the fastest launch on the river and judging from the swell of the waves made from some of these home-built boats, one would think an ocean vessel were passing.

Dan Whaley had a stern-wheeler, the motive power being a gasoline engine, and carried small parties up the river. The "Lorna," owned by A. C. Kent, was perhaps one of the largest and most pretentious of the naphtha launches ever seen here. It was sold to George McKey. The Allen brothers had several steamboats, of which the largest was the "Lot-tie Lee," which carried pleasure parties up the river.

About 1907 Edmund Ehringer put into commission a launch which bore

Horse-Tread Scows Used

About 60 years ago there were no real pleasure craft on Rock river, outside of a few row boats. John Watson and John Allen had large scows which brought wood and stone down the river. Some years later, John Allen had a wood yard just south of the upper railroad bridge, being vacant property at that time. These scows were stern wheelers and the motive power was a horse mounted on a treading machine. These scows would be a novelty today, but served their purpose in those days. They were also used on occasions when large gatherings were held at Pope's Springs, later known as Burr Springs, but by many today mislabeled Crystal Springs, which is located some 10 rods east on the Shoemaker farm.

At that time a beautiful growth of oak trees about 12 or 15 inches in diameter covered the grounds, which made it an ideal place to hold picnics.

Buchholz Important Figure

Fifty-five years ago Alex Buchholz built the "Bower City Belle," which was owned jointly by John Baumann, Buob brothers and himself. They conducted a park, called Buch's park, on the east side of the river, now known as the Daisy Cosgrove farm, situated at the bend of the river, south of George S. Parker's summer home, "Stonehenge."

Shortly after he built the "Little Otto," named after his son, Otto, who with his brother, Herman, conducts a blacksmith shop on North Bluff street. The "City of Janesville" was the next boat built. Following this was the "Enterprise." In 1903, he built the "Columbia," and added playground equipment and a dance hall at Crystal Springs, with the assistance of his sons, Herman and Otto, which he conducted for many years. He afterwards sold the "Columbia" to Paul Gehrke, who conducted the park for a few years.

As this venture was proving a losing proposition, Mr. Gehrke beached the boat at Riverside park and after removing the engine and boiler, consigned it to flames.

"Billy Burr" Is Next

About that time Pope's Springs changed hands, its purchaser being William Burr, who then called it Burr Springs and bought a twin-engine steamer in Racine. This was brought here, christened the "Billy Burr." Although it was the finest steamer ever on the river here, it failed to get much patronage and was finally sold and shipped from Janesville.

The "Mayflower," which was next in size to the "Lotus," was built by Richard Griffiths, who had a park on the west side of the river, south of the four-mile bridge. It was a side-wheeler and could accommodate about 150 passengers.

Mr. Buchholz once more entered the field and built the "Augusta" and removed his equipment to Burr Springs park. This boat was later bought by his son, Herman, who took pleasure parties up the river. The "Swallow" was the last boat built by Alex Buchholz, the remains of which may yet be seen near Riverside park. Much credit is due Mr. Buchholz for the orderly manner in which he conducted these pleasure resorts. Although he had operated boats on Rock river for over a half century, there was never a serious accident chronicled against him.

About 1902 Alderman W. H. Merritt and son leased a piece of land on the west side of the river and north of the Four Mile bridge, naming it "Idlewild Park." A boat was built, named after the park, and regular trips were made for a time, but gradually as people began to build cottages they bought launches of their own and the boat was sold to outside parties.

Claire Capelle, one of the first to erect a cottage on these grounds, owned a launch and was one of the

46

She Remembers Crystal Springs

By RUBY WALTON

The crystal clear water still bubbles up through the sand and tumbles over itself to join Rock River across from Riverside Park, but Crystal Springs is no longer the public picnic and recreation area it was when the Buchholz family ran a concession stand there.

Little Maud Aldrich, born in 1894, used to join her Sunday School class members, loaded down with hampers of food, at the boat dock just below the railroad bridge in Janesville. There they would board Capt. Alex Buchholz' boat, the "Enterprise," for a jolly trip up the river to Crystal Springs, watching with awe as the pilot worked an apparatus to tip the smokestack down so they could steam smoothly under the bridge.

At the picnic area, Maud and her friends admired the bandstand and dance hall Capt. Buchholz had built, but they especially liked his merry-go-round. He'd made all kinds of animals on it for the children to ride, with seats for little tots.

And there was another game, a round ring tied to a string fastened to a pole and a hook hung from a tree branch on another string. Young and old alike spent hours trying to swing the ring around the tree and get it in the hook.

When the children grew hot, they could slake their thirst with a dipperful of cool drink from the pails of water carried from the springs to the picnic table. But it was more fun to take the snaky path down to the springs and pick a few sprigs of water cress from the banks to nibble on, savoring the sharp tang of the cress before kneeling to sip the silvery water directly from its source.

Some people walked a little farther to climb flights and flights of steps up around a tree to a platform high enough to see all around the country. But Maud didn't go there. After all, hadn't the Captain's son George, who was about her age, fallen off one time and broken his leg?

Little did Maud realize then that one day she would marry George and spend her summers at Crystal Springs catering to picnickers.

Capt. Alex, who died in 1925, must have been quite a carpenter and engineer. He built several excursion boats in the late 1800s to carry hundreds of people up the river. The ones Maud Buchholz remembers best are the "Enterprise" and "Columbia." With the attractions he constructed at the picnic area, along with the sparkling drinking water flanked by water cress, it's no wonder Crystal Springs was one of the most popular places to go for a picnic or to set up a tent for a week or two. Alex piloted his boats between the pier in Janesville and the one at Crystal

Springs every hour to accommodate the crowds.

Maud and George were married in 1913 and, after a few years in North Dakota and Minnesota, returned to Janesville where George was employed by Wisconsin Power and Light Co. But they spent their summers in the cottage at Crystal Springs managing the resort, owned then by a Minneapolis real estate firm.

Mrs. George Buchholz, who lives in the home she and her late husband built in Riverside Park in 1936, recalled events that happened at Crystal Springs while she was there.

For instance, the cottage burned down one weekend in the spring of 1927 or '28. The family was scrubbing and painting the building in preparation for the summer season. George brought in some wood to put in the cook stove, according to Mrs. Buchholz.

"Suddenly the thing exploded and everything went so fast we couldn't save anything," she said. George's clothes were aflame. He ran to the river, rolling over and over in it to put out the fire. His burns were not so severe that he couldn't go to work on Monday.

They built another cottage that summer with a store in one end where they sold pop, candy bars, cigars and cigarettes. Behind the store was the kitchen, and at the other end was a big room in which Maud and George and their daughters, Georgene and Janis, lived. The beds were at the far end and a big table in the middle. The kitchen range was used for heating and for cooking in cool weather, but when the weather was hot, a three-burner kerosene stove next to it served the purpose. Bread, cakes and cookies were baked in a little metal oven set on a burner.

Near the stoves was a sink with a hand pump on it to bring in drinking water and a pipe below to carry dirty water into a dry gulley back of the cottage. A bridge across the gulley led to the outdoor "restroom" with its little half-moons. A shed in back of the cottage held tools—and on the Fourth of July it held their dog, Buster, who was so frightened by the firecrackers picnickers lit that he might have run away if left loose.

Only one year, during the Depression, did the Buchholz family spend the winter at Crystal Springs, living in a big white house a short distance from their cottage. That was the wicked winter of 1935-36, when snow swirled high from storm after storm, temperatures plummeted below zero for weeks and coal was lapped up as fast as it reached the surface of mines, making it as scarce as natural gas was last winter.

One day the family was low on groce-



(Gazette photo by Ted Ninman)

Maud Buchholz

Recollections

ries and the battery in their big radio was dead. Mr. Buchholz and Georgene loaded the radio on a sled and trudged across the river ice to Riverside Park and on into town. They got the battery recharged and bought groceries at Buggs and Hovland Grocery at the corner of Washington and Highland.

"I worried about them until they finally came back with the radio and groceries on the sled," Mrs. Buchholz said.

Crossing the river in summer was easier. "People would walk to Riverside Park and holler across for us to come get them in a rowboat," Mrs. Buchholz said. Excursion boats were then a thing of the past but the Buchholzes kept row boats to rent.

By this time automobiles were more common and vacationers from Chicago and Rockford joined those from Janesville in pitching their tents in the area, some leaving them up and returning from the city each weekend. One family lived part of the time on the screened porch of Buchholz' cottage.

In addition to vacationers, men (a) patients from the county farm had outings at Crystal Springs every couple of weeks, Mrs. Buchholz related. Food was brought by car but attendants walked the patients down across the woods from the farm, men for one picnic and women the next time.

Besides the playground equipment and swimming from the pier, there was fishing. Mrs. Buchholz remembers often being awakened at 3:30 a.m. by a man pounding on the door and calling, "Ve vant to rent a boat."

"Sometimes the boys all got together and cleaned fish and we would have a big fish fry," Mrs. Buchholz recalled. She was an avid fisherman too.

But the biggest attraction at the resort was the spring water, claimed to have special health properties because of the minerals in it. Visitors would tote it away in jugs and milk cans. In the 1800s the Hlawatha Bottling Co. had shipped the water all over the country. Their crumbling plant was dismantled while Maud and George were caretakers for the recreation area and Mrs. Buchholz proudly displayed a white tile which had been part of its inside wall.

The bubbling cold water had more uses than drinking. Mrs. Buchholz sank a box, with a wire bottom for water to flow through, down into the stream to hold butter, meal and milk in.

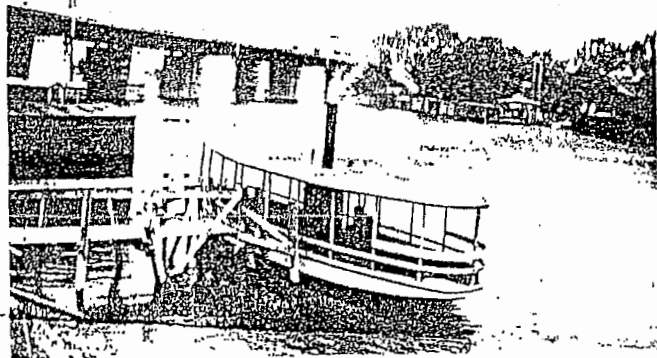
The pop sold in the concession stand had better accommodations, however.

It was stored in a huge ice chest covered with a canvas to hold in the cold. Sometimes City Ice and Coal Co. delivered ice to them. Other times the family would bring a 50-pound block of dripping ice from town on the back bumper of their car.

It was simple to find the gravel road which led from Highway 34 to the resort because there was a huge arch at the corner with "Crystal Springs" in scroll across the top. Not so simple was driving down the steep hill to the springs and keeping the car's narrow tires on the two strips of concrete put in the road there to provide traction and prevent gullies from forming in the car tracks when rain washed down the gravel hill.

Their cottage is gone now and beautiful homes can be glimpsed from the blacktopped road. The picnic area is part of the grounds of Sturbridge Springs Condominiums.

But footprints from the stream bank through the water cress to a round tile stuck into the springs show that people still kneel to drink the clear spring water.



THE CAPTAIN'S READY—Capt. Alex Buchholz built several steamboats used for excursions up the river to Crystal Springs. Here one of them is tied at the dock near the railroad bridge and what was then the Fourth Avenue bridge (now Centerway) waiting for passengers to board. After shoveling coal into the burner to get up steam, Buchholz steered the boat under the bridge and tipped the smokestack down with an ingenious tilting device so it

Crystal Springs still alive in her memory 50 years later

The Janesville Gazette / Friday, November 15, 1985

The white-haired woman walked down a hill on a path from her memory.

"There used to be an old foot bridge across here," she said as we came to a creek.

She leaned over and brushed aside some weeds to reveal a small concrete fountain.

"Do you know what this is?" she said, as she handed me a weed she had just washed in the fountain. "It's watercress. Eat enough of it and you'll get the flavor."

We both took a bite. She washed it down with water from the fountain, and thought back 50 years.

"This always seemed like a long way away," she said. "As soon as I got up here it was like I was in another world."

The creek is covered by watercress now; the path is just a memory; both are oases amid cottages and a condominium development. But for Georgene Cunningham, now 64, her summers at Crystal Springs live.

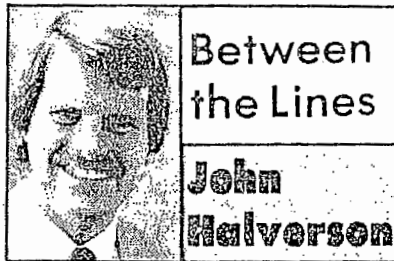
Crystal Springs—the "Springs" she calls it—was a major recreation area in the 1920s and '30s. Located off Highway 14 West, it's yelling distance across the Rock River from Devil's Staircase at Riverside Park.

Georgene spent summers at the Springs with her parents who were its caretakers. The waters, from which the park got its name, were said to be medicinal, and a nearby bottling company shipped the

Her father, George Buchholz, ran the Springs after "Capt. Alex's" death until the mid-1930s with the assistance of his wife, Maud.

George died in 1969.

Maud died this spring, four days after Georgene's husband.



Staff commentary

water nationwide.

The Hiawatha Bottling Co. was dismantled years ago. Crystal Springs was turned into a condominium in the 1960s.

All that remains of the bottling company is an old tile Georgene has saved over the years. All that remains of Crystal Springs are the feelings Georgene recalls as she drinks its waters.

"We always went up every spring. I remember bailing out the boats..."

There used to be a sign over the "two ruts" in the dirt road that led to the Springs.

The sign was gone. The road we now drove on is made of concrete.

"The road was a mile long. I had to walk up it to get to the bus to go to the country school," Georgene said.

Georgene and her sister Janis were in charge of collecting 25 cents from each car entering the picnic grounds, and Janis recalls removing snakes from the guest's

As we drove further into the Springs, Georgene noted that the condo development which overtook her childhood landscape had never quite filled out as expected. She did not sound sad.

We thought of driving further

beached canoes each morning.

The sisters walked to a nearby farm to fill milk cans and pick raspberries and blackberries in the woods on their way back.

"I have a dog that was buried in this little triangle there," Georgene pointed to me as we drove.

We came to a house at the end of the lane.

"That's where I lived when I was in eighth grade and met my husband-to-be." Now, the house has solar panels.

She remembers a merry-go-round with carved animals on it.

When we got out to walk, Georgene pointed to the place where a gazebo stood, and where couples wandered under leafy arbors to hold hands beneath the moon.

"I didn't like it then," Georgene said of living at the Springs. "I was a city girl who had to go to a country school with all those farm girls."

She smiled.

The Springs goes back three generations for Georgene.

Her grandfather, Alex Buchholz, who ran the Springs from 1874 until his death in 1925, also captained the excursion boats which brought picnickers to the grounds.

Her grandmother, who assisted in running the camp, lived long enough to witness four wars, and on the occasion of her 90th birthday in 1944 she accurately predicted that it would be her last.

into the Springs, but we were stopped by a sign.

"No trespassing," it said. "Keep Out. Private Driveway."

From there on, only memories remain.

48



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: January 24, 2019

Land Division Summary:

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

2018 078 (Milton Township) -- Longhenry

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

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



Application Number: LD2018 078 Longhenry

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

AGENCY REVIEW

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

N/A

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

50

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

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>[Signature]</i></u>	DATE: <u>12/6/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

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

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

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

51

AGENCY RECOMMENDATION

- 11. If you answered Approve With Conditions to 10., list conditions:**
- 3. Dedicate a 33 foot half road right of way along Kennedy Rd and along Townline Rd at the discretion of the Town.
 - 4. The final CSM shall indicate a triangle Vision Easement extending from points 150 feet from the intersection along each road.
 - 5. Note on final CSM: "Vision easement shall be kept clear of structures and tall vegetation less than six inches in diameter."
 - 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
 - 7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
 - 8.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from an existing 150 acre property in the Town of Milton consisting of approximately 3.0 acres with no existing buildings. The parent parcel is currently zoned Agriculture One (A1) by the Town and the future land use for the parcel is Mixed Use. As part of this process, a request for a zoning change to A3 has been proposed. The A1 District is certified by DATCP for the Farmland Preservation Program. Therefore as part of this process the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District (including Base Farm Tract standards if applicable).

This land division is with the extraterritorial jurisdiction of the City of Milton.

TOWN ACTION

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

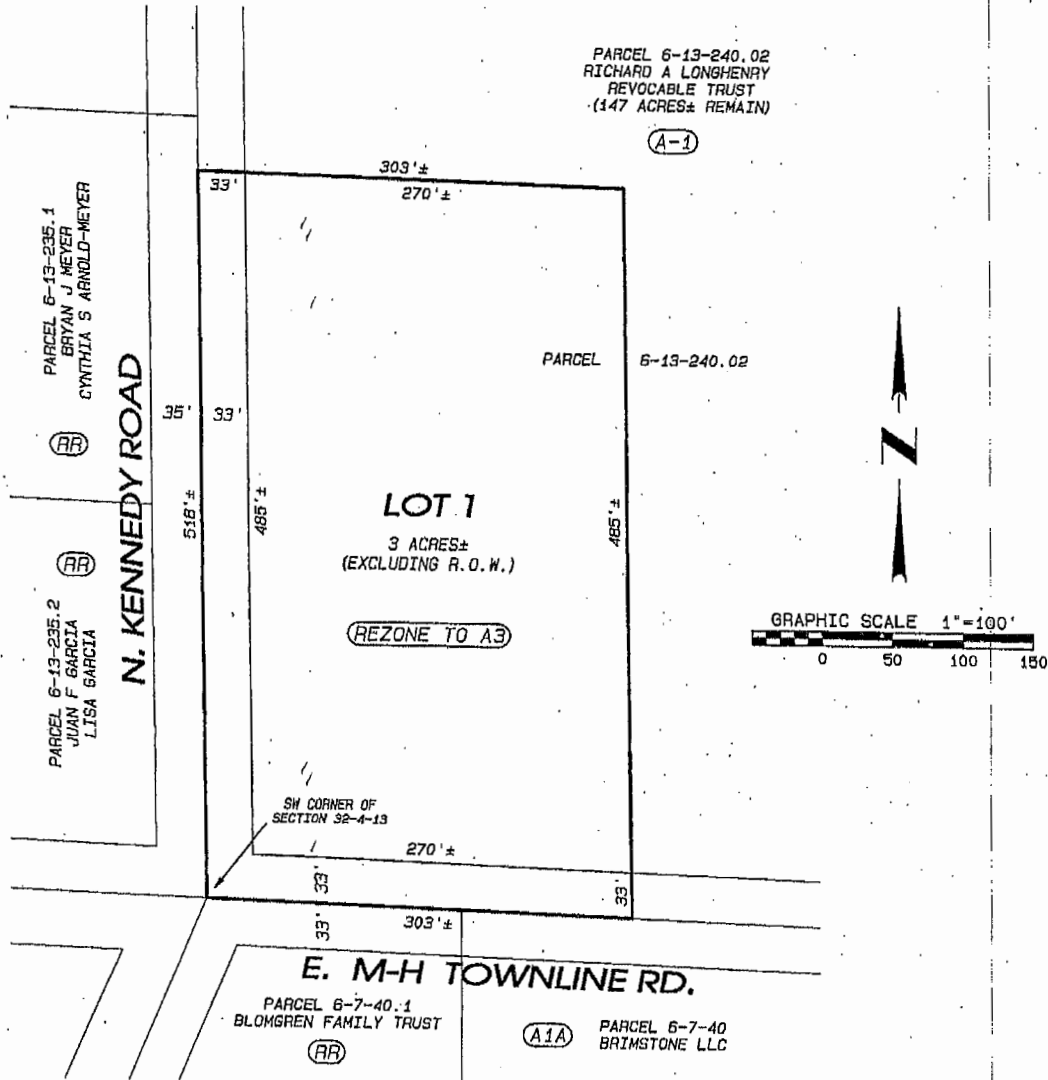
- 17. If you answered Approve With Conditions to 16., list conditions:**
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

18. Committee action rationale and findings of fact:

52

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



DATE: NOVEMBER 26, 2018

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118-556 For: LONGHENRY

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

53

RECEIVED

NOV 30



CO. PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 078

Received By - Date (MM/DD/YYYY): 11-30-18

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	RICHARD A LONGHENRY REVOCABLE TRUST			Telephone:	
Address:	2545 E M H TOWNLINE RD	City:	MILTON	State:	WI Zip: 53563
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

9. Reason for land division: <input type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:		
10. Land division area location:	Town of MILTON Section 32	SW 1/4 of SW 1/4 Tax parcel number(s) - 6-13-240.02
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of CITY OF MILTON		
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway		
13. Landowner's contiguous property area (Square feet or acres): 150	14. Land division area (Square feet or acres): 3.6	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:		
20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system		
21. Public Improvement construction proposal/plan will be submitted by (mm/dd/yyyy):		22. Public Improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <i>Richard Longhenry</i>	DATE: 11/26/17
---	----------------

54

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

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

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

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

56



MEMORANDUM

Date: January 15, 2019

To: Planning & Development Committee

From: Colin Byrnes, Director Rock Co. Planning & Development Agency

CB

Re: Semi-Annual Report – Attendance at Conferences/Conventions

cc: Josh Smith

No Rock Co. Planning & Development Agency Staff attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six (6) months.

ROCK COUNTY, WISCONSIN




**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: January 8, 2019

TO: Planning & Development Committee

FROM: Michelle Schultz, Real Property Lister 

RE: Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith

58

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: January 8, 2019

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister/LIO *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions – Land Records

Land Records funds were used to send two members of the Land Records Committee to the 2018 International ESRI Conference in San Diego, California July 9th – July 13th 2018. This cost exceeded \$1,000.00 per individual. Please see attached report for actual amounts.

Cc: Josh Smith

59

Semi-Annual Report on Travel cost's which exceed \$1,000

For July - December 2018

Land Records

ESRI International User Conference July 9 - July 13, 2018 San Diego, CA

	Other		Other Air			Lodging	Meals	Conference Registration	Total	
	Mileage	Transportation	Parking	Baggage	Fees					
Kris Pehl - 911 Center		\$104.50				\$391.38	\$941.40	\$105.25	n/c	\$1,542.53
Brad Heuer- Planning	\$85.02	\$38.00				\$473.60	\$941.40	\$256.78	n/c	\$1,794.80