

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



****AMENDED
8/10/2021**

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 12, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM
CALL: 1-312-626-6799
MEETING ID: 881 7262 3649
PASSCODE: 583618**

Join Zoom Meeting

<https://us02web.zoom.us/j/88172623649?pwd=SUIVTTdPbGd5YXdycEZWalJLTHZXZz09>

Meeting ID: 881 7262 3649

Passcode: 583618

One tap mobile

+13126266799,,88172623649#,,,,*583618# US (Chicago)

+19292056099,,88172623649#,,,,*583618# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, August 11th, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired –

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

****AMENDED**
8/10/2021

Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 12, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
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CALL: 1-312-626-6799
MEETING ID: 881 7262 3649
PASSCODE: 583618

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held July 8, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. 2021 032 (Johnstown Township) – Blazer/Benash (1 Lot CSM)
 - B. 2021 034 (Center Township) – Knudson (1 Lot CSM)
 - C. 2021 041 (Avon Township) – Rosheisen (1 Lot CSM)
 - D. 2021 046 (Milton Township) – Fisher (2 Lot CSM)
 - E. 2021 047 (Newark Township) – Geise Rev Trust (1 Lot CSM)
 - F. 2021 049 (Turtle Township) – Tall Trees Subdivision (33 Lots)
6. Corporate Planning
 - A. **Action Item:** *Resolution* Allocating American Rescue Plan Act Funding to Provide for Tenant Legal Aid
 - B. **Action Item:** *Resolution* Authorizing Alternates To Ad Hoc Committee for Redistricting of Supervisory Districts
 - C. ****Action Item:** *Resolution* **Resolution to Contract with Nokomis Networking for consulting services**
7. Community Development
 - A. Housing Authority Update
8. Economic Development
 - A. Second Quarter Rock Ready Index / Economic Report
9. Corporate Planning
10. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
11. Director's Report
 - A. Review of Proposed 2022 Budget
 - B. 2020 Census Redistricting Update
12. Committee Reports

13. Adjournment

Future Meeting Dates
August 26th, 2021 8:00 AM
September 9, 2021

NOTE: A Quorum of the Rock County Housing Authority may be in attendance at this meeting for discussion, however no formal action will be taken by the Housing Authority.



Minutes

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JULY 8th, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)**

AND VIA ZOOM

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

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III), Dana Sanwick (Office Coordinator), and James Otterstein (Economic Development Manager).

Others present in person: Stephanie Aegerter. Others present via Zoom: Josh Smith, Kathy Schulz, Genia Stevens.

1. Call to Order

Roll Call

2. Adoption of Agenda

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held June 24, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

6. Community Development

7. Economic Development

8. **Action Item:** *Resolution* Creating American Rescue Plan Act (ARPA) Grants for Small Businesses and Nonprofit Organizations

Moved by Supervisor Davis **Seconded** by Supervisor Potter
Approved (3-2)

Yes votes by Supervisor Davis, Supervisor Potter, Supervisor Sweeney
No votes by Supervisor Podzilni, Supervisor Gustina

Moved to table by Supervisor Podzilni **Seconded** by Supervisor Gustina
Failed (3-2)

No votes by Supervisor Davis, Supervisor Potter, Supervisor Sweeney
Yes votes by Supervisor Podzilni, Supervisor Gustina

Supervisor Aegerter presented the resolution to the committee.

Supervisor Stevens spoke of lack of disaster preparedness and how to prepare for the current COVID-19 situation and future disasters that may occur. Supervisor Sweeney asked Supervisor Stevens what the proposed solution is to the lack of disaster preparedness. Supervisor Stevens responded lack of preparedness would lead to scrambling for solutions instead of having possible solutions in place.

James Otterstein spoke on the resolution and advised that there are some mechanical pieces of the resolution need some due diligence to obtain the proper data to use to make decisions on which businesses to assist, what hardware and software is needed to accomplish the grant process, the application process, etc.

Supervisor Podzilni questioned how the resolution came about and how the dollar amount was decided on. Supervisor Podzilni also asked how the Cities of Beloit and Janesville felt and what they would be doing with their ARPA funds. James Otterstein responded that neither city has made a decision on where their funds would be used. Supervisor Aegerter answered that the amount decided on was based on information from Josh Smith. James Otterstein expanded on how many businesses are in Rock County and advised that many small companies received Paycheck Protection and will not be eligible for this grant. At this point Supervisor Podzilni moved to table. Results above.

Supervisor Gustina asked if there will be an end date to the program. Josh Smith spoke that the grant funds must be allocated by the end of 2024 and spent by the end of 2026. If the funds are not spent they are put back in the county ARPA pot of money and can be used for further expenditure in other areas.

9. Corporate Planning

Action Item: *Resolution* Directing Rock County Staff to Explore the Feasibility of Creating Program to Address Nitrate Mitigation in Rock County's Ground Water.
Moved by Supervisor Davis **Seconded** by Supervisor Potter
Approved (5-0)

Andrew Baker gave an overview of the resolution.

10. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

11. Director's Report

A. Semi-Annual Reports - Attendance at Conventions/Conferences
Andrew Baker reported that neither Real Property or Planning & Development exceeded the conference or convention limit of \$1,000.00.

B. **Possible Action Item:** Discussion and Possible Action on Proposed 2022 Fee Schedule
Andrew Baker went over the fee schedule for 2022. Andrew Baker talked about the land division review fee as it applies to larger subdivisions.
No Action Taken

12. Committee Reports

13. Adjournment at 8:48AM

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

Future Meeting Dates

July 22, 2021 8:00 AM (IF NEEDED)

August 12th, 2021 8:00 AM -Proposed Budget Review



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: August 2, 2021

REGARDING MEETING DATE: August 12, 2021

Land Division Summary:

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

1. 2021 032 (Johnstown Township) – Blazer/Benash (1 Lot CSM)
2. 2021 034 (Center Township) – Knudson (1 Lot CSM)
3. 2021 041 (Avon Township) – Rosheisen (1 Lot CSM)
4. 2021 046 (Milton Township) – Fisher (2 Lot CSM) (To Town Board 8/9/21)
5. 2021 047 (Newark Township) – Geise Rev Trust (1 Lot CSM) (To Town Board 8/9/21)
6. 2021 049 (Turtle Township) – Tall Trees Subdivision (33 Lots) (To Town Board 8/11/21, recommended by Town P&Z 7/2021 with no conditions of approval)

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

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

As a reminder, scheduling action on a land division prior to full Town preliminary approval (regarding item 4,5&6) is not consistent with the Committee's normal procedures. The normal procedure is to not have a land division on the agenda for action until the Town approves it. Our agenda is due to Administration by noon on the Tuesday of the week prior to our Thursday morning Committee meeting. That span of time constitutes seven evenings that the Towns could possibly have meetings. Therefore, in order to the specific requests from the property owners, Staff feels it is appropriate to schedule County action so long as the Town will take final action prior to the County meeting date if specifically requested. We welcome an input the Committee may have regarding this temporary revision to the normal procedures.

MEMORANDUM

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

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

Date: June 14, 2021

Summary of Request	
Requested Approvals:	Minor Land Division #LD 2021 032
Location:	Tax ID: 018 001048 Parcel Number: 6-9-48
Town:	Johnstown
Zoned:	Exclusive Agricultural District One (A-1)
Future Land Use:	Agricultural

The proposed minor land division is located in the Town of Johnstown. The proposed Certified Survey Map (CSM) is making two lots out of an existing 100.4 acres (+/-). The parcels will have lot 1 with 5 acres (+/-), leaving the original lot with 95.04 acres (+/-).



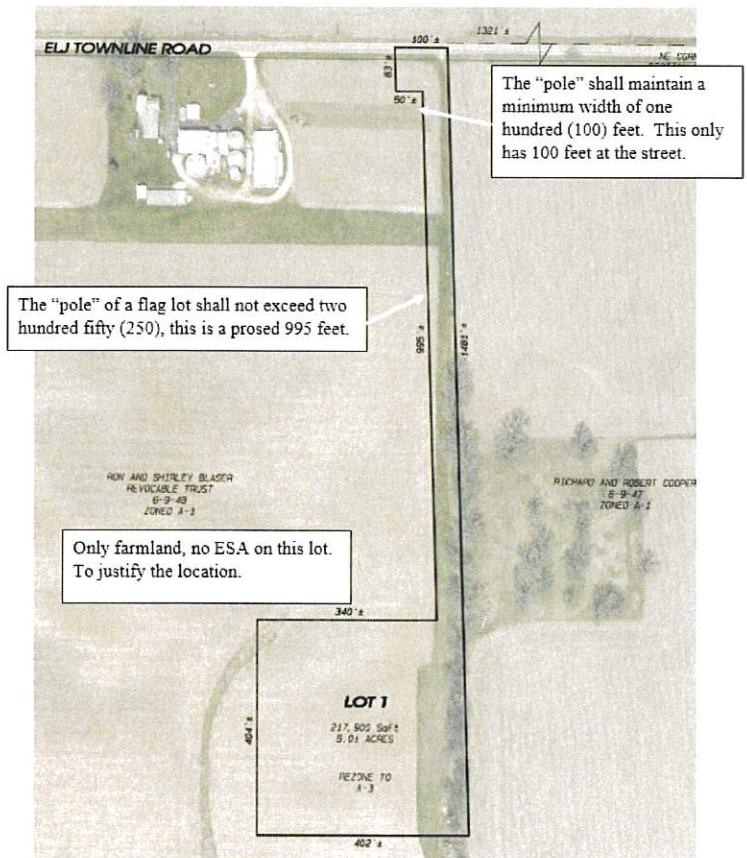
MEMORANDUM

This is a proposed flag lot, per Rock County Chapter 4 Part 1, Land Division Development.

Sec. 4.107. Flag lot – A lot whose width at the building site far exceeds its street frontage, containing both a “pole”, a long, narrow strip of land utilized solely to provide vehicular access to the building site, and a “flag”, containing the building site.

Sec. 4.116 (2)(e) Flag lots shall be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The “pole” of a flag lot shall not exceed two hundred fifty (250) feet in length unless additional length is needed to either avoid significant degradation or depletion of ESA* cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. The “pole” shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the “pole”. The “pole” shall maintain a minimum width of one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system, and fifty (50) feet for all lots with access to a connection to said system, for the entire length of the “pole”. No “pole” shall be located within two hundred (200) feet of another on the same side of the street unless said “poles” utilize a joint driveway.

*Environmentally Significant Area (i.e. Floodplain, Wetlands, Shallow Bedrock, Steep Slopes, Groundwater Protection Area, etc)

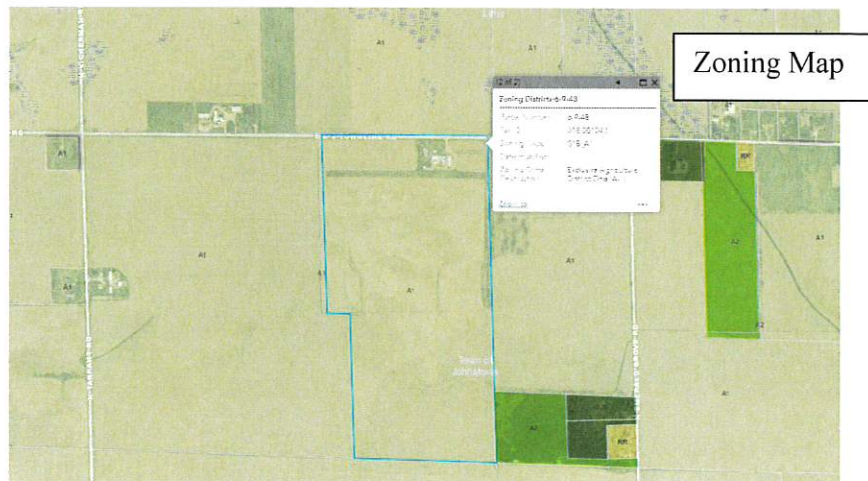


MEMORANDUM

Recommendation

Staff recommends denial of the preliminary approval of the Minor Land Division #LD 2021 032 for the following reasons:

1. The “pole” shall maintain a minimum width of one hundred (100) feet. This only has 100 feet at the street.
2. The “pole” of a flag lot shall not exceed two hundred fifty (250) feet, the proposed is 995+ feet.
3. The bulk of the location is farmland; flag lot does not avoid significant degradation or depletion of ESA, cultural resources, productive agricultural soils, and/or woodlands.





AGENCY USE ONLY

Application Number: LD-2021-032

Received By - Date
(MM/DD/YYYY): 05/24/21

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Robert H. & Shirley M. Blaser Revocable Trust	Telephone:	608-751-9497
Address:	2829 N. River Bluff Dr.	City:	Janesville
		State:	WI
		Zip:	53545
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
Creating a 5.0 ± Acres parcel to build.

10. Land division area location:	Town of Johnstown	1/4 of NE 1/4
	Section 6	Tax parcel number(s) - 6-9-48

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of Janesville
12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
13. Landowner's contiguous property area (Square feet or acres): 100.040
14. Land division area (Square feet or acres): 5.0 ± Acres
15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 1
17. Future zoning of new/additional lot(s) created by land division: A3
18. Future zoning of parent lot: A-1
19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):
22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Robert H. Blaser</i></u>	DATE: <u>5/28/2021</u>
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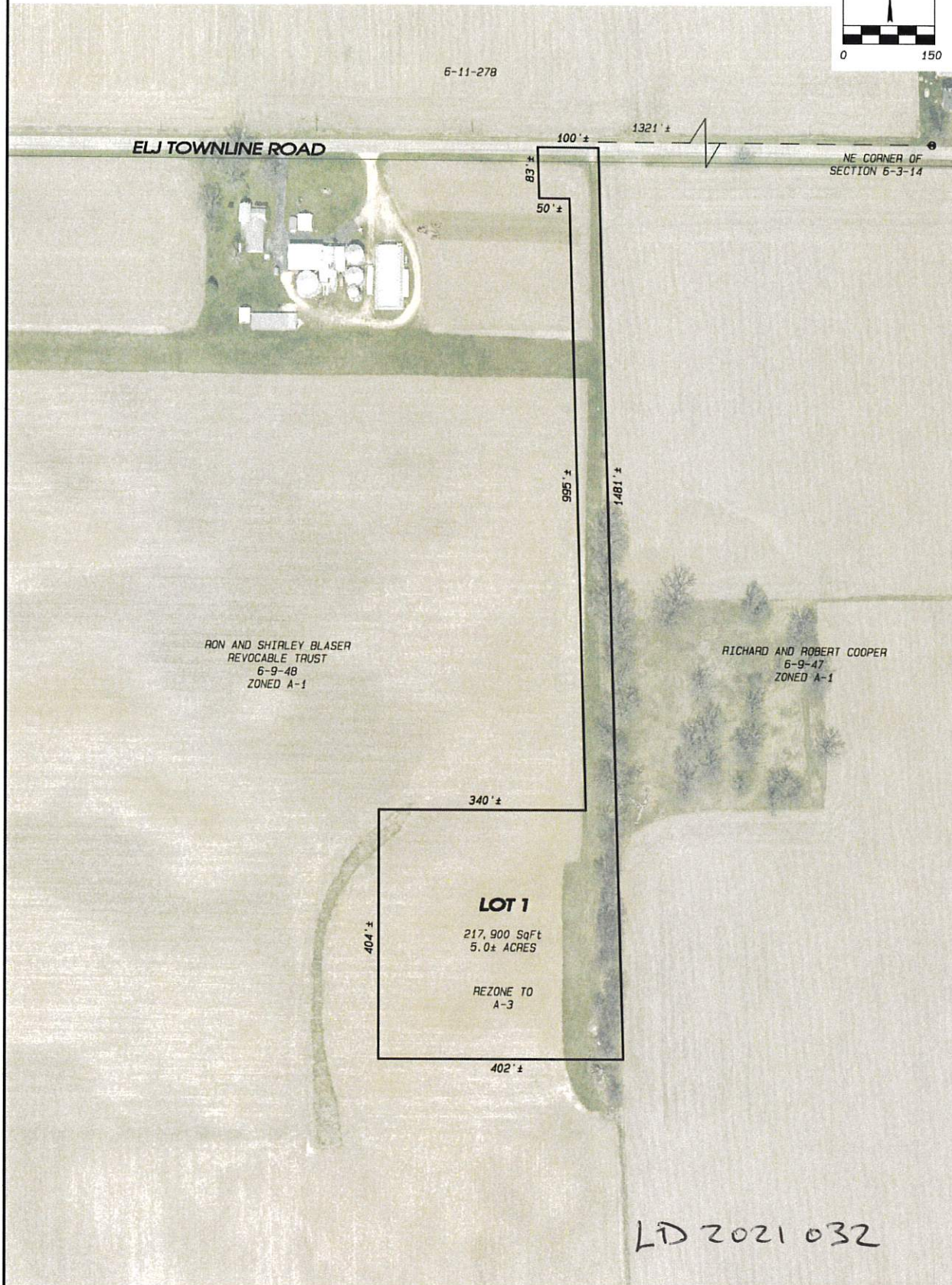
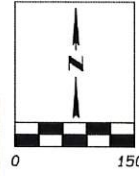
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input 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"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE1/4 OF SECTION 6, T.3N., R.14E. OF THE 4TH P.M.
JOHNSTOWN TOWNSHIP, ROCK COUNTY, WISCONSIN.



MEMORANDUM

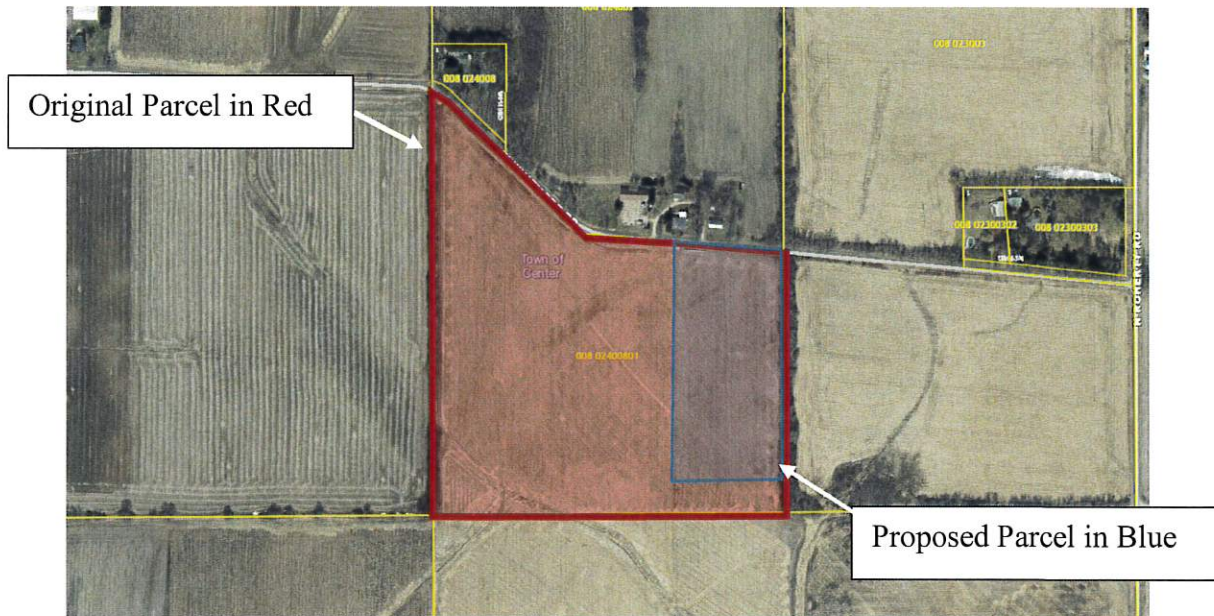
To: Planning and Development Committee
Andrew Baker, Planning Director Rock County
Devona Uduluth – Clerk – Town of Center

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: Tuesday, August 03, 2021

Summary of Request	
Requested Approvals:	Minor Land Division, CSM LD 2021 034
Location:	Tax ID: 008 02400801 Parcel Number: 6-4-118.2
Town:	Center
Current Zoned:	Agricultural District (A-1)
Future Land Use	Agriculture, Woodlands and Scattered Residential

The proposed minor land division is located in the Town of Center. The proposed Certified Survey Map (CSM) is making two lots out of an existing 36.120 acres (+/-). The new lot will have 5.96 acres (+/-), and the original parcel will be left with 30.16 acres (+/-).



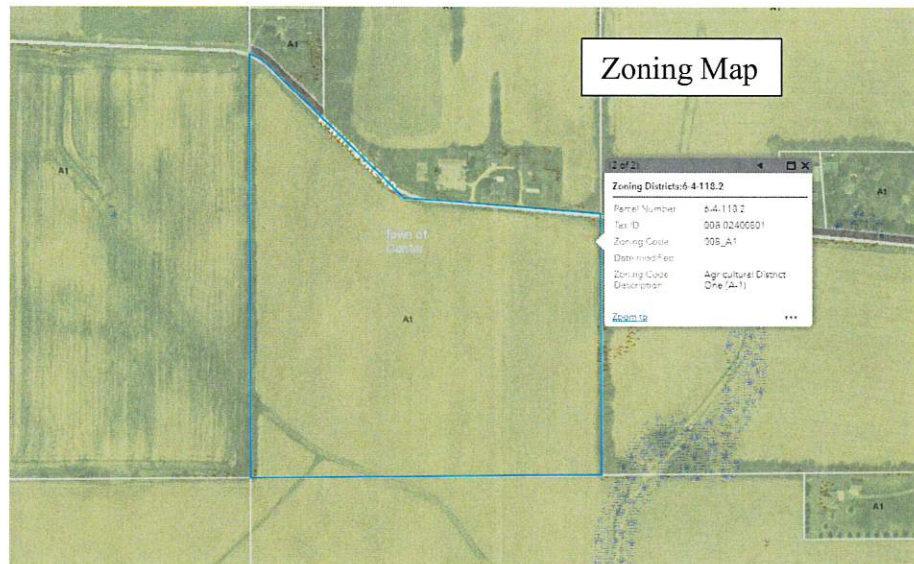
This lot is currently zoned A-1, the minimum acres is 35 acres for this district. The two new lots will need to be rezoned. Recommended the larger lot to A-2 34.99 to 10 acres and the smaller lot to A-3, 3 to 9.99 acres. The A-3 lots are not farmland certified.

MEMORANDUM

Recommendation

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

1. Per Section 4- 4.5 of the town of Centers zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended A-2 34.99 to 10 acres & A-3, 3 to 9.99 acres.
2. Dedicate a thirty-three foot half road right-of-way along Whitmore Rd at the discretion of the Town.
3. Utility easements to be located on lots as requested by utility companies.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.



LD 2021 034

MEMORANDUM

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

LD 2021 034



AGENCY USE ONLY

Application Number: LD-2021-034

Received By - Date
(MM/DD/YYYY): 05/26/21

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division
Subdivision Plat Required

Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres

Transfer to Adjoining Owner
Plat of Survey or CSM

Lot Combination
CSM Required

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	SUSAN J KNUDSON			Telephone:			
Address:	9420 W COUNTY ROAD A	City:	EVANSVILLE	State:	WI	Zip:	53536-
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

10. Land division area location:	Town of CENTER	SW 1/4 of SE 1/4
	Section 15	Tax parcel number(s) - 6-4-118.2

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

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

13. Landowner's contiguous property area (Square feet or acres): 113 ACRES	14. Land division area (Square feet or acres): 5.2	15. Current zoning of land division area: A-3
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-1	18. Future zoning of parent lot: A-1

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

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

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

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:	DATE: <u>4/22/2021</u>
--------------------------------------	------------------------

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

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:

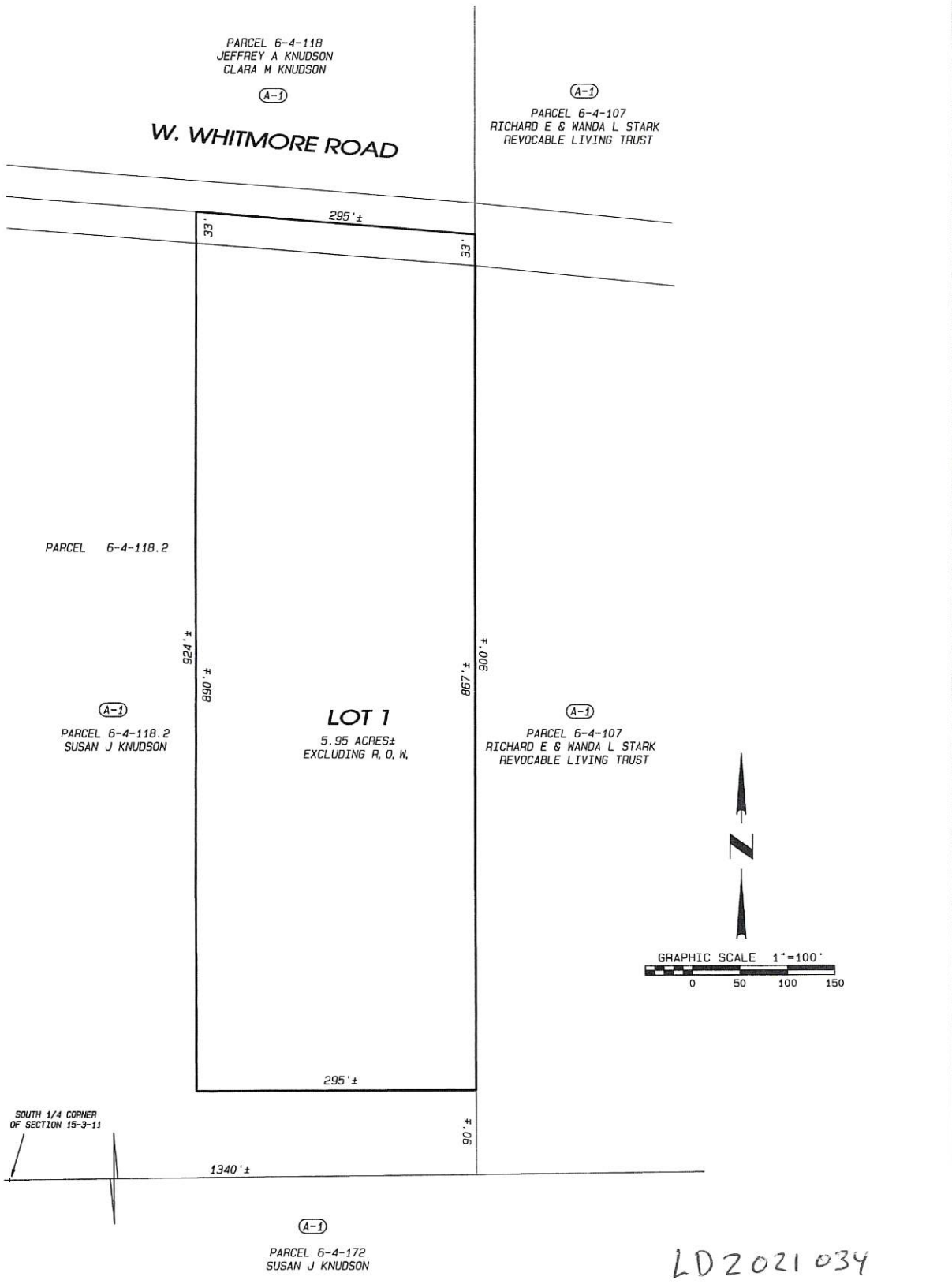
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAIN ST.
JANESVILLE, WI 53545

LD 2021 034

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, T.3N., E.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 121 - 017 For: WIELOCH

DATE: JANUARY 18, 2021

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

MEMORANDUM

To: Planning & Development Committee
Stephanie Schwartzlow – Clerk – Town of Avon
From: Chris Munz-Pritchard – Senior Planner – Rock County
Date: July 20, 2021

Summary of Request	
Requested Approvals:	Minor Land Division LD 2021 041
Location:	Tax ID: 002 006004 Parcel Number: 6-1-54 18006 W Avon North Townline RD
Town:	Avon
Current Zoned:	A - Prime Agricultural District
Future Land Use:	Environmental Corridor

The proposed minor land division is located in the Town of Avon. The proposed Certified Survey Map (CSM) is making two lots out of an existing 78.58 acres (+/-). The new lot will have 5.07 acres (+/-), and the original parcel will be left with 73.51 acres (+/-).



This lot is currently zoned A - Prime Agricultural District and the minimum acreage is 1 acre for this district. The A-Prime Agricultural District is eligible for the State of Wisconsin Farmland Preservation Program.

MEMORANDUM

Recommendations:

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

1. The town may consider a re-zone from A-Prime to A-1 Agricultural District One, per code (4.2 A 2): The intent of the A-1 District is to provide for agricultural activities and uses that are compatible with agriculture that are generally best suited for smaller farm units.
2. It looks like there is an access point that utilizes the current drive to the back lot. The applicant may consider establishing an easement.



3. Dedicate a thirty-three foot half road right-of-way along W Avon North Town line Road at the discretion of the Town.
4. Meet the minimum zoning requirements for that district.
5. Utility easements to be located on lots as requested by utility companies.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

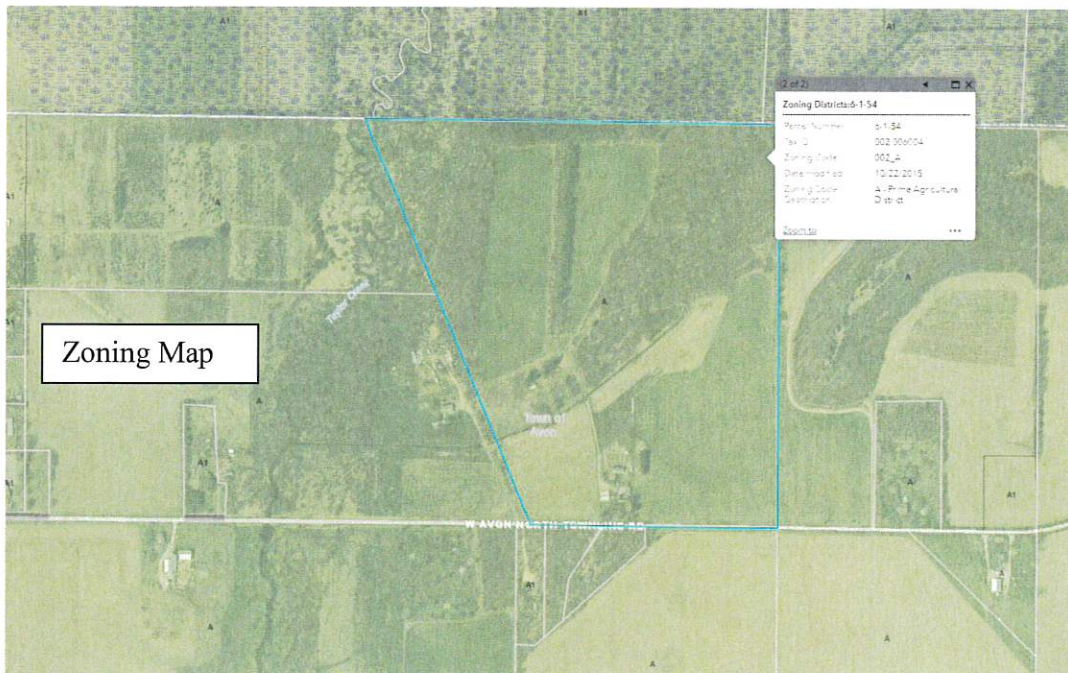
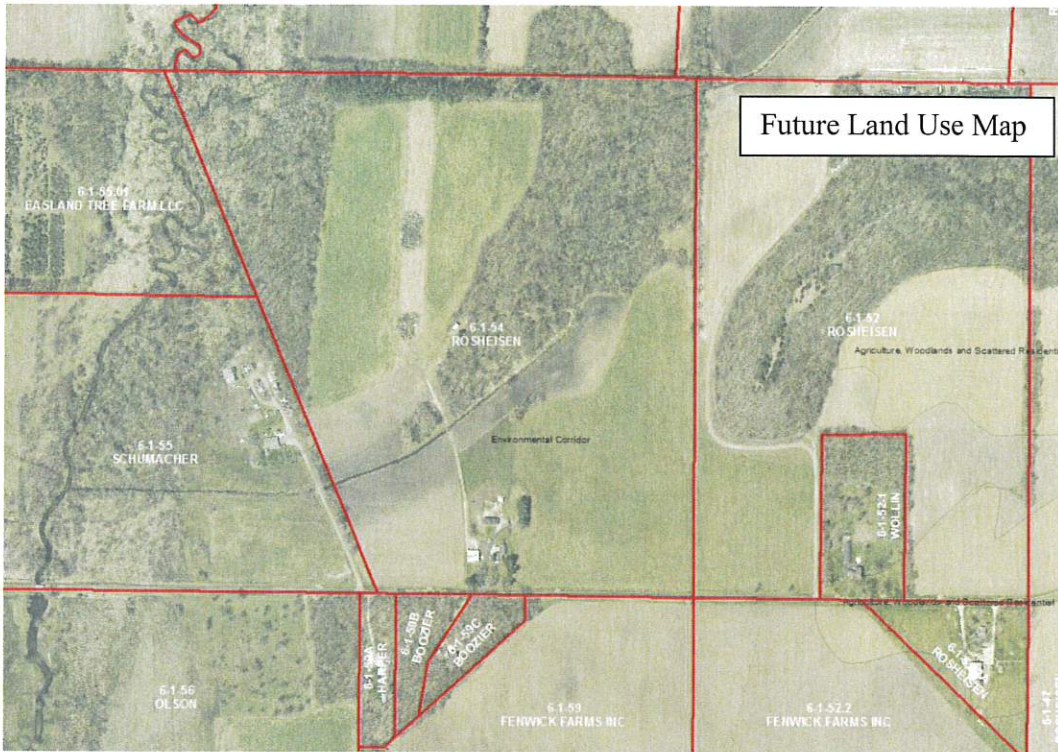
LD2021 041

MEMORANDUM

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

LD 2021 041

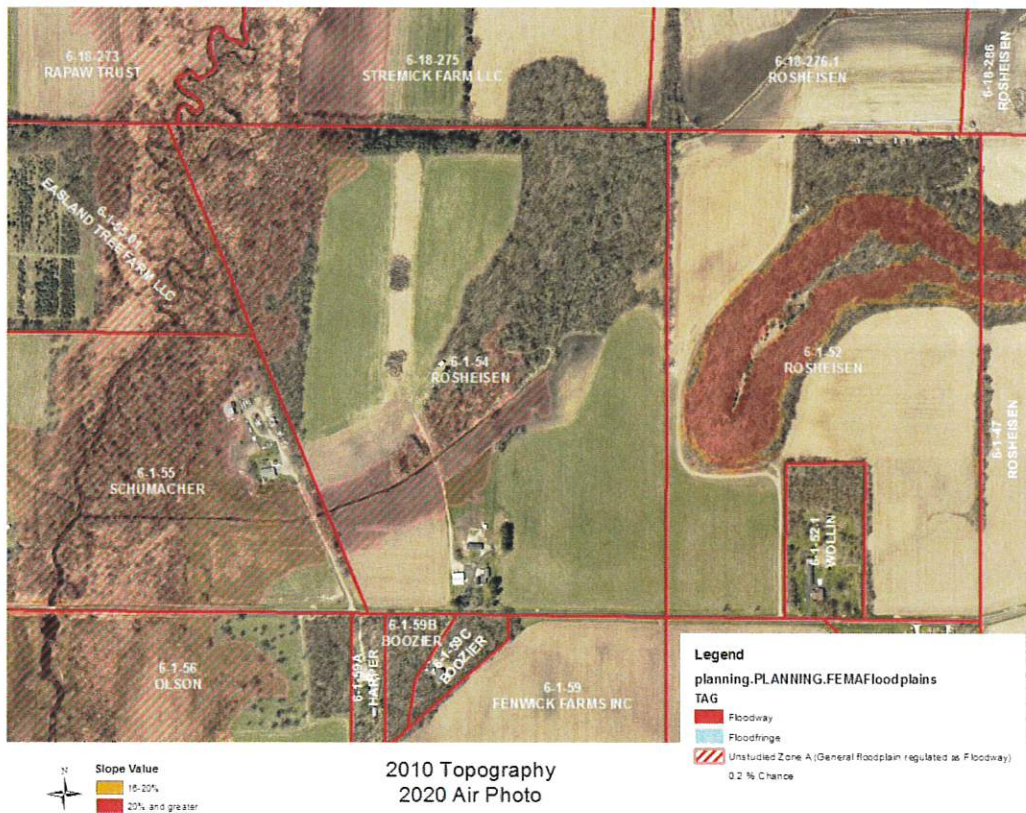
MEMORANDUM



LD 2021041

MEMORANDUM

A-PRIME APPLICABLE STANDARDS	
LOT SIZES	1 Acre Minimum
BUILDING LOCATION	
FARM DWELLING:	
Setback:	100 feet minimum
Side Yard:	20 feet minimum
Rear Yard:	20 feet minimum
OTHER STRUCTURES:	
Setback:	100 feet minimum
Side Yard:	20 feet minimum, if structure is not being used for the housing of animals; 100 feet minimum if structure is being used for housing of animals
Rear Yard	20 feet minimum
HEIGHT REGULATIONS ACCESSORY BUILDINGS:	
Farm:	60 feet maximum
Other:	20 feet maximum at eave
FLOOR AREA REGULATIONS: 1,200 square feet minimum for a dwelling unit	
ARTERIAL SETBACK:	100 Feet from Right of Way
FRONTAGE:	250 feet of frontage road



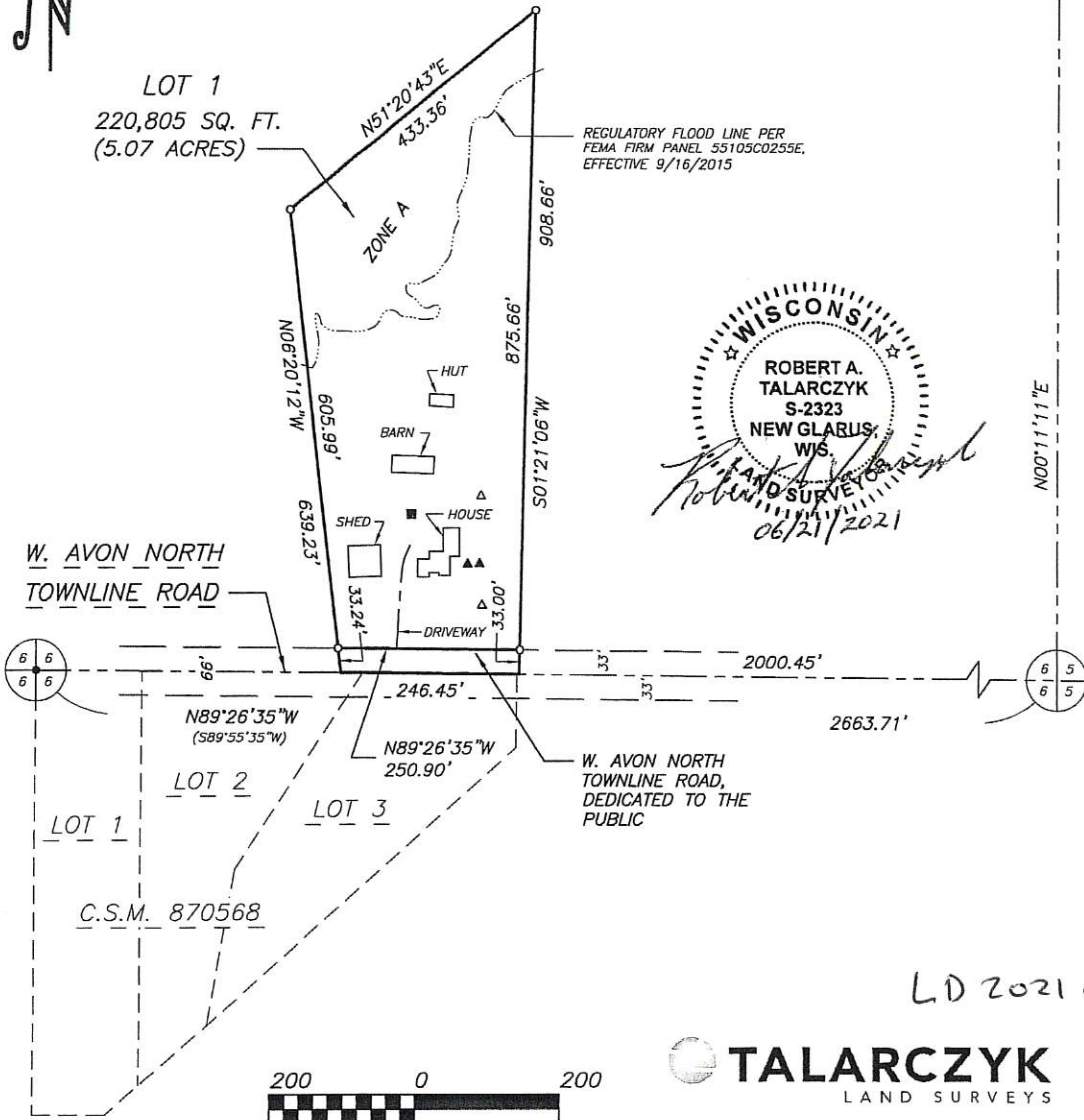
LD 2021 041

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northeast 1/4 of Section 6, Town 1 North, Range 10 East, Town of Avon, Rock County, Wisconsin.

LEGEND:

- Cast aluminum monument found
- 1-1/4" i.d. iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- Cistern
- Septic manhole
- Septic vent



JOB NO. 21117
POINTS 21117
DRWG. 21117_1
DRAWN BY RT

TALARCZYK
LAND SURVEYS
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

LD 2021 041

RECEIVED



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

JUN 24 2021

ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD-2021-024

Received By - Date (MM/DD/YYYY): 06/24/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Scott & Doreen Rosheisen			Telephone:	(608) 289-53520		
Address:	18006 W. Avon North Townline Rd.	City:	Brodhead	State:	WI	Zip:	53520
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Bob Talarczyk			Telephone:	(608) 527-5216		
Address:	517 2nd Avenue	City:	New Glarus	State:	WI	Zip:	53574
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
The Rosheisen's wish to split off their existing buildings to create a 5.07 acre farmette.

10. Land division area location:	Town of Avon	SW 1/4 of NE 1/4
	Section 6	Tax parcel number(s) - 002 006004

- Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of
- Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
- Landowner's contiguous property area (Square feet or acres): 78.58 acres
- Land division area (Square feet or acres): 5.07 acres
- Current zoning of land division area: A
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A
- Future zoning of parent lot: A
- Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
- A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
- Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A
- Public improvement construction will begin on (mm/dd/yyyy): N/A

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:	DATE: 06/21/2021
--------------------------------------	------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input 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"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

LD2021041

MEMORANDUM

To: Planning and Development Committee
Marcy Granger, Town Clerk – Treasurer, Town of Milton
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: August 2, 2021

Summary of Request	
Requested Approvals:	Minor Land Division # LD 2021 046
Location:	Tax ID: 026 00900301 Parcel Number: 6-13-65.2
Town:	Milton
Zoned:	Agricultural District (A-3)
Future Land Use:	Mixed Use

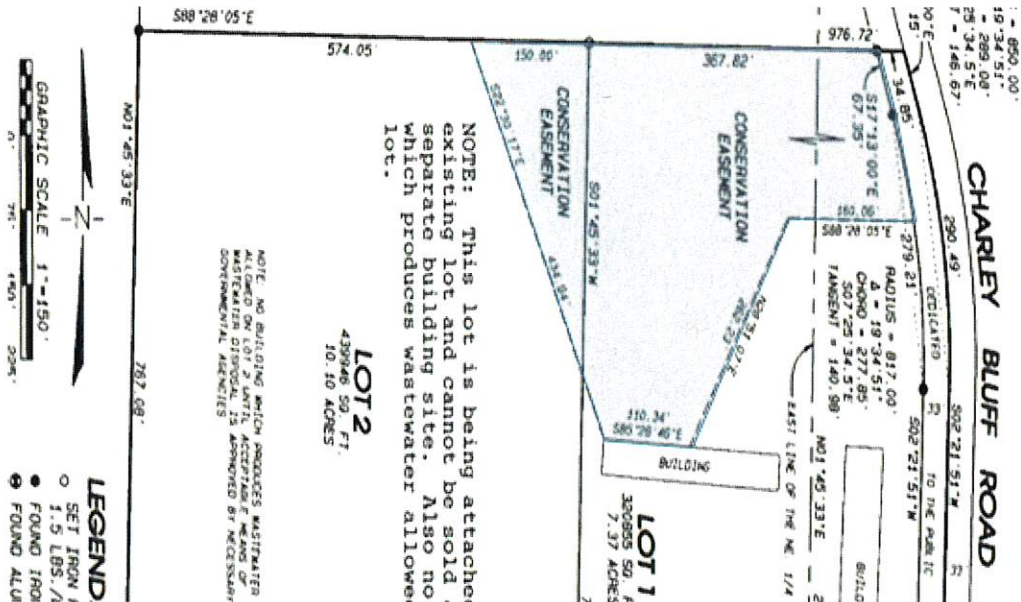
This is a minor land division located in the Town of Milton. The original lot was created in 2005 Land Division (LD 2005 054). The original CSM removed the 7.34 acres (+/-) from the 17 acres (+/-) (10 acre remainder in blue).



The proposal will make two lots, from an existing 7.37 acre. The new land division (orange) will create two new lots with the North lot having 3 acre (+/-) (outlined in purple) leaving the original lot with 4.37 acres (+/-) (outlined in green). Currently there is a conservation easement located on the bulk of the property. Per the conditions of the 2005:

MEMORANDUM

- Since lot 1 contains existing buildings which utilize an existing private sewage system(s) no soils evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system
- Require Rock County Land Division Conservation Easement for Steep Slopes and Groundwater recharge area.



The purpose of this easement is to assure the availability of real property for agricultural, forest, recreational and/or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical architectural, archaeological or cultural aspects of real property. The Conservation Easement indicated on this land division map is an Environmentally Significant Open Space Area as depicted in the Rock County Comprehensive Development Plan. More specifically, the Conservation Easement Area contains a: (Check appropriate items)

- Groundwater Recharge Area** - Contain Hydric soils and high permeable soils, which help recharge Rock County groundwater.
- Steep Slope Area** – Area of 12% or greater topographic relief as depicted on Rock County’s 2-foot Topographic Contour Maps. (12%-15.9% can be used as a building site with Agency approved site plan.)

No structure shall be built; no earth movement may take place or improvement made within the area of this easement. The landowner may provide general maintenance within the easement area(s) provided they act within the intent of this easement. The landowner may environmentally improve and enhance the easement area when implementing a Land Conservation Plan prepared and (or) approved by the Rock County Land Conservation Department.

This easement does not include the right for people to enter this private land without the owners' permission.

Frank Meyer
 Frank Meyer
Linda K Meyer
 Linda Meyer

10-12-05
 (Date)
10-12-05
 (Date)

MEMORANDUM

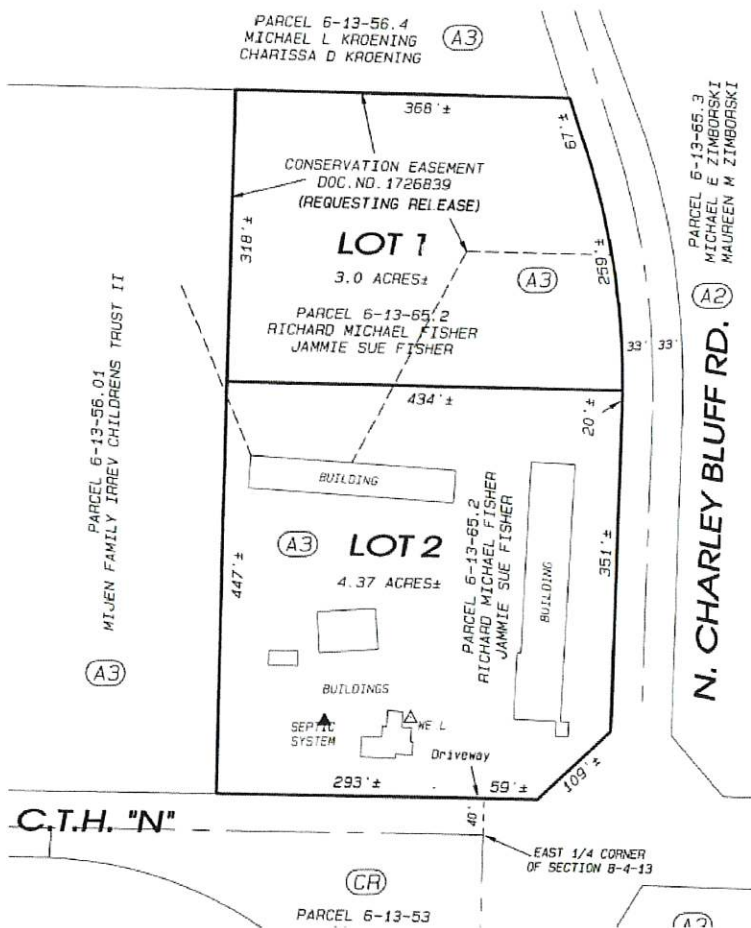
Recommendation:

I recommend approval of this minor land division # LD 2021 046 in the Town of Milton with the following conditions:

1. Lot 1 has a conservation easement. If the intent is to have it a single family buildable lot, the applicant should include the buildable area. The Conservation Easement Area may be revised/released to include only slopes greater than 16% (current standard) rather than slopes greater than 12% (the standard at the time of the 2005 land division, which was based on soil maps rather than topography). See narrative below for further explanation.
2. Historic air photos indicate that a portion of propose Lot 1 was a gravel pit. Therefore, based on prior land disturbance on the lot, an approved Soils Test for an onsite saniary system shall be required prior to final approval.
3. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
4. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
5. The centerline of a Private entrance or Field Entrance shall be located a minimum of 150 feet from the centerline of the nearest public road.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

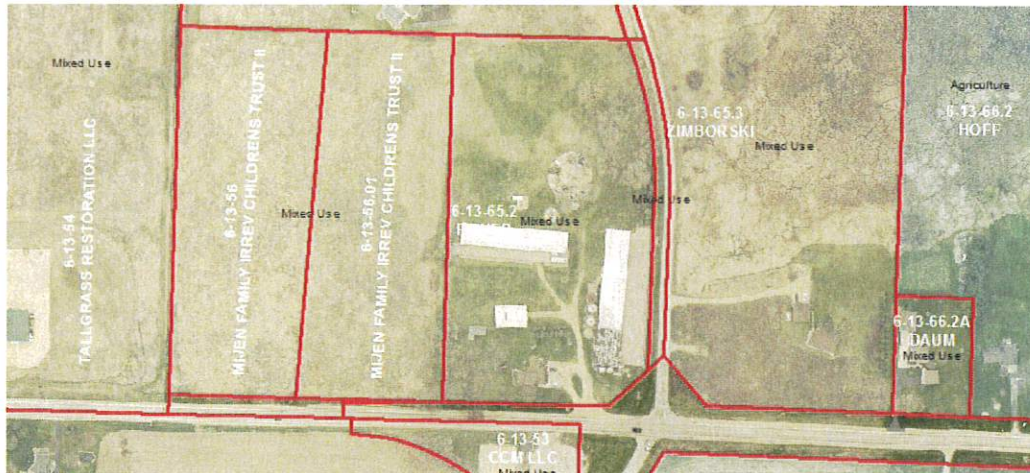
LD 2021 046

MEMORANDUM



LD 2021 046

MEMORANDUM



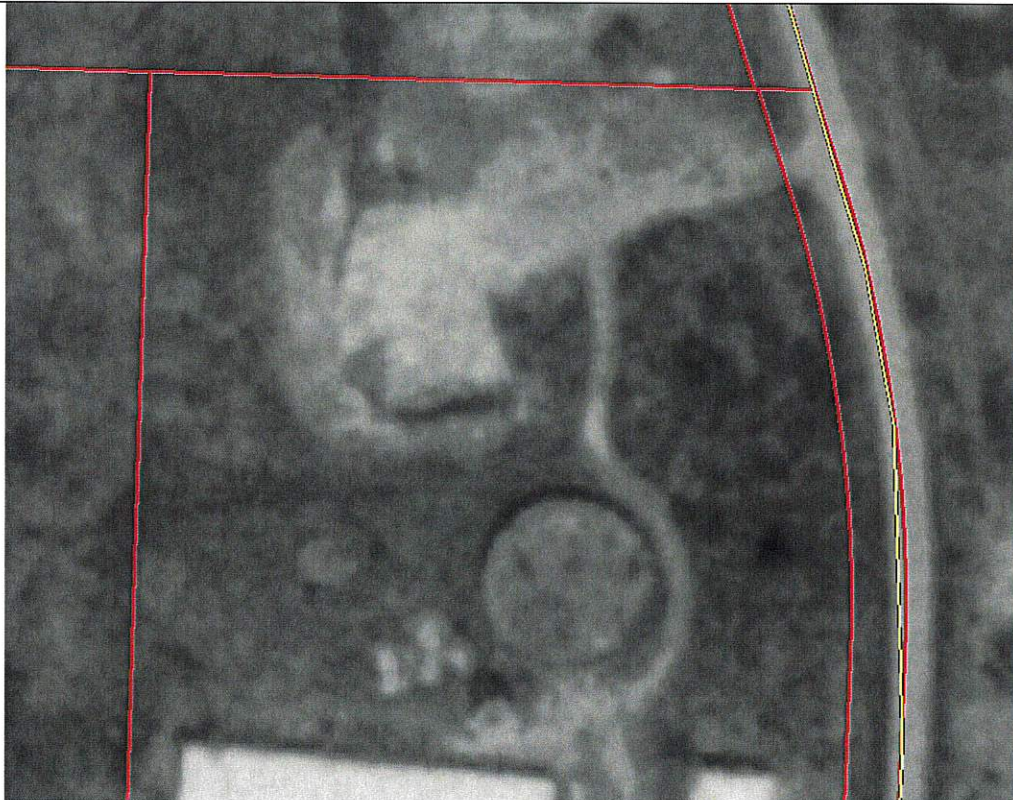
Future Land Use

4.112 Preliminary Land Division	
<p>The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;</p>	<p>This meets the minimum requirements.</p>
<p>The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;</p>	<p>This meets the minimum requirements.</p>
<p>The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;</p>	<p>This meets the minimum requirements.</p>

LD 2021 046

MEMORANDUM

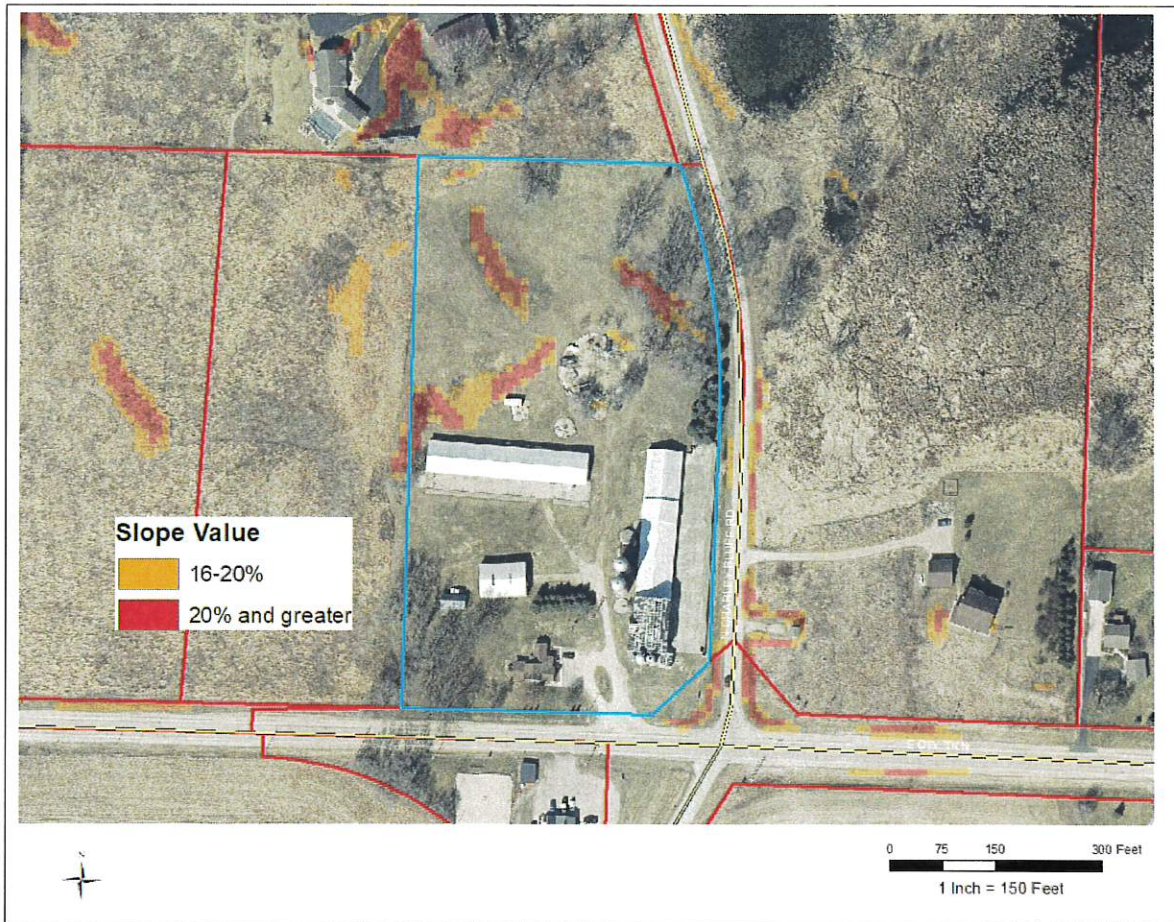
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;	NA
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	NA
A preliminary concept for collecting and discharging stormwater on the land division;	NA
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	NA
A scale, north arrow, and date of creation;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



1993 Air Photo

LD 2021 046

MEMORANDUM



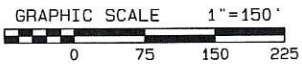
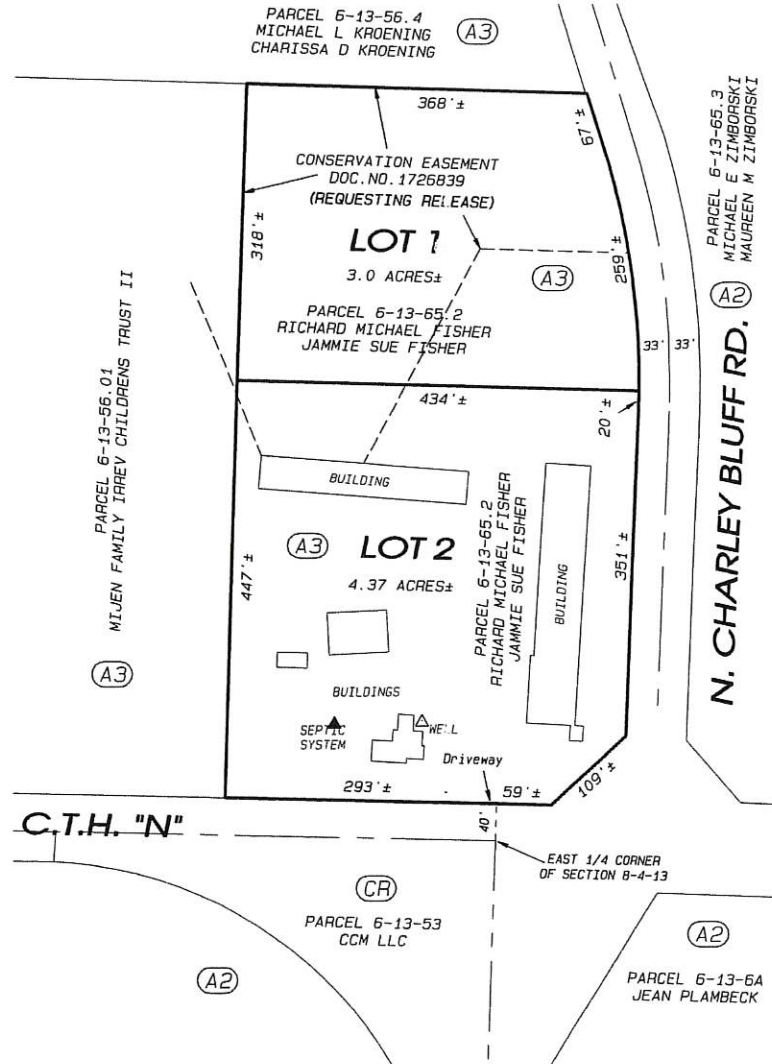
Environmentally Significant Open Space Areas (ESOSAs): The Rock County Planning, Economic & Community Development Agency is committed to providing the best possible methods and processes for the protection of natural resources. To that end, in a process for including ESOSAs into the Rock County Land Division Regulations (Chapter 4 – Municipal Code of the County of Rock), a public review and recommendation process was held for the update and modification of the way ESOSAs are defined and used.

In this case, the original CSM from 2005 included a Conservation Easement for Steep Slope Area over 12% based on the soil type, which was the best available data at the time. Since that time, the threshold for Conservation Easements for slopes has increased to 16%. Also, there is highly accurate topography data that can be used to determine the areas of slopes without using the generalized soils maps. Therefore, it can be justified to revise the Conservation Easement on proposed Lot 1

LD 2021 046

PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 29, PAGES 94 THRU 97 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1726839 AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 8 AND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 9, T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



DATE: JUNE 21, 2021

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

Project No. 121 - 317 For: FISHER

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

LD 2021 046

JUL 08 2021



AGENCY USE ONLY

Application Number: LD 2021 046

Received By - Date (MM/DD/YYYY): 07/08/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	RICHARD MICHAEL FISHER & JAMMIE SUE FISHER		Telephone:		
Address:	3601 E COUNTY ROAD N	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:	752-0575	
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
Create a new 3 Acre Lot and request a reduction of the conservation easement.

10. Land division area location:	Town of MILTON	SE 1/4 of NE 1/4
	Section 8 AND SW NW 9	Tax parcel number(s) - 6-13-65.2

- Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of
- Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
- Landowner's contiguous property area (Square feet or acres): 7.37
- Land division area (Square feet or acres): 7.37
- Current zoning of land division area: A3
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A3
- Future zoning of parent lot: A3
- Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
- A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
- Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE
- Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: Richard J. Fisher DATE: 7/1/2021

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

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

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

MEMORANDUM

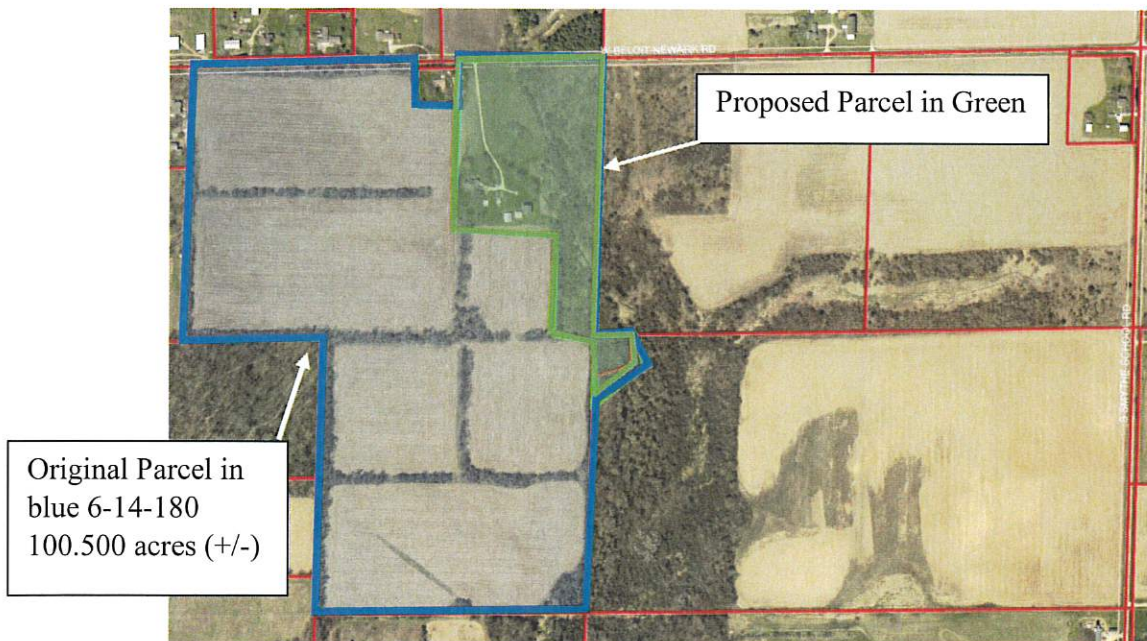
To: Planning and Development Committee
Jeannette Bell, Clerk Town of Newark
Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: Sunday, August 01, 2021

Summary of Request	
Requested Approvals:	Minor Land Division, LD 2021 047
Location:	Tax ID: 028 001287 Parcel Number: 6-14-180
Town:	Newark
Zoning:	A-1

The proposed minor land division is located in the Town of Newark. The proposed Certified Survey Map (CSM) is making two lots out of one large lot of 100.500 acres (+/-) in blue below. The new lot with existing buildings will have 16.995 acres (+/-) in green below.

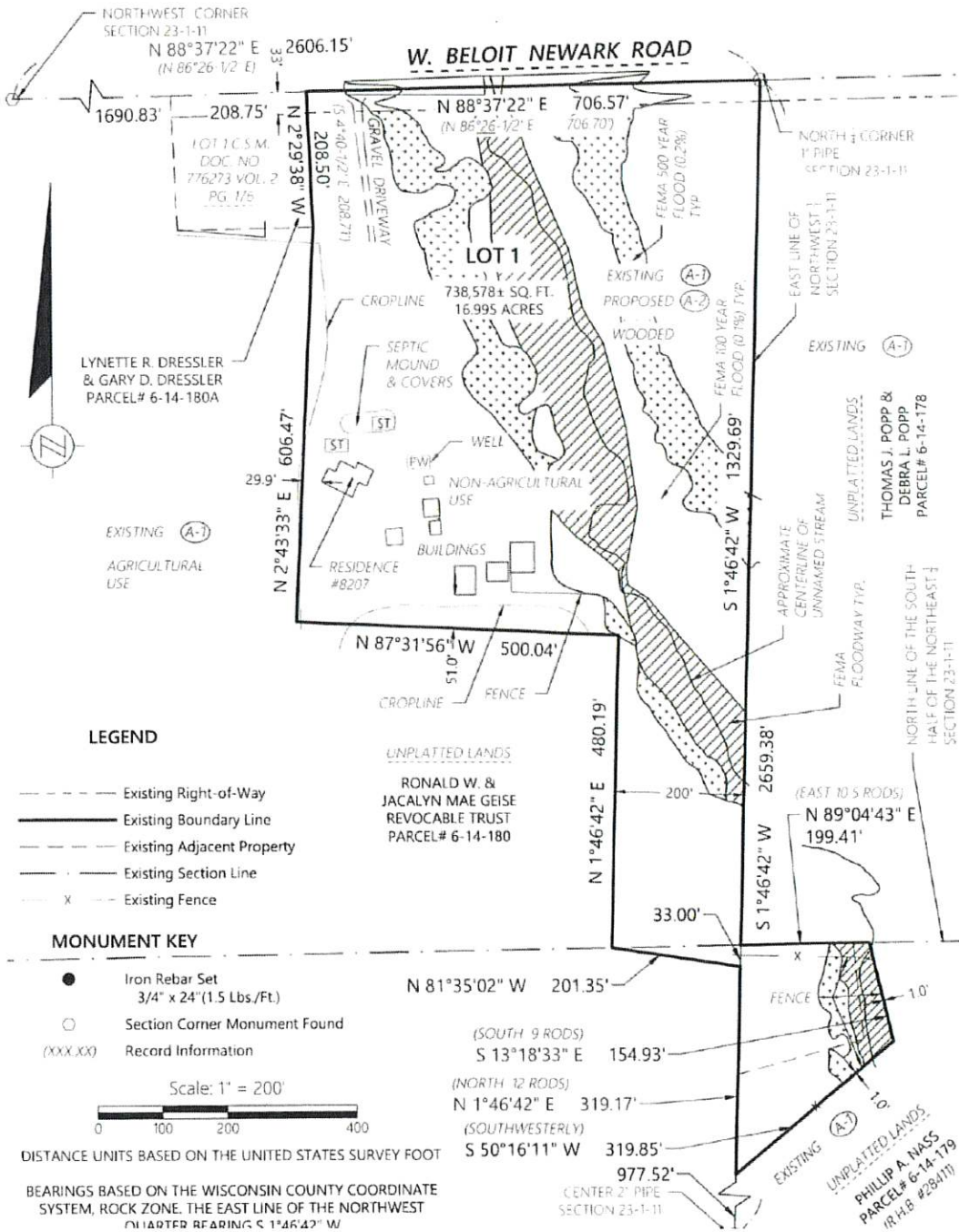


The original lot per size should be zoned A-1. The minimum acres in the A-1 district is 35 acres. The original parcels will still be over the 35 acre threshold and there for should stay zoned as A-1. The new smaller lot of 16.9 acres (+/-) will need to be rezoned. The County recommends the new lot be rezoned to A-2 zoning which is a minimum of 10 acres and a max of 34.99 acres. The existing building will need to meet the minimum setback requirements of the A-2 district.

MEMORANDUM

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF
THE SW 1/4 OF THE NE 1/4 OF SECTION 23,
T. 1 N., R. 11 E., OF THE 4TH P.M.,
NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



MEMORANDUM

Recommendation

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

1. Per Section 4.3 Agricultural District (A-1) of the town of Newark zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended A-2, 34.99 to 10 acres.
2. Dedicate a thirty-three foot half road right-of-way along Road at the discretion of the Town.
3. Utility easements to be located on lots as requested by utility companies.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

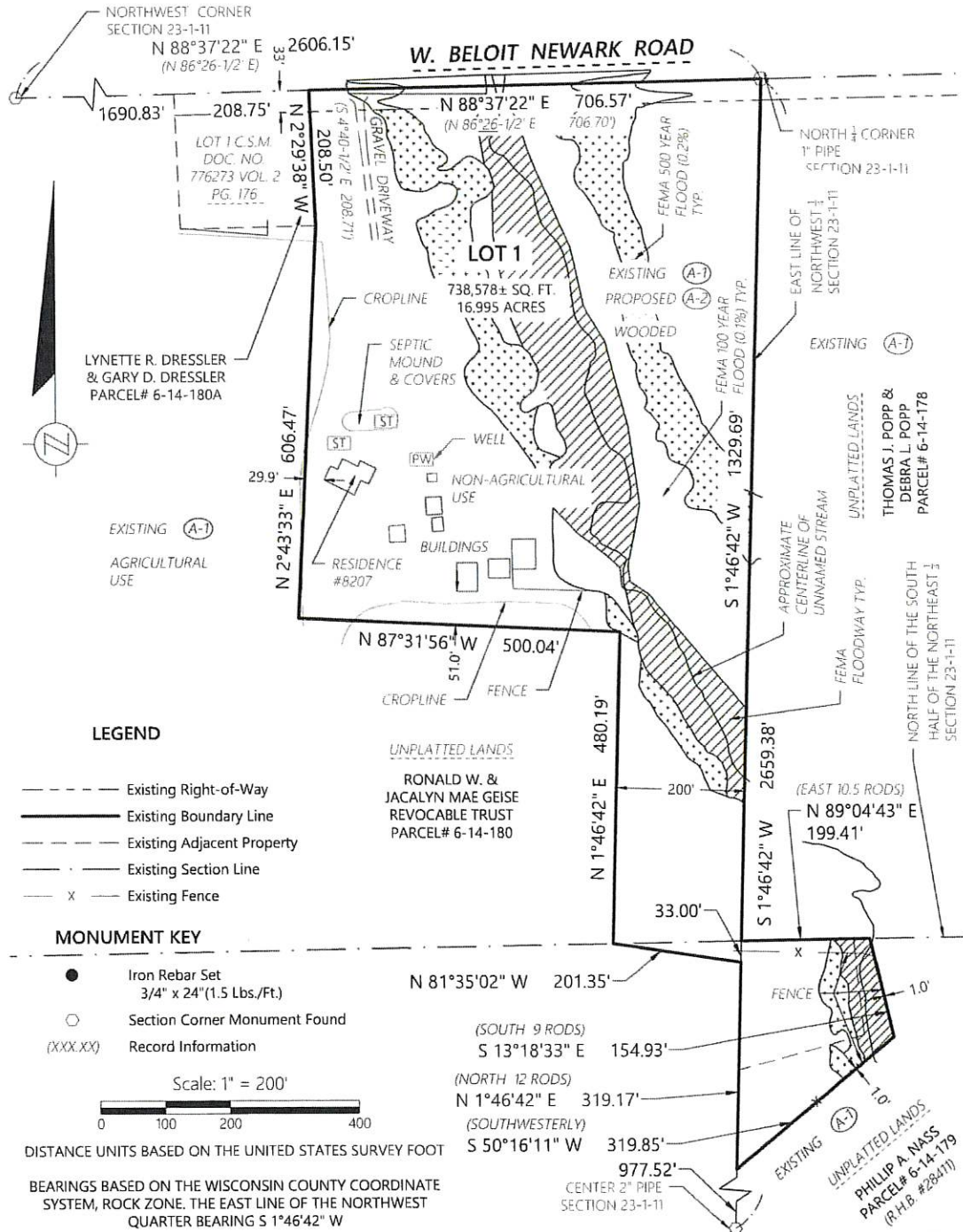
4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Yes.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Yes.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Yes.

MEMORANDUM

<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>N/A</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>N/A</p>
<p>A scale, north arrow, and date of creation;</p>	<p>Yes</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF
THE SW 1/4 OF THE NE 1/4 OF SECTION 23,
T. 1 N., R. 11 E., OF THE 4TH P.M.,
NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.

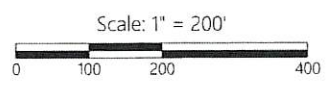


LEGEND


- Existing Right-of-Way
- Existing Boundary Line
- - - Existing Adjacent Property
- - - Existing Section Line
- x Existing Fence

MONUMENT KEY

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- Section Corner Monument Found
(XXX.XX) Record Information



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHWEST QUARTER BEARING S 1°46'42" W

<p>ORDER NO: 33959 FIELD CREW: DGM DRAWN BY: DGM / LMB SHEET 1 OF 1 DATE: 06/25/2021</p>	<p>FOR THE EXCLUSIVE USE OF: GRANT MELMS 14321 SPEICH ROAD ORFORDVILLE, WI 53576</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p> 
--	--	---

File Name: 1133900-1401033959 - Grant Melms SURVY\RH\B DRAWING.PLE5

LD 2021 097

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

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

RECEIVED

JUL 08 2021



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD-2021-047

Received By - Date: 07/08/2021
(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Ronald W. & Jacalyn Mae Geise Revocable Trust		Telephone:		
Address:	8207 W. Beloit Newark Road	City:	Beloit	State:	WI Zip: 53511
b. Name:	Grant Melms		Telephone:	(608) 751-7830	
Address:	14321 Speich Road	City:	Orfordville	State:	WI Zip: 53576

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	RH Batterman / Jeffrey R. Garde PLS S-2766		Telephone:	(608) 365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:	Landowner (see above)		Telephone:		
Address:		City:		State:	Zip:

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

PROPERTY INFORMATION

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

10. Land division area location:	Town of Newark	NE 1/4 of NW 1/4
	Section 23	Tax parcel number(s) - 6-14-180

- Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of
- Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
- Landowner's contiguous property area (Square feet or acres): 100.5 acres
- Land division area (Square feet or acres): 16.995 acres
- Current zoning of land division area: A-1
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A-2
- Future zoning of parent lot: A-1
- Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
- A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
- Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A
- Public improvement construction will begin on (mm/dd/yyyy): N/A

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: Ron Geise DATE: 7.7.21

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input 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"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(14) Detention or retention areas:	<input 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"/>	
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"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

LD2021047

MEMORANDUM

To: Planning and Development Committee
 Deb Bennett, Clerk Town of Turtle
 Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: August 3, 2021

Summary of Request	
Requested Approvals:	Subdivision Plat, Major Land Division #LD 2021 049
Subdivision Name:	Tall Trees
Location:	Tax ID: 038 00104503 Parcel Number: 6-19-46.3 Tax ID: 038 001115 Parcel Number: 6-19-121
Town:	Turtle
Zoned:	Rural Residential District (R-R)



MEMORANDUM

The proposed plat is located in the Town of Turtle. The proposed subdivision consists of 33 lots located on an existing 32.411 acre & 18.519 acres lot totaling 50.93 acres (+/-). This layout includes two curb cuts on the existing E County Road S. Residential is a permitted use in this zoning district.

Recommendation

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

1. Prairie View Drive shall be constructed to meet the minimum requirements of street frontage for Lot 2 and 3. Additionally, this is a dead-end that is roughly 521.46 feet long and may require a cul-de-sac for safety. **I would recommend that the local fire inspector review and approve the dead-end.**

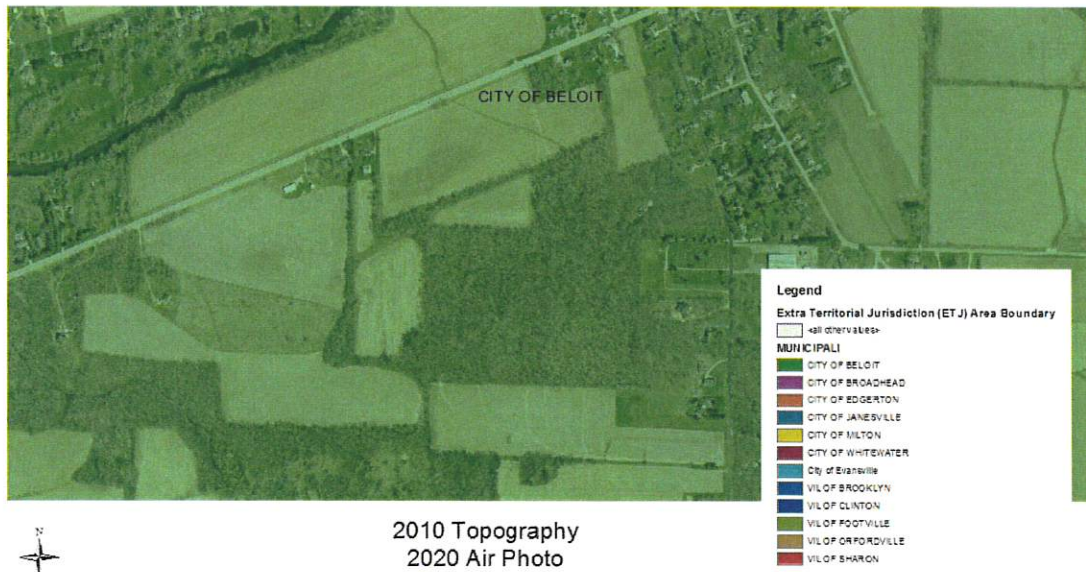


2. Rural residential lots shall have a minimum lot size 40,000 square feet for single family structures, and 55,000 square feet for two (2) family structures.
 - a. This minimum requirement is established for POWTS. Some of these lots have Drainage Easement (DE) and Conservation Easements (CE) and could make placement of the building with a POWTS on the property (example lot 1, lot 13). Per 4.116 –each lot shall meet the following:
 - Each residential building shall utilize a POWTS and water well, and the lot shall contain an adequate POWTS area, to include a primary area and replacement area.
 - Each lot shall contain a building envelope of two thousand (2,000) square feet excluding front, rear, and side yards in accordance with applicable building setback lines, ESA, and cultural resources, with said building envelope not to be located closer than ten (10) feet from any part of the POWTS area.
 - Each lot shall also contain useable open space of not less than seventy percent (70%) of the gross area of the lot, entailing the gross square

MEMORANDUM

footage of the lot, less three thousand (3,000) square feet for potential building, driveway, or parking use, less fifty percent (50%) of the POWTS area.

- b. The lots with double frontage have even further limitations in terms of buildable area. These lots should be verified setbacks can be meet and is buildable.
3. Each lot needs to meet the minimum requirements of the Rural Residential District (R-R) zoning district.
4. Utility easements to be located on lots as requested by utility companies.
 - a. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.
5. Utilities shall be installed prior to the final approval of the subdivision plat. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
6. This does fall into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit.



MEMORANDUM

7. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
8. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. Preliminary easements shown on the preliminary plat may be revised based on the approval Storm Water Management Plan.
9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities. Evidence of the documentation to establish the Homeowners Association shall be provided prior to final plat approval. In the event that homeowners association is not recorded the Town reserves the right to maintain and special assess to the property owners.
10. A note shall be included on the final plat which states "Refer to recorded storm water management agreement for required facility maintenance."
11. The Storm Water Management Plan shall include a driveway culvert size for each lot.
12. The developer shall be responsible for all costs to the Town of Turtle (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
13. Road construction plans shall be submitted to and approved by the Town of Turtle or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
14. Site improvements may be necessary at the intersections to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
15. The developer shall reimburse the Town of Turtle for the installation of the necessary road signs as included and approved in the road construction plans.
16. A performance bond or similar financial instrument shall be provided to the Town of Turtle to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Turtle and be released only after final acceptance of the roads by the Town of Turtle.

MEMORANDUM

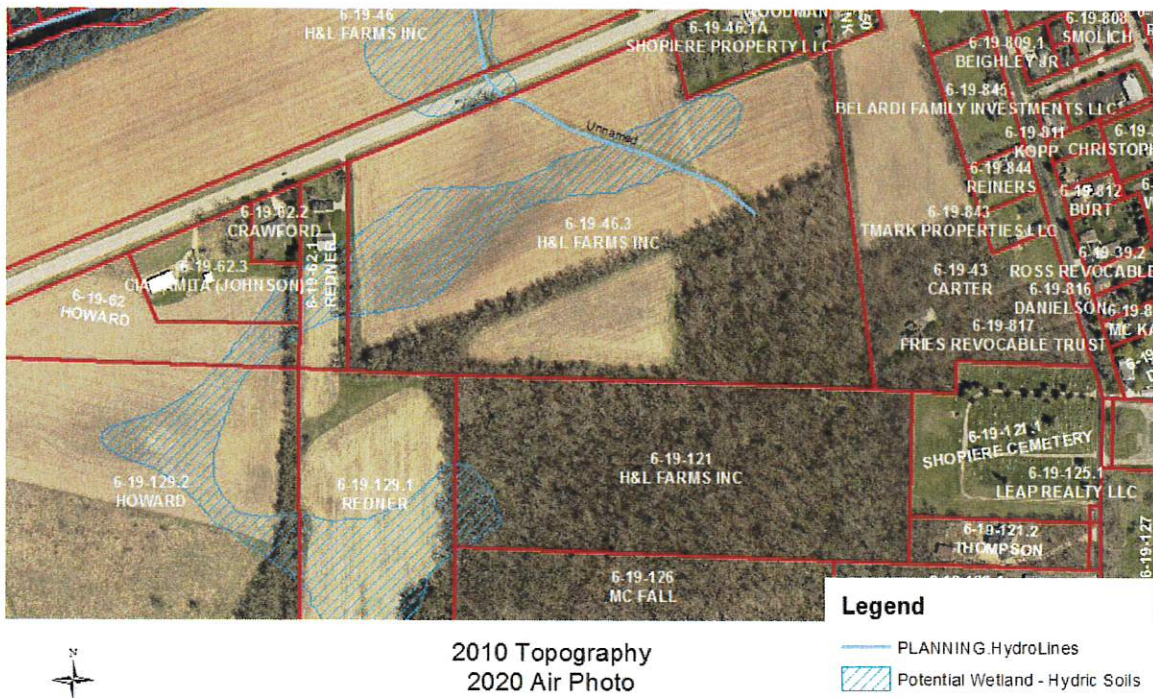
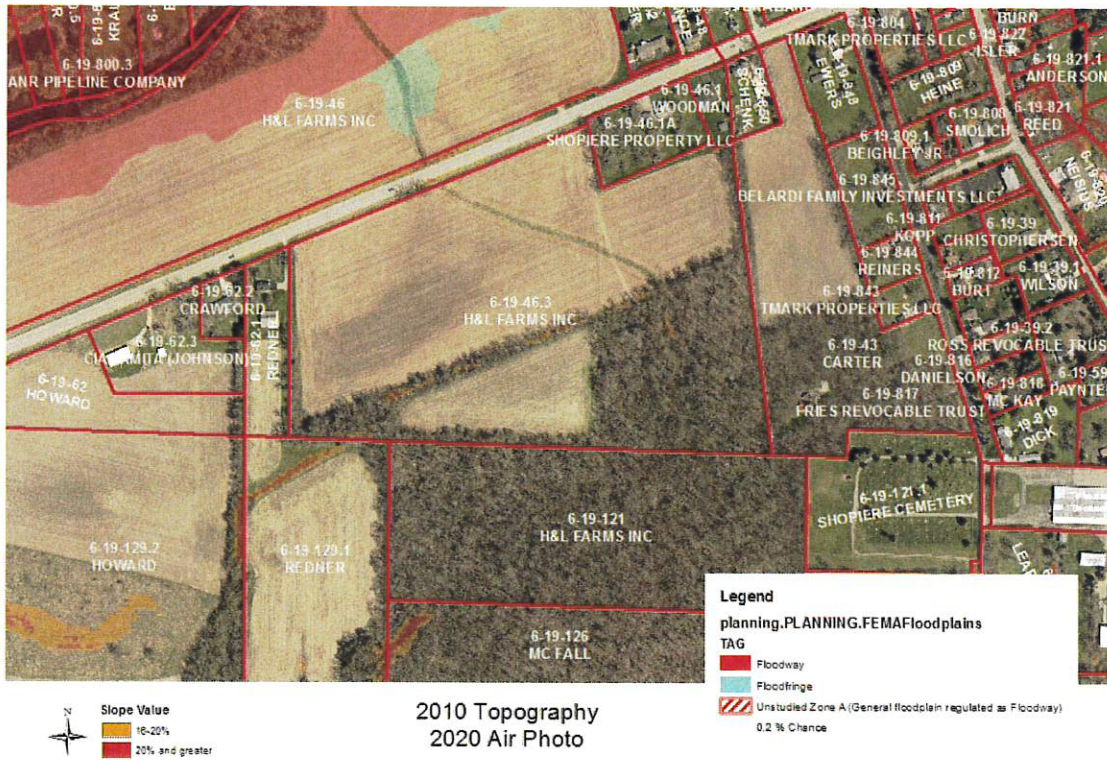
17. Developer shall provide the Town of Turtle as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.

18. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

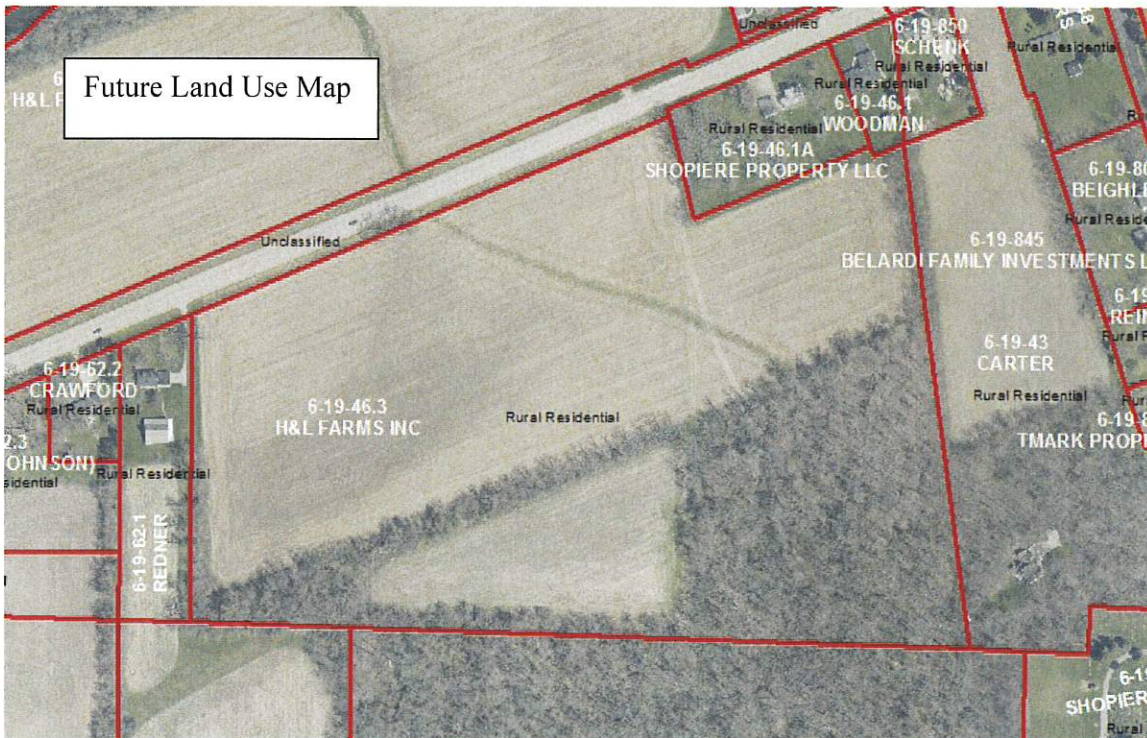
4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning Designation on the land is missing.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Meets minimum requirements.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;	Meets minimum requirements.
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	Meets minimum requirements.
A preliminary concept for collecting and discharging stormwater on the land division;	See #8 above
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	Meets minimum requirements.
A scale, north arrow, and date of creation;	Yes

MEMORANDUM

Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes



MEMORANDUM



MEMORANDUM

(d) RURAL RESIDENTIAL DISTRICT (R-R)

(1) Purpose and Intent of R-R District. The purpose of the Rural Residential (R-R) District is to provide a method of obtaining the residential goals, objectives, and policies of the Land Use Plan. The intent of the R-R District is to provide for rural residential development on sites served by private sewer systems. The areas zoned R-R should be in and around existing residential development areas indicated on the Land Use Plan Map. These areas should be designed to be quiet, pleasant and relatively spacious living areas projected from traffic hazards and the intrusion of incompatible land uses.

(2) Permitted Uses. The following uses are permitted uses in this District:

- a. One single family or one-two family structure. One private garage for each residential unit, not to exceed 90% of the total square footage of the residential structure. If said structure is to be located on lands re-zoned out of the Exclusive Agriculture (A-E) District, and not planned for future rural residential use on the Town's land use plan map, or similarly named map, as contained in the Town's Comprehensive Plan, said structure and the lot on which it is located shall be subject to the following:
 1. The residential lot does not contain soil types of Class 1, 2, or 3, Agricultural Capacity Units as indicated in the Soils Survey of Rock County, Wisconsin published by the U.S. Soil Conservation Service.
 2. The number of residential lots including the farmland owner, and any son, daughter, or parent lots and any nonagricultural/residential lots cannot exceed one (1) residential lot for each one-quarter (1/4), of one-quarter (1/4), section of land (approximately 40 acres) contained in the lot originally purchased by the current landowner.
 3. All residential lots shall adjoin any existing residential lots that are not located on Class 1, 2, or 3 Agricultural Capability Unit Soils, or in residential clusters not located on Class 1, 2, or 3 Agricultural capability unit soils.
 4. Each residential lot shall be part of a residential cluster designed to maximize the number of lot (determined by using the one (1) lot to forty (40) acre ratio), with an internal public road or joint driveways located on future road right-of-way connecting to the public road network.
- b. One accessory structure of up to 800 square feet, for the first 40,000 square feet of the land parcel with an additional 100 square feet being able to be added to the accessory structure size for each 10,000 square feet of the parcel above 40,000 square feet but, not to exceed 90% of the total square footage of the residential structure.
- c. Government buildings, except sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance machinery.
- d. Publicly owned parks, playgrounds, recreational and community center buildings and grounds.
- e. Pre-schools, K-12 schools, churches and their affiliated uses.
- f. Home offices.

(3) Conditional Use. The following uses require a Conditional Use Permit be approved by the Commission prior to being established.

- a. Educational buildings, colleges, universities, including private music and dancing schools.
- b. Institutions of a charitable or philanthropic nature, hospitals, clinics and sanitariums. Libraries, museums, professional organizations, and fraternities, except those which provide goods and services similar to a business.
- c. Telephone and electric transmission buildings or structures.

MEMORANDUM

- d. Community living arrangement which has a capacity for 8 or fewer persons being served by the program provided it is located at least 2,500 feet from any other such facility.
- e. Community living arrangement having a capacity for 9-15 persons being served by the program provided that it is located at least 2,500 feet from any other facility and that the design of the structure and landscaping is compatible with the surrounding neighborhood.
- f. Community living arrangement having a capacity for 16 or more persons provided that it is located at least 2,500 feet from any other such facility, and that it is adequately designed and landscaped to be in keeping with the neighborhood and to prevent the appearance of an institution.
- g. Home Occupations.

(4) Requirements for Permitted and Conditional Uses.

- a. Maximum Building Height.....35 ft. for residential structures
- b. Minimum Building Front Yard Setback on Local Road.....50 ft.
(All front yard setbacks are to also refer to Section 19.06 of this Ordinance for setbacks on arterial, collector, and local roads.)
- c. Minimum Front Yard Setback on Corner Lot.....50 ft. on each Road
- d. Minimum Building Rear Yard Setback.....20 ft.
- e. Minimum Building Side Yard Setback.....15 ft.
- f. Maximum Lot Size less than 3 acres
- g. Minimum Lot Width.....100 ft.
- h. Minimum Lot Frontage on Public Road.....100 ft.
- i. Minimum Lot Frontage on Cul-du-Sac Road Bulb.....50 ft.
- j. Minimum Lot Area Single Family.....40,000 sq. ft.
- k. Minimum Lot Area Per Two Family Dwelling.....55,000 sq. ft.
- l. Accessory Buildings Minimum Side Yard Setback.....5 ft.
- m. Accessory Buildings Minimum Rear Yard Setback 10 ft.
- n. Minimum Floor Area Per Family.....1,200 sq. ft.
- o. Minimum Building Width.....24 ft.
- p. Maximum Accessory Building Height.....35 feet or not to exceed the height of the principal building.

(5) Prohibited Uses.

- a. No structure or improvement may be built, or land used in this district unless it is a Permitted Use or an approved Conditional Use in this district.
- b. Sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance machinery.
- c. Semi-tractors and trailers shall not be parked or stored in this district for periods of more than seven (7) days at a time.



AGENCY USE ONLY	
Application Number:	LD-2021-049
Received By - Date (MM/DD/YYYY):	08/03/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division
Subdivision Plat Required

Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres

Transfer to Adjoining Owner
Plat of Survey or CSM

Lot Combination
CSM Required

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	H & L Farms Inc		Telephone:	608-290-6330	
Address:	8601 E. Larsen Rd.	City:	Janesville	State:	WI Zip: 53546
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
Creating a 33 lot subdivision, zoned RR

10. Land division area location: **Town of Turtle** **1/4 of 1/4**
Section 3 & 10 **Tax parcel number(s) - 6-19-46.3 & 6-19-121**

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

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

13. Landowner's contiguous property area (Square feet or acres): 50.92	14. Land division area (Square feet or acres): 50.92	15. Current zoning of land division area: RR
16. Number of new/additional lots created by land division: 33	17. Future zoning of new/additional lot(s) created by land division: RR	18. Future zoning of parent lot: RR

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): Summer 2021

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *[Signature]* DATE: 8/3/21

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input 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"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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

LD 2021 049

ROCK READY INDEX

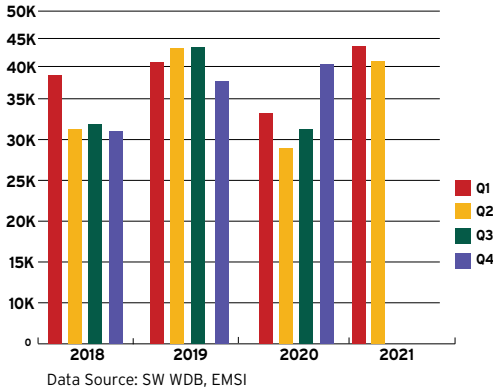


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

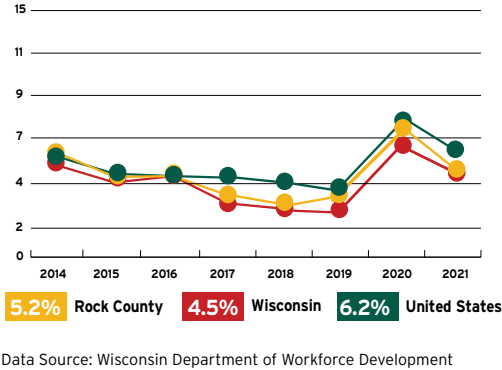
Q2 2021

Workforce

Job Posting Activities



Annual Unemployment

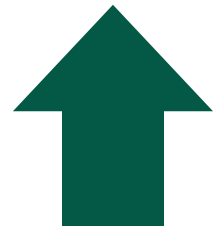
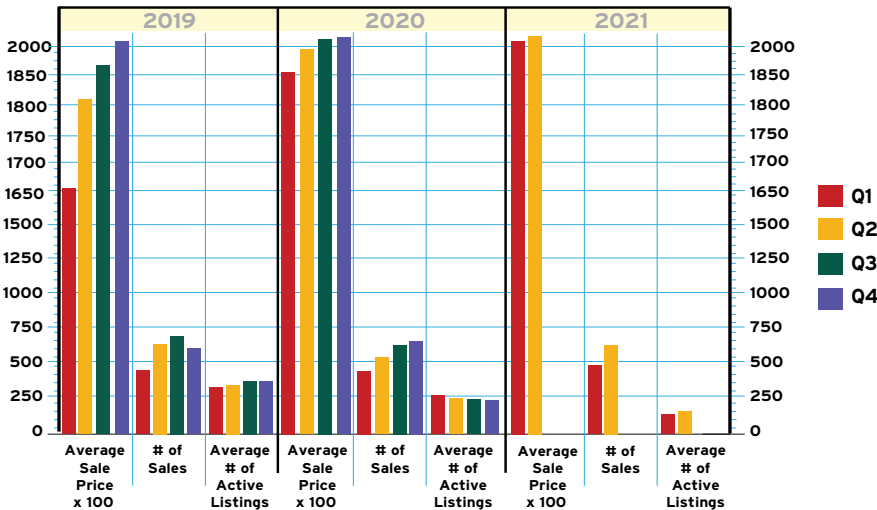


**Rates
Remain
Steady**

It's a Job Seeker's Market

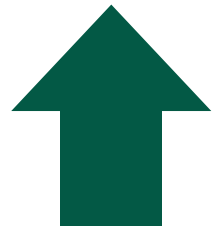
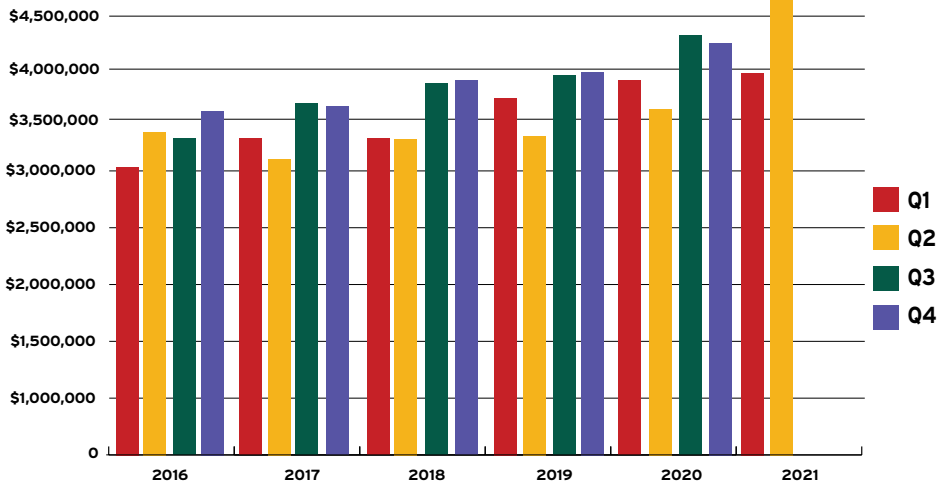
Real Estate

Residential Market Activity



**Record Setting
Price Points**

Rock County Sales & Use Tax Collections

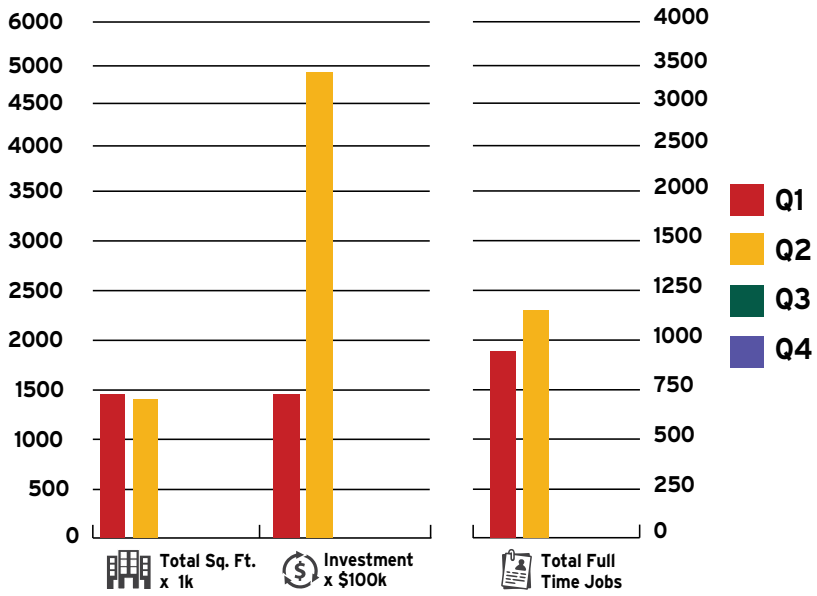


**A New
Collections
Benchmark**

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

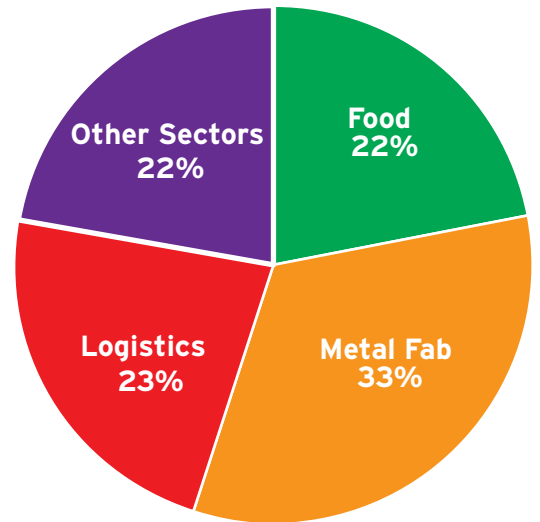
Economic Development Pipeline

Real Estate, Investment & Employment Impacts



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

Industry Sectors



**Supply-Chain Considerations
Keep the Pipeline
Well-Stocked**

Project Profile



Beloit's Gateway Business Park Welcomes Another Tenant

Spray-Tek, Inc., which is a privately-held provider of specialty ingredient processing services, has selected the Gateway Business Park as the location for its new Midwest operation. As one of the largest custom, contract providers in the U.S, Spray-Tek offers its customers a range of spray drying, blending and processing options. These options, which are utilized by leading food, health / beauty, pharmaceutical, household products and the soft chemical industries, continues to position Spray-Tek as a critical supplier and partner to customers.

The company currently operates plants in New Jersey and Pennsylvania, where they have eleven (11) spray dryers producing specialty ingredients for a broad array of blue-chip customers and brands. Once operational in 2022, the Beloit plant will represent Spray-Tek's third U.S. cGMP plant. By 2024, the plant is expected to reach 75,000 SF and have 50 full-time employees.

"As we searched for a location in the Midwest that could give our customers the biggest advantage, Beloit and Rock County stood out as the clear winner. All the folks

we worked with were incredibly helpful and instrumental in making this site selection. We look forward to becoming a member of Beloit's thriving business community", said David A. Brand, President & CEO.

In addition to increasing its geographic reach, the Beloit plant will expand Spray-Tek's dairy based specialty ingredients and specialty infant nutrition platforms. "Getting closer to the source of our raw materials and simplifying the supply chain will be an advantage for our customers," said Ray Rambowski, Chief Operating Officer.



**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Supervisor Kathy Schulz and
Supervisor Shirley Williams
INITIATED BY



Josh Smith
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

June 7, 2021
DATE DRAFTED

Allocating American Rescue Plan Act Funding to Provide for Tenant Legal Aid

- 1 **WHEREAS**, the COVID-19 pandemic has had a negative effect on some individuals and families,
- 2 including through job loss, and has exacerbated the difficulties of certain low-income individuals who
- 3 were already facing economic challenges; and,
- 4
- 5 **WHEREAS**, eviction moratoria and other measures to keep household utilities operating that were put in
- 6 place during the pandemic have kept many individuals and families safely in their homes, but the
- 7 eviction moratorium issued by the Centers for Disease Control will eventually not be renewed; and
- 8
- 9 **WHEREAS**, when this moratorium is removed, many individuals and families will have months' worth
- 10 of back-rent due without the ability to pay, which will likely lead to the commencement of eviction
- 11 proceedings; and,
- 12
- 13 **WHEREAS**, many landlords have not received rent payments while eviction moratoria have been in
- 14 place, creating hardships for these business owners, who will legally be entitled to seek such past-due
- 15 and future rent from tenants; and,
- 16
- 17 **WHEREAS**, statistics indicate that low-income and otherwise disadvantaged populations, who are more
- 18 likely to face eviction, have also been less likely to have received a COVID-19 vaccine, creating a
- 19 situation in which evictions may displace individuals into shared housing, shelters, or homelessness and
- 20 thereby increase the likelihood of spreading COVID-19; and
- 21
- 22 **WHEREAS**, the American Rescue Plan Act (ARPA) has provided funding that can be utilized to
- 23 address housing-related emergencies created or exacerbated by the COVID-19 pandemic; and
- 24
- 25 **WHEREAS**, while several community agencies may have sufficient funding currently from ARPA,
- 26 Community Development Block Grant (CDBG), and/or other sources for eviction and utility aid, there
- 27 may be a longer term need to address these issues with ARPA funding if currently available funds run
- 28 out; and
- 29
- 30 **WHEREAS**, a current gap in the system in Rock County is sufficient legal resources to assist those who
- 31 may lack the legal background or have insufficient resources to navigate the court eviction process; and
- 32
- 33 **WHEREAS**, tenants, in particular, lack the resources necessary for representation in an eviction
- 34 proceeding in court, putting them at a disadvantage; and
- 35
- 36 **WHEREAS**, Legal Action of Wisconsin provides free legal aid to low income people, including eviction
- 37 and other housing law matters; and
- 38
- 39 **WHEREAS**, Everyone Cooperating to Help Others (ECHO) has expressed interest in providing an in-
- 40 kind donation of office space to support staff from Legal Action who can operate this program; and
- 41
- 42 **WHEREAS**, there is a need for a long-term strategy to provide a landlord-tenant mediation program,
- 43 and to address homelessness, transitional housing, and affordable housing, all of which have been
- 44 exacerbated by the COVID-19 pandemic that will require future efforts of the County Board and that will
- 45 be coming forward in subsequent resolution(s).

Allocating American Rescue Plan Act Funding to Provide for Tenant Legal Aid
Page 2

46 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly
47 assembled this _____ day of _____, 2021, does hereby allocate a total of \$444,000
48 (\$130,000 annually, including a prorated amount for 2021) of American Rescue Plan Act funding
49 through 2024 to contract with Legal Action of Wisconsin to provide free legal aid to low income renters
50 facing eviction and other housing issues to help solve their legal problems with the goal of securing and
51 maintaining safe and affordable housing. This funding would provide for \$100,000 annually for a full-
52 time attorney and \$30,000 annually for a part-time administrative assistant/outreach specialist, and would
53 include all funding needed to support the work of those positions, such as wages, benefits, supplies, and
54 equipment.

55
56 **BE IT FURTHER RESOLVED**, this funding would also be utilized by Legal Action to provide legal
57 representation in court to Rock County tenants facing eviction who qualify under Legal Action’s income
58 eligibility guidelines.

59 **BE IT FURTHER RESOLVED**, the 2021 budget be amended as follow:

61				
62	ACCOUNT	BUDGET	INCREASE	AMENDED
63		8/1/2021	(DECREASE)	BUDGET
64				
65	<u>Source of Funds</u>			
66	19-1980-0000-42100			
67	Federal Aid	\$5,000,000	\$444,000	\$5,444,000
68				
69	<u>Use of Funds</u>			
70	19-1980-2501-62129			
71	Legal Services	-0-	\$444,000	\$444,000

Respectfully submitted,

PLANNING & DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Wayne Gustina, Vice-Chair

J. Russell Podzilni

Wes Davis

Robert Potter

Finance Committee Endorsement

Reviewed and approved on a vote of _____

Mary Mawhinney, Chair Date

Allocating American Rescue Plan Act Funding to Create a Landlord-Tenant Mediation Program and Provide for Tenant Legal Representation

Page 3

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01 and 59.51, Wis. Stats. As an amendment to the adopted 2021 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

s/Richard Greenlee

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

During the pandemic, housing issues have received much attention, particularly as it relates to the relationship between unemployment and the possibility for evictions once either federal aid or the eviction moratorium ends. As such, I would assess that this would be an eligible use of ARPA funds

/s/Josh Smith

Josh Smith
County Administrator

FISCAL NOTE:

This program will be funded by the County's ARPA allocation.
No additional County funds are required.

/s/Sherry Oja

Sherry Oja
Finance Director

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

COUNTY BOARD STAFF
COMMITTEE
INITIATED BY



Randy Terronez
DRAFTED BY

August 5, 2021
DATE DRAFTED

COUNTY BOARD STAFF
COMMITTEE
SUBMITTED BY

AUTHORIZING ALTERNATES TO AD HOC COMMITTEE FOR REDISTRICTING OF SUPERVISORY DISTRICTS

- 1 **WHEREAS**, Resolution #21-5A-257 created an Ad Hoc Committee for redistricting of Supervisory
- 2 Districts per Section 59.10 of the Wisconsin Statutes; and
- 3
- 4 **WHEREAS**, the Committee consists of nine members (four County Board Supervisors and five
- 5 members at-large) that will analyze 2020 census data from all geographic areas of the County in order
- 6 to recommend the appropriate redistricting of supervisory districts; and
- 7
- 8 **WHEREAS**, alternates are needed to ensure a quorum to conduct business in a timely manner.
- 9
- 10 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors, in session this
- 11 day of , 2021, hereby create two member-at-large alternates to Ad Hoc Redistricting
- 12 Committee.

Respectfully submitted:

COUNTY BOARD STAFF COMMITTEE

Rich Bostwick, Chair

Wes Davis, Vice Chair

Tom Brien

Kevin Leavy

Lou Peer

J. Russell Podzilni

Alan Sweeney

Bob Yeomans

Mary Beaver

PLANNING & DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Wayne Gustina, Vice Chair

Wes Davis

J. Russell Podzilni

Robert Potter

AUTHORIZING ALTERNATES TO THE AD HOC COMMITTEE FOR
REDISTRICTING OF SUPERVISORY DISTRICTS

Page 2

LEGAL NOTE:

The County Board is authorized to take this action pursuant to sections 59.01 and 59.51, Wis. Stats., as well as Rule IV-C of the County Board Rules.

s/Richard Greenlee

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith
County Administrator

FISCAL NOTE:

Minimal fiscal impact. Citizen members of ad hoc committees are eligible for mileage only.

/s/Sherry Oja

Sherry Oja
Finance Director

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Ad Hoc Broadband Committee
INITIATED BY

Planning & Development Committee
SUBMITTED BY



Randy Terronez
Asst. to the County Administrator
DRAFTED BY

August 10, 2021
DATE DRAFTED

**Authorizing Contract with Nokomis Networking for Broadband Consulting Services
Utilizing ARPA Funding and Amending the 2021 Budget**

WHEREAS, the County’s Ad Hoc Broadband Committee has determined the need for expertise on broadband services; and

WHEREAS, Nokomis Networking has the credentials to provide expertise in this area and proposes to be the broadband consultant for the County in a proposal dated July 15, 2021; and

WHEREAS the proposal would provide up to 158 hours of consulting with a not to exceed maximum of \$15,000 for services rendered.

WHEREAS the funding source for the consultant would be the American Rescue Plan (ARPA) funds.

NOW, THEREFORE, BE IT RESOLVED that the Rock County Board of Supervisors, duly assembled this ____ day of ____, 2021, does hereby authorize a contract with Nokomis Networking for broadband consulting services with funds to come from the American Rescue Plan (ARPA); and

BE IT FURTHER RESOLVED, the 2021 budget be amended as follow:

PROGRAM	BUDGET 9/1/2021	INCREASE (DECREASE)	AMENDED BUDGET
Broadband Committee Project Consulting			
<u>Source of Funds</u>			
19-1980-0000-42100			
Federal Aid	-0-	\$15,000	\$15,000
<u>Use of Funds</u>			
19-1980-5170-62104			
Consulting Services	-0-	\$15,000	\$15,000

Respectfully submitted,

PLANNING & DEVELOPMENT COMMITTEE

**FINANCE COMMITTEE
ENDORSEMENT**

Alan Sweeney, Chair

Reviewed and approved on a vote of _____

Wayne Gustina, Vice-Chair

Mary Mawhinney, Chair Date

Wes Davis

J. Russell Podzilni

Robert Potter

Authorizing Contract with Nokomis Networking for Broadband Consulting Services Utilizing ARPA Funds and Amending the 2021 Budget

Page 2

FISCAL NOTE:

These programs will be funded with the County's ARPA allocation. No other County funds are required.

Sherry Oja
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

Josh Smith

Josh Smith
County Administrator

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of sec. 59.52(29), Stats. As an amendment to the adopted 2021 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

s/Richard Greenlee

Richard Greenlee
Corporation Counsel

Executive Summary

Authorizing Contract with Nokomis Networking for Broadband Consulting Services Utilizing ARPA Funding and Amending the 2021 Budget

This resolution would contract with Nokomis Networking in an amount not to exceed \$15,000 for 158 hours of consulting service that will assist the recently created Ad Hoc Broadband Committee in undertaking its purpose: to evaluate potential uses of American Rescue Plan Act funding for broadband expansion throughout Rock County; coordinate with other local units of local government, the State, and private sector organizations; and serve as the focus of public input into broadband needs.

Funds would come from the American Rescue Plan Act source.

COMMITTEE REVIEW REPORT
WITH DESCRIPTION
FOR THE MONTH OF JULY 2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	Office&Misc Exp	P2100721	07/15/2021	US BANK	OFFICE SUPPLIES	17.50
10-1720-0000-64200	Training	P2101667	07/29/2021	WISCONSIN REAL PROPERTY LISTER	REG: M SCHULTZ WRPLA ASM 2021	140.00
Real Property Descripton PROG TOTAL						157.50
10-1721-0000-63407	Computer Supply	P2100721	07/15/2021	US BANK	PAPER FOR PLANNING PLOTTER	131.85
Land Records PROG TOTAL						131.85

I have reviewed the preceding payments in the total amount of **\$289.35**

Date: _____ Dept Head _____
 _____ Committee Chair _____

P&D

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6451-0000-64904	Sundry Expense					
		P2100292	07/08/2021	LANGE ENTERPRISES INC	41 OF 911/ADDRESS SIGNS	2,331.92
					Address Signs PROG TOTAL	<u>2,331.92</u>
64-6470-0000-63110	Admin Expense					
		P2100295	07/22/2021	RSM US LLP	JUNE ACCOUNTING SERVICES	362.25
		P2100296	07/22/2021	US BANK	QUICKBOOKS & BILL.COM FOR SBL	209.29
					Small Business Loan Program PROG TOTAL	<u>571.54</u>
64-6730-0000-62420	Mach/Equip R&M					
		P2100296	07/22/2021	US BANK	GPS ROD CELL PHONE HOLDER	35.76
64-6730-0000-64702	Corner Monuments					
		P2101589	07/22/2021	AMERICAN INDUSTRIAL STEEL AND	SHIPPING	550.00
					Surveyor PROG TOTAL	<u>585.76</u>

I have reviewed the preceding payments in the total amount of **\$3,489.22**

Date: _____ Dept Head _____
 _____ Committee Chair _____