



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JULY 11, 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 June 13, 2019 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Community Development
 - A. **Action Item:** Citizen Objection – Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation
6. Code Administration & Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2019 029 (Fulton Township) – Rock River Threshere Inc.
 - B. Information Item: Code Administration Quarterly Report
7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Semi-Annual Report – Attendance at Conferences/Conventions
 - C. **Action Item:** Transfers
8. Committee Reports

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

9. Directors Report

- A. Rock Internship Program 2019 – Jayden Williams, Evansville High School
- B. Workshop for Local Planning & Zoning Officials – Whitewater University Technology Park, Whitewater, WI
- C. Comprehensive Plan Updates (County & Towns)

10. Adjournment

Future Meetings/Work Sessions

July 25, 2019 (8:00 am)
August 8, 2019 (8:00 am)
August 22, 2019 (8:00 am)
September 12, 2019 (8:00 am)



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY June 13, 2019 – 8:00 A.M.
COURTHOUSE CONFERENCE ROOM Second Floor
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. **CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, June 13, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Phil Owens and Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Kurt Wheeler (Planner III, Acting Secretary).

Others Present: Michelle Schultz Real Property Lister and Brad Heuer County Surveyor.

2. **ADOPTION OF AGENDA**

The adoption of an amended agenda (moving item 5A to follow 6A. Moved by Supervisor Mawhinney, Seconded by Supervisor Owens. Amended Agenda Adopted (5-0).

3. **MEETING MINUTES – MAY 23, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the May 23, meeting minutes. APPROVED (5-0)

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

Mr. Byrnes gave the committee an update of the Local Planning Officials seminar in Whitewater July 18, 2019. Discussion followed.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

• **(2019 016) – Fulton Township – Fox LLC**

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

Conditions:

1. Existing and proposed utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. The existing residential structures within the area of lot 2 shall be removed prior to final approval of the CSM.
3. The existing septic system and well serving the existing residential structures within the area of lot 2 shall be properly abandoned.
4. Dedicate a 33 foot half road right of way on each side of N. Goede Road at the discretion of the Town of Fulton.
5. Ownership of parcel 6-6-5.1 shall be transferred to the applicant prior to the final CSM approval unless the current owner also signs the final CSM.
6. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

• **LD2019 022 (Union Township) – Pine Knoll Farms**

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

Conditions:

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

• **LD2019 023 (Spring Valley Township) - Condon**

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

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
4. Proposed lot lines must include the POWTS area with the building which utilizes the system.
5. Dedicate a 40 foot half road right of way along County Trunk Highway T as indicated on Preliminary CSM.
6. CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

6. Community Development

- A. Action Item: Citizen Objection – Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation.

The applicant, nor representatives were in attendance for the meeting. Mr. Byrnes gave a history and status of the loan agreement, correspondence, and policies regarding this appeal. After lengthy discussion, Supervisor Owens made a Motion to deny the objection. Seconded by Supervisor Sweeney. Appeal Denied (5-0).

7. FINANCE

Action Item:

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

8. COMMITTEE REPORTS
None

9. DIRECTOR'S REPORT:

- A. Mr. Byrnes gave the committee an update of the Rock Internship Program. Mr. Jayden Williams from Evansville High School will be starting this coming Monday to work in various County Departments, including Planning.
- B. Mr. Byrnes informed the Committee that recent repayments to CDBG & Home Housing Program for the Month of May were in excess of \$50,000.

10. ADJOURNMENT

Supervisors Gustina and Owens Moved and Seconded to adjourn the Committee at 8:45 a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

June 27, 2019 (8:00 am)
July 11, 2019 (8:00 am)
July 25, 2019 (8:00 am)
August 8, 2019 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: July 11, 2019

Land Division Summary:

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

2019 029 (Fulton Township) – Rock River Threshere Inc

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

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

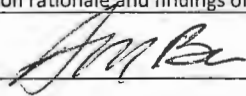


PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

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

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

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No , the application must be provided to other reviewing parties before completing any further sections of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing utility easement(s) shall be indicated on the survey. New easements to be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lots 1, 2 or 3 until...."	
3. ...acceptable means 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></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>6/28/19</u>
TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

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: _____ TITLE: <u>Chair – Rock County Planning & Development Committee</u>	DATE: _____

AGENCY RECOMMENDATION

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

- 3. Due to the standards of the Rock County Access Control Ordinance, a "No Access" note shall be indicated on the frontage of Lot 1 along Hwy M.
- 4. A "No Access" note shall be indicated on the frontage of Lot 3 along Hwy 51
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates three new lots from three existing tax parcels, one of which was created via Certified Survey Map in 1992 to separate existing buildings from the larger farm. In this proposal, Approximately 14 acres will be added to the existing lot to create a 17 acre new lot (Lot 2). The remaining vacant land will be divided into two lots, one on each side of Hwy M. Though the right of way for Hwy M creates two distinct shapes when viewing the current tax parcel maps, it is one deeded piece of property which "excepts" the right of way. Therefore, this CSM is necessary to be able to sell the property separately. The parent parcel is currently zoned AG by the Town. Based on the proposed lot sizes, no rezone is necessary.

County Hwy M is an Access Controlled Highway in this location. Based on Ordinance standards, no driveway permit may be granted in the area of proposed Lot 1 without a Variance. Access should be permitted along Hurd Road. Access to Lot 2 can be made via the existing permitted driveway. Access to Lot 3 will be limited to a location along Hwy M in compliance with the Access Control Ordinance, to be determined in the future if development of the Lot is proposed. Proposed Lot 3 would also be subject to the requirements in the Access Control Ordinance, however since this portion of the original parent parcel was noncontiguous at the time the Ordinance was adopted (1974), there are rights to have an access permit issued along the frontage in a safe location.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

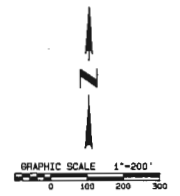
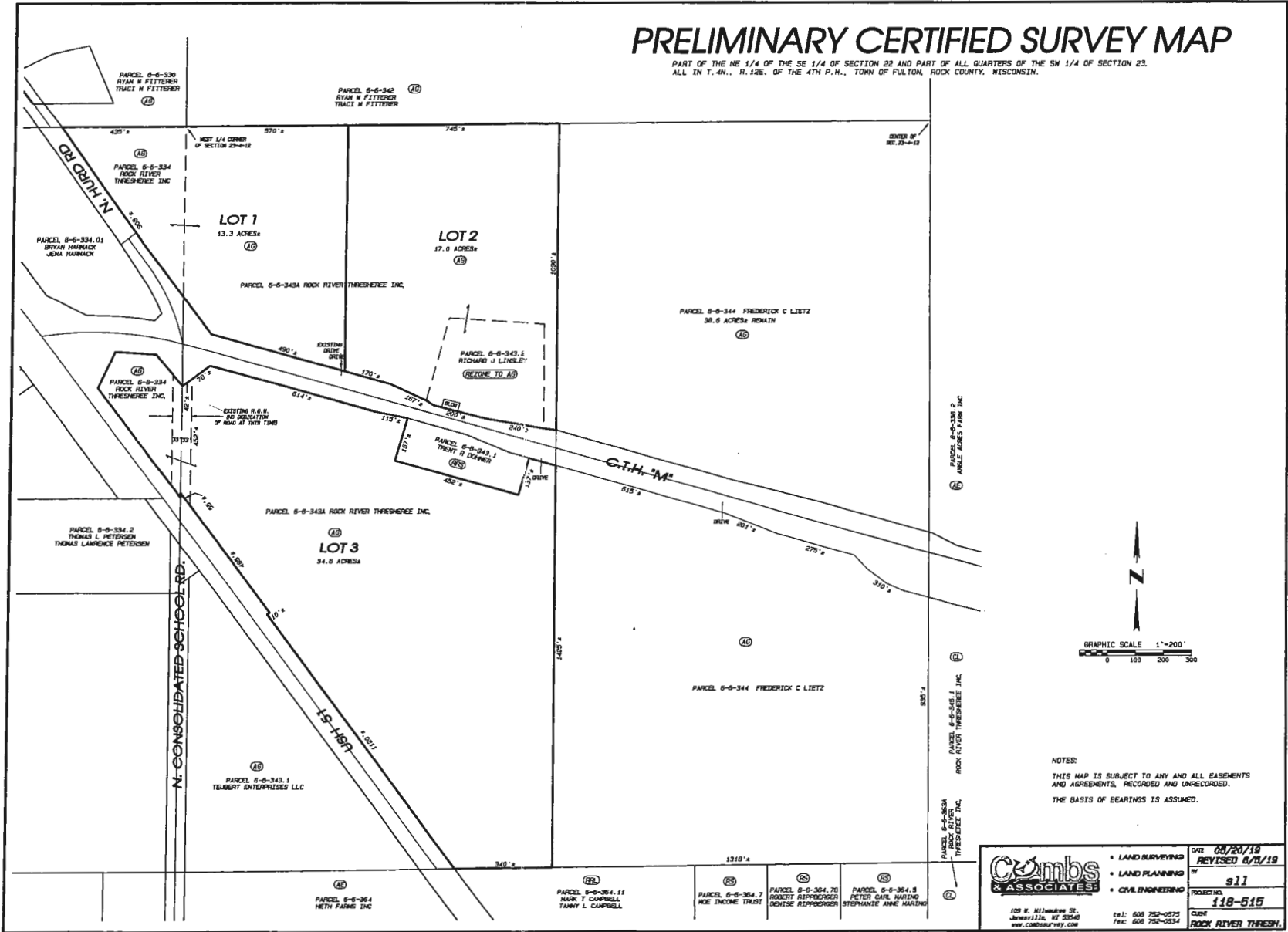
17. If you answered Approve With Conditions to 16., list conditions:

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

18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22 AND PART OF ALL QUARTERS OF THE SW 1/4 OF SECTION 23,
ALL IN T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



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

	• LAND SURVEYING	DATE: 05/20/19
	• LAND PLANNING	REVISED: 6/13/19
• CIVIL ENGINEERING	PROJECTED BY: sll	
	PROJECT NO: 118-515	
100 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	TEL: 608 752-0075 FAX: 608 752-0534	CLIENT: ROCK RIVER THRESHING, INC.

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

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

RECEIVED

JUN 13 2019



ROCK CO. PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY

AGENCY USE ONLY	
Application Number:	LD2019 029
Received By - Date (MM/DD/YYYY):	6-13-19

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	ROCK RIVER THRESHEREE INC			Telephone:	
Address:	51 E COX RD	City:	EDGERTON	State:	WI Zip: 53534
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

9. Reason for land division: <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 FULTON	1/4 of SW 1/4
	Section 23 & 22	Tax parcel number(s) - 343A,343,334
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of		
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input checked="" type="checkbox"/> County highway <input checked="" type="checkbox"/> State highway <input type="checkbox"/> U.S. highway		
13. Landowner's contiguous property area (Square feet or acres): 62.7	14. Land division area (Square feet or acres): 62.7	15. Current zoning of land division area: AG & RRL
16. Number of new/additional lots created by land division: <u>3</u>	17. Future zoning of new/additional lot(s) created by land division: AG	18. Future zoning of parent lot: AG
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: <u>Ronald J. Combs</u>	DATE: <u>5/29/2019</u>
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APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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

Rock County Planning
Administrative Quarterly Report

	Q1			Q2			Q3			Q4			Year End Totals		
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
2010															
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58
BP	4	0	4	21	0	21	6	0	6	9	0	9	40	0	40
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40
2011															
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012															
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
2013															
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014															
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29
BP	0	0	0	6	0	6	6	0	6	0	0	0	12	0	12
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015															
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40
BP	14	0	14	19	0	19	12	0	12	14	0	14	59	0	59
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47
2016															
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13
LD	14	0	14	18	0	18	11	0	11	14	0	14	57	0	57
BP	8	0	8	21	0	21	10	0	10	10	0	10	49	0	49
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54
2017															
BOA	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8
LD	12	0	12	24	0	24	20	0	20	28	0	28	28	0	84
BP	9	0	9	25	0	25	10	0	10	11	0	11	55	0	55
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57
2018															
BOA	1	0	1	2	0	2	1	0	1	0	0	0	4	0	4
LD	16	0	16	19	0	19	17	0	17	35	0	35	87	0	87
BP	19	0	19	51	0	51	11	0	11	18	0	18	99	0	99
SLP	12	0	12	13	0	13	12	0	12	11	0	11	48	0	48
2019															
BOA	1	0	1	2	0	2									
LD	13	0	13	21	0	21									
BP	9	0	9	29	0	29									
SLP	2	0	2	19	0	19									

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63103	LEGAL FORMS	P1900579	06/20/2019	US BANK	RP PAPER FOR ASSESSMENT ROLLS	96.00
REAL PROPERTY DESCRIPTION PROG TOTAL						96.00
10-1721-0000-64200	TRAINING EXP	P1900579	06/20/2019	US BANK	LR TRAINING WLIA SPRING REG	336.00
LAND RECORDS PROG TOTAL						336.00

I have reviewed the preceding payments in the total amount of **\$432.00**

Date: _____
Dept Head _____
Committee Chair _____

ROCK COUNTY

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

06/27/2019

<u>Account Number</u>	<u>Account Name</u>	<u>PO#</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Inv/Enc Amt</u>
64-6400-0000-63107	PUBL & LEGAL	P1900674	06/13/2019	GREATER BELOIT PUBLISHING CO	BLACKHAWK CAMPGROUND 5/2	23.82
PLANNING PROG TOTAL						23.82

I have reviewed the preceding payments in the total amount of **\$23.82**

Date:

Dept Head _____

Committee Chair _____

ROCK COUNTY, WISCONSIN



Planning, Economic & Community
Development Agency
51 South Main Street
Janesville, WI 53545
Phone: 608-757-5587
Fax: 608-757-5586
Website: www.co.rock.wi.us

MEMORANDUM

Date: July 1, 2019

To: Rock Co. Planning & Development Committee

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

A handwritten signature in black ink, appearing to be "CB", is written to the right of the "From:" line.

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

No member of the Planning and Development Agency attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

ROCK COUNTY, WISCONSIN



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

MEMORANDUM

DATE: June 12, 2019

TO: Planning & Development Committee

FROM: Michelle Schultz, Real Property Lister *MS*

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

ROCK COUNTY, WISCONSIN




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

MEMORANDUM

DATE: June 12, 2019

TO: Planning & Development Committee

FROM: Michelle Schultz, Real Property Lister/LIO 

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

No member of the Land Records Committee used Land Records funds in attending any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith