

**NOTE: This is a
Teleconference**



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, APRIL 22, 2021 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 850 6255 2429
PASSCODE: 040921**

Join Zoom Meeting

<https://us02web.zoom.us/j/85062552429?pwd=TUVDaY94ZVhiaUF3ak1HYThmaFpHdz09>

Meeting ID: 850 6255 2429

Passcode: 040921

One tap mobile

+13462487799,,85062552429#,,,,*040921# US (Houston)

+16699006833,,85062552429#,,,,*040921# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

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Find your local number: <https://us02web.zoom.us/j/ks0fXAj3A>

Join by SIP

85062552429@zoomcrc.com

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, April 21, 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>



Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, APRIL 22, 2021 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 850 6255 2429
PASSCODE: 040921

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held April 8, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. **Informational Item.** Proposed Renewable Energy Projects in Rock County. Presented by Matt Johnson, Field Operations Director for the Wisconsin Land and Liberty Coalition
6. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
 1. 2021 012 (Fulton Township) – Schuette (Four Lot CSM)
 2. 2021 014 (Fulton Township) – SMZ Family Trust (One Lot CSM)
 3. 2021 018 (Fulton Township) – Wileman (Two Lot CSM)
 4. 2021 022 (Fulton Township) – JGP Land Development LCC (Sixty-two Lot Subdivision)

Note: Items 1-3 are on the Agenda for Action at the Town of Fulton on April 13th
 - B. **Action Item:** Request for consideration of fee reduction for LD 2021 022 (62 Lots)
7. Community Development
8. Economic Development
9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
10. Director's Report
 - A. Deputy Surveyor Position
 - B. Memo to Towns
11. Committee Reports
12. Adjournment

Future Meeting Dates
May 13, 2021 8:00 AM

May 27, 2021 8:00 AM



MINUTES

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

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

Rock County Staff Present: Andrew Baker (Planning Director), Dana Sanwick (Office Coordinator), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III), Jennifer Borlick (GIS Manager), James Otterstein (Economic Development Manager), Michelle Schultz (Real Property Lister), Sandy Disrud (Register of Deeds).

Others Present: Debbie Davis

1. Call to Order. Roll Call.

2. Adoption of Agenda
Move 6A to 4A.

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held March 25, 2021 at 8:00 am

Moved by Supervisor Podzilni, **Seconded** by Supervisor Potter. **Approved (5-0)**

4. Community Development

A. **Action Item:** Approval or Denial of a Citizen Objection of a subordination request denial associated with an existing Community Development Mortgage.

Andrew Baker explained the rationale behind the denial to subordinate as policy is written that cash out on a subordination is not allowed. Debbie Davis explained her reason to reduce a high interest home equity loan and asked the committee to approve the subordination. A motion was made by Supervisor Davis to deny the subordination.

Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. **Approved (5-0)**

5. Citizen Participation, Communications and Announcements

6. Code Enforcement

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

1. 2021 013 (Janesville Township) – Ackerman (Six Lot Subdivision)
Moved by Supervisor Gustina, **Seconded** by Supervisor Potter
Approved (5-0) with Conditions

Conditions:

1. The existing accessory building needs to be removed if the lot isn't built within one year of the plat being approved.
2. There is an existing driveway for Parcel Number: 6-8-182.1 on the proposed lot 1. This needs to either be removed or an easement for that access needs to be established with the landowner.
3. Utility easements to be located on lots as requested by utility companies.
4. Utilities shall be installed prior to the final approval of the subdivision plat.
5. Approval of Plat is conditioned on approval for the rezone by the Town of Janesville.
6. Site improvements may be necessary at the intersection of Britt Road and County Road A to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance.
7. Final Plat shall include drainage easement as shown on the preliminary.
8. Final Plat shall indicate no access along Hwy A.
9. The developer shall reimburse the Town of Janesville for the installation of the necessary road signs as included and approved in the road construction plans.
10. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

2. 2021 015 (Janesville Township) – Rollingwood Development (Seventeen Lot Sub.)

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

Conditions:

1. The “dead end road” located between lot 114 and 115 needs to be constructed for lot 115 to meet the minimum requirements of street frontage.
2. There is a “gap” in the plat that is dependent on the “future phase” being constructed. This should be added to the lot on the east Tax ID: 016 004005 Parcel Number: 6-8-28.
3. There is an area behind Lot 112 that does not have street frontage and needs to be added to the lot located at the North Tax ID: 016 003012 Parcel Number: 6-8-23.3.

4. Note on Final Plat: "No buildings which produce wastewater are allowed on Lots 106-122 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
5. Utility easements to be located on lots as requested by utility companies.
6. Utilities shall be installed prior to the final approval of the subdivision plat.
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. This Phase of the subdivision does not include storm water storage. A larger facility is located in a future phase. The approval of a Storm Water Permit may dictate that temporary facilities be constructed as part of this addition or that the area planned in a future addition be constructed at this time.
9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as previously established via the Covenants and Restrictions associated with the original subdivision plat. Documentation that the Association has been established shall be provided prior to approval of the final plat.
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 Janesville (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 Janesville 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 intersection of Knollwood Drive and County Road F. 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 Janesville 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 Janesville 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 Janesville and be released only after final acceptance of the roads by the Town of Janesville.

17. Developer shall provide the Town of Janesville 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.

7. Economic Development
None

8. Land Information Office

Action Item: Request for Approval of Purchase Greater than \$10,000: Register of Deeds Bastion Software (Memo Attached)

Sandy Disrud presented the request for purchasing Bastion Software through Fidlar. Questions and discussion between committee occurred and resulted in approval to proceed forward for purchase of Bastion Software.

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

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers
None

10. Director's Report

James Otterstein updated the committee on returning CDBG-ED RLF fund money to the State. The State will re-use the money in other Community Development areas and if needed Rock County can apply for funds as needed for other CDBG projects.

11. Committee Reports
None

12. Adjournment at 8:48AM

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

Future Meeting Dates
April 22, 2021 8:00 AM
May 13, 2021 8:00 AM



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – Director

SUBJECT: Preliminary Approval of Land Divisions

DATE: April 13, 2021

REGARDING MEETING DATE: April 22, 2021

Land Division Summary:

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

1. 2021 012 (Fulton Township) – Schuette (Four Lot CSM)
2. 2021 014 (Fulton Township) – SMZ Family Trust (One Lot CSM)
3. 2021 018 (Fulton Township) – Wileman (Two Lot CSM)
4. 2021 022 (Fulton Township) – JGP Land Development LCC (Sixty-two Lot Subdivision)

Note: Items 1-3 are on the Agenda for Action at the Town of Fulton on April 13th

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 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. However, during the on-going pandemic the normal monthly schedule for some Town meetings has been altered by necessity; in some cases cancelled entirely due lack of remote meeting options. 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 accommodate 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 for the time being. We welcome an input the Committee may have regarding this temporary revision to the normal procedures.

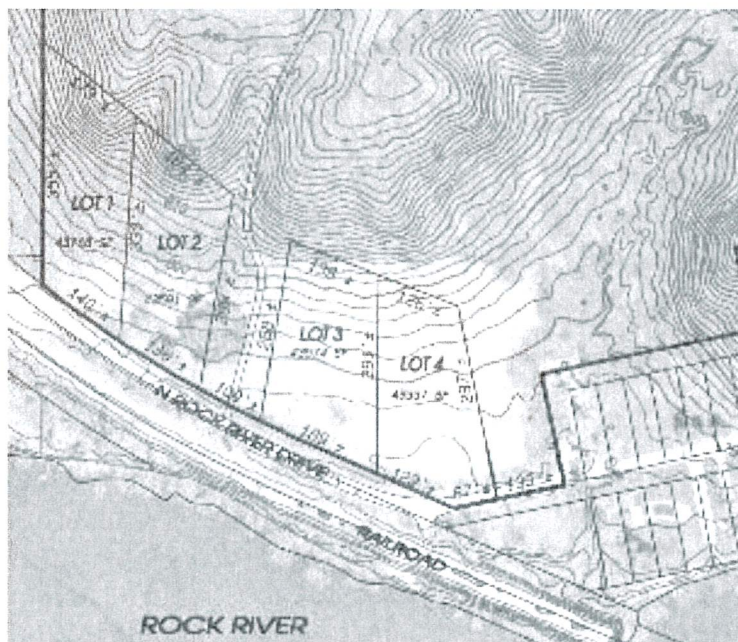
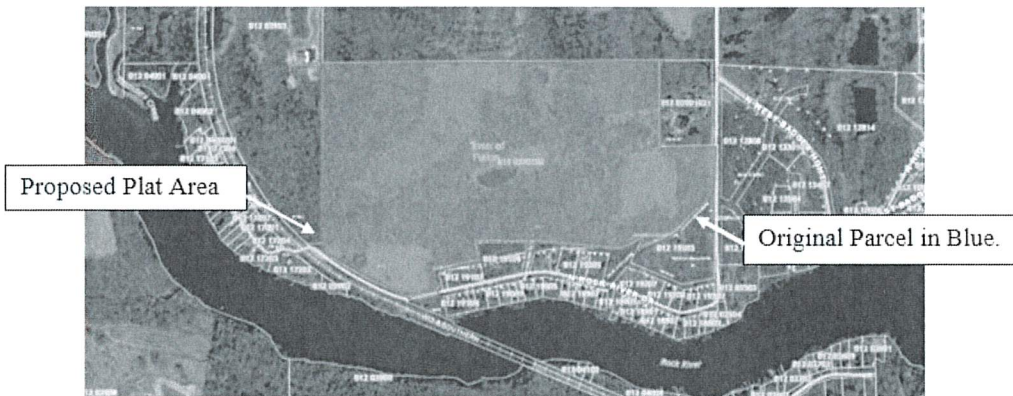
MEMORANDUM

To: Rock County Planning and Development Committee
Connie Zimmerman, Clerk - Treasurer Town of Fulton
From: Andrew Baker, Planning Director, Rock County
Date: April 1, 2021

2021 012

Summary of Request	
Requested Approvals:	Minor Land Division
Location:	Tax ID: 012 0390102 Parcel Number: 6-6-142.B
Town:	Fulton
Current Zoned:	Agricultural General (A-G)
Future Land Use	Agricultural

This is a minor land division, Certified Survey Map (CSM) that creates 4 new lot from an existing 72.414 acre (+/-) parent parcel in the town of Fulton.



MEMORANDUM

2020 012

Each lot is one acre (+/-). The remainder of the parent parcel is 68.41 acres (+/-) and greater than 35 acres, therefore is not required to be included as part of the CSM.

	Sq. Ft	Acres
Lot 1	43,716	1.00
Lot 2	43,591	1.00
Lot 3	43,574	1.00
Lot 4	43,557	1.00

It is understood that specific concerns about runoff from this property were raised by neighbors at the last Town meeting. In the process of reviewing this proposal, Andrew Baker from the P&D Agency review topographic data and viewed the site. In the pages that follow, there are maps and photographs. The reivew shows that there is an existing culvert under N Rock River Dr, near the center of Lot 4. This culvert appears to be located to accept drainage from both the east and the west on the north side of the road and eventually gets to the River via railroad right of way or dedictated land. This drainage could be improved by installing a culvert under the existing driveway on proposed Lot 4, something that will likely be done if the Lot is approved and developed. Drainage could also be improved by cleaning out the culvert. The condition of the ditch on the north side of the road is not great in terms of capacity, but there is apparently enough to keep water moving toward the culvert and not on the road. This capacity could be improved, but would have to be coordinated with utilities (i.e. guy wires in bottom of ditch and water line). The recommendations below included an additional drainage easement beyond the statutory road right of way to accomdate road ditch upgrades if contemplated in the future.

Based on the site review and existing conditions, as long as no significant grading takes place in the development of these lots there should be no drainage concerns on neighboring properties to the east in normal conditions. In larger events and/or if the culvert under the road is compromised, it appears water would flow over the road in the same location before it flowed to the east. Additionally, if the lots are approved and developed, Shoreland Zoning Permits will be required, which will includes limitatoin on the amount of imperviosu surface that is allowed on the lot (15-30% of the lot area depending on if best management pracices are installed).

Recommendation:

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the proposed CSM and site conditions, County Staff has the following recommendations for Conditions of Approval:

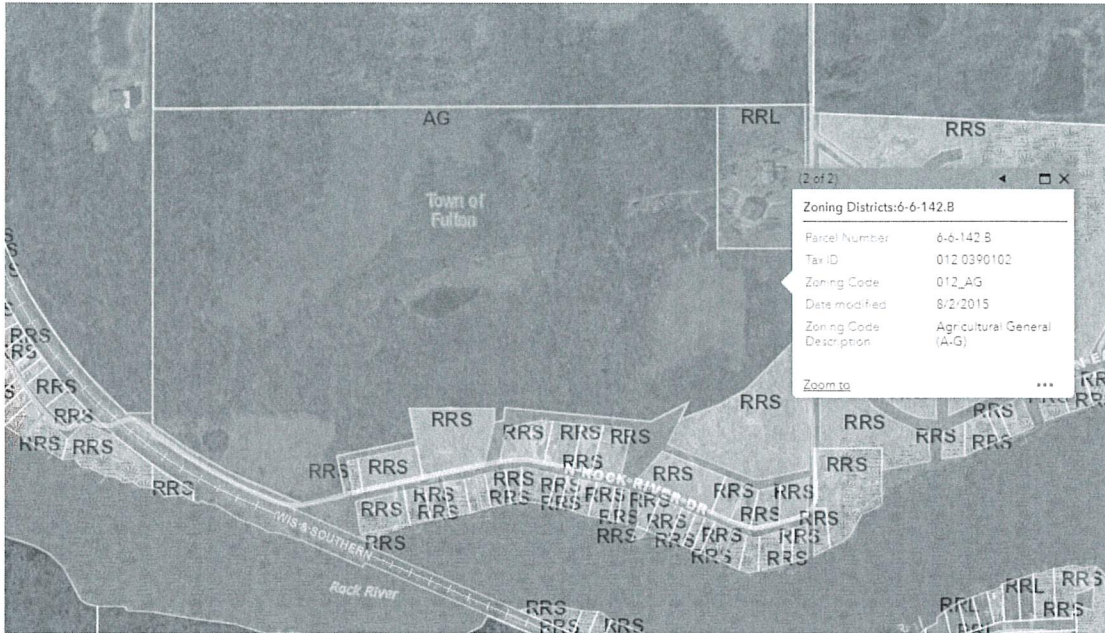
1. Approval conditioned on the Town of Fulton approving a future land use change and zoning change from AG to Residential-Rural Density Small (R-RS).
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1, 2, 3 or 4 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
4. Based on Town and County policy and/or ordinance, areas greater than 20% slope, based on best available topography data, shall be delineated on the final CSM and labeled with a building prohibition.

MEMORANDUM

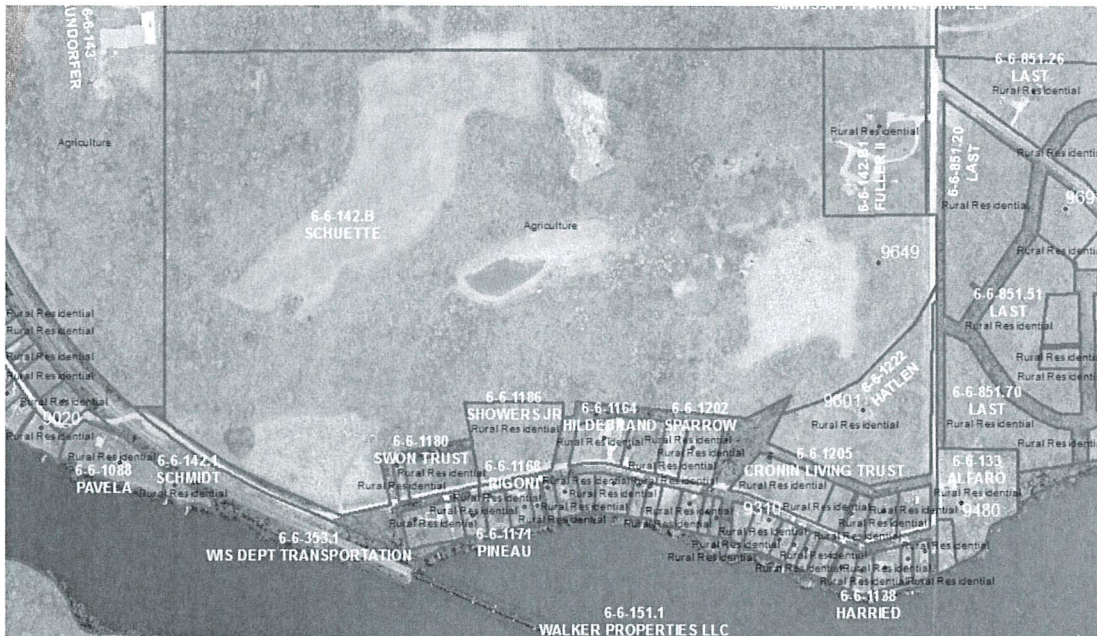
5. Final CSM shall include a ten foot wide drainage easement along the frontage of each lot. The easement would be in addition to a road dedication (if required) or the statutory half road right of way thirty three feet.
6. Dedicate a thirty-three foot half road right of way along N Rock River Dr at the discretion of the Town of Fulton
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

4.112 Preliminary Land Division Requirements	
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;	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)	This meets the minimum requirements.
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	

Current Zoning Map



Future Land Use Map

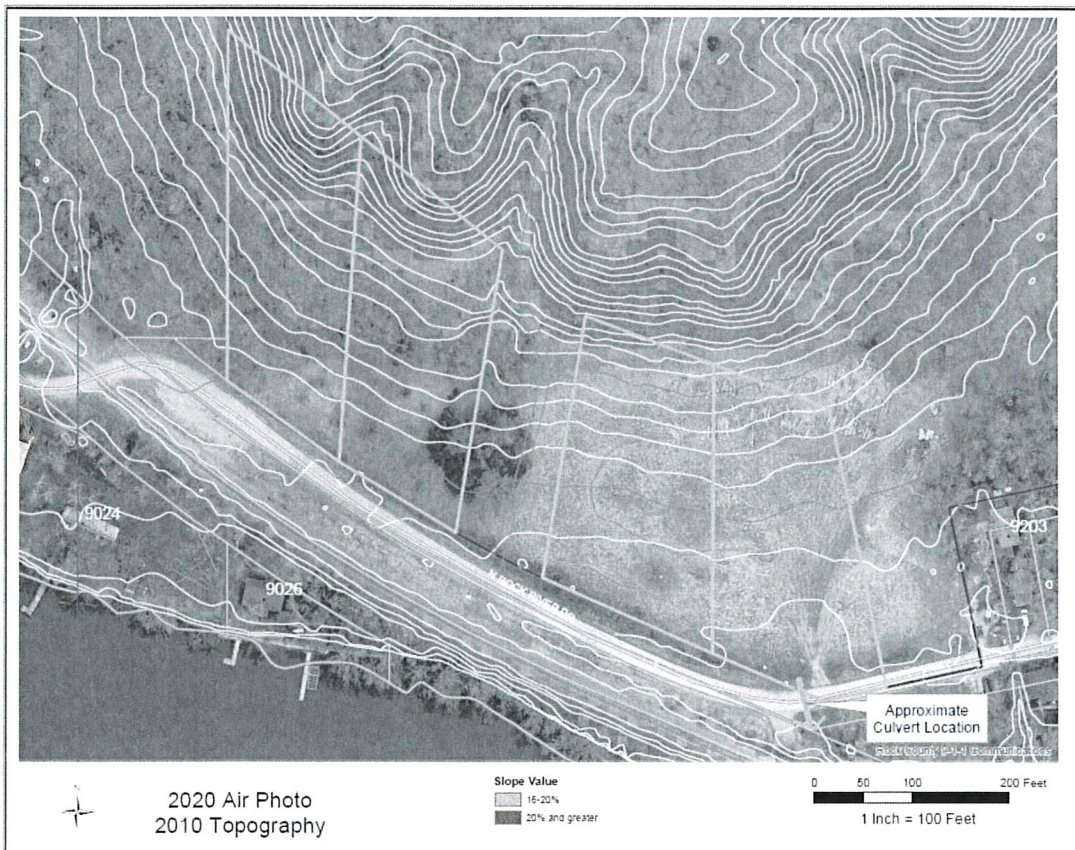


MEMORANDUM

2021 012

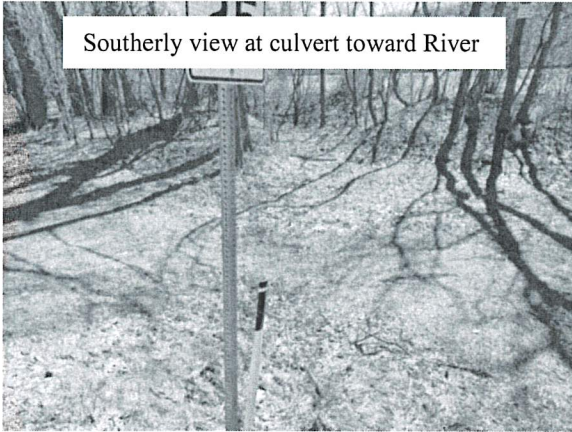


2010 Topography
2020 Air Photo

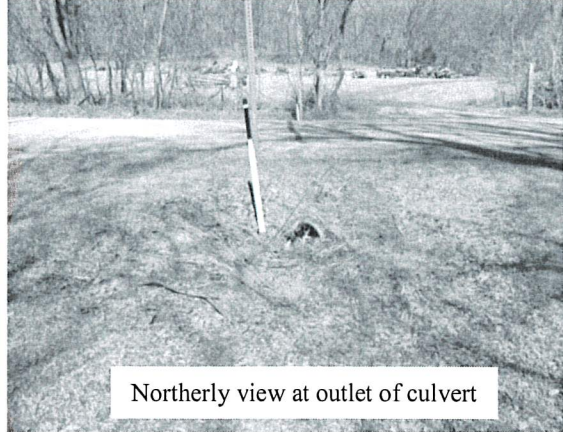


MEMORANDUM

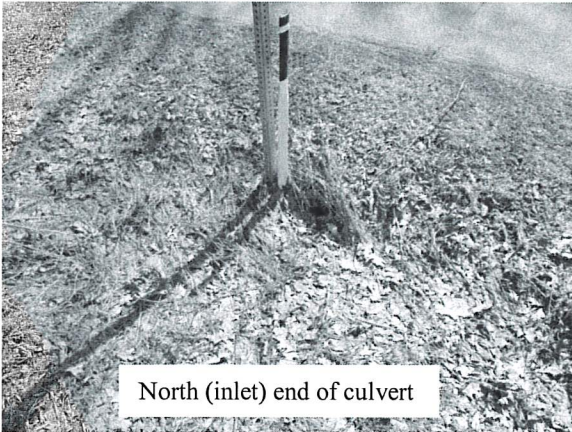
2021 012



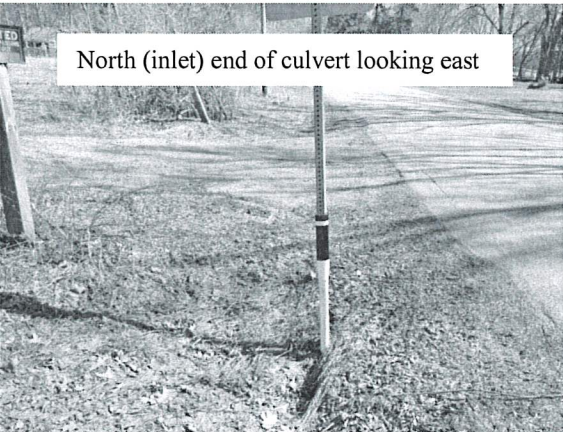
Southerly view at culvert toward River



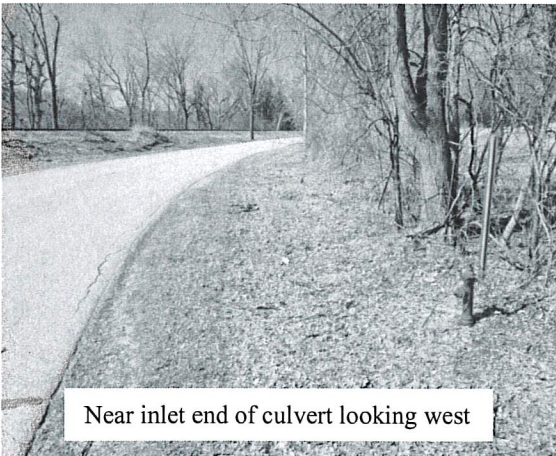
Northerly view at outlet of culvert



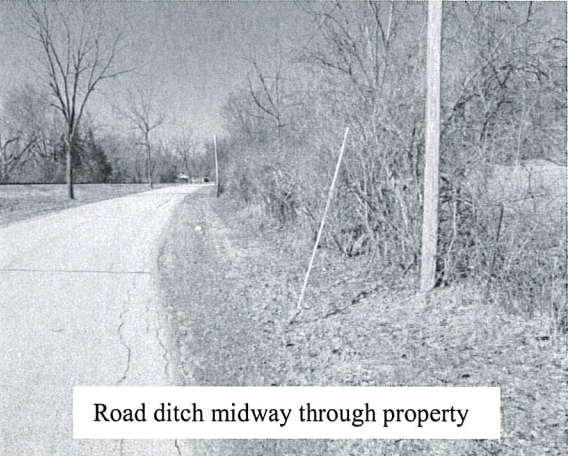
North (inlet) end of culvert



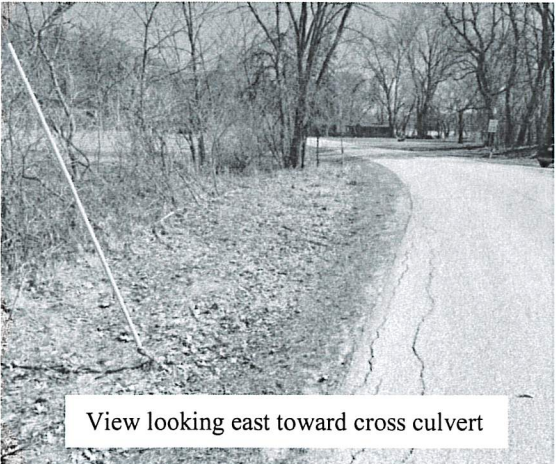
North (inlet) end of culvert looking east



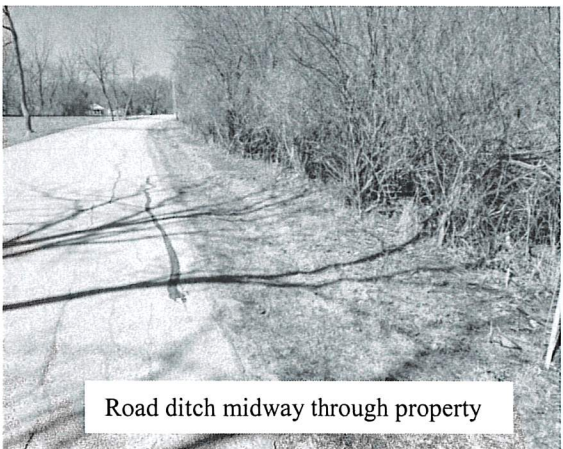
Near inlet end of culvert looking west



Road ditch midway through property



View looking east toward cross culvert



Road ditch midway through property



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AGENCY USE ONLY

Application Number: LD2021012

Received By - Date
(MM/DD/YYYY): 2/17/21

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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:	TODD A SCHUETTE	Telephone:	608-931-2351
Address:	742 ALBION RD.	City:	EDGERTON
		State:	WI
		Zip:	53534
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

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

10. Land division area location: Town of FULTON 1/4 of 1/4
Section 15 Tax parcel number(s) - 6-6-142.B

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): 72.41	14. Land division area (Square feet or acres): 4.0 ± ACRES	15. Current zoning of land division area: RRS
16. Number of new/additional lots created by land division: 4	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot: AG

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): NONE

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Rod J. Cande</u>	DATE: <u>2/27/2021</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 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 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 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

2021 019

To: Connie Zimmerman, Clerk - Treasurer Town of Fulton
Andrew Baker, Planning Director Rock County
From: Christine Munz-Pritchard, Senior Planner Rock County
Date: April 13, 2021

Summary of Request	
Requested Approvals:	Minor Land Division
Location:	Tax ID: 012 08709 Parcel Number: 6-6-443 SE1/4 & S1/2 SE1/4 NE1/4 36-4-12
Town:	Fulton
Current Zoned:	Agricultural Exclusive (A-E)
Future Land Use	Rural Residential

This is a minor land division, Certified Survey Map (CSM) that creates one new 3 acre lot from an existing 116.81 acre (+/-) parent parcel in the town of Fulton. The remaining property is greater than 35 acres, therefore is not required to be included as part of the plat survey.



The plat of survey meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the Plat of Survey I would make the following recommendations:

MEMORANDUM

2021 014

1. The new lot will need to re-zone to Residential-Rural Density Large (R-RL) or Residential-Rural Density Small (R-RS).
2. Fulton has a base farm track ordinance. This is zoned AE and needs to meet the minimum requirements for § 425-4-3H(2)(d)[1] of the Fulton ordinance.
3. Both lots need to meet the minimum building setback with any new property lines that are being created. Currently there is an accessory building on the parent parcel that does not appear to meet the minimum (for either lot). In addition the side yard on the north side of the proposed plat needs to meet the side yard.

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

- [1] Road-yard: See § 425-3-2G (1) of this chapter;
- [2] Rear-yard: 50 feet;
- [3] Side-yard:
 - [a] Principal building: 20 feet;
 - [b] Accessory building: 10 feet.

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

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

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



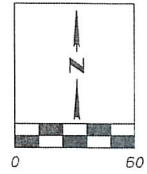
MEMORANDUM

2021 014

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 currently does not show the proposed zoning designation on the land division.
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;	There is an existing house, but the POWTS is not shown.
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;	N/A
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 36, T.4N., R.12E. OF THE 4TH P.M.
 FULTON TOWNSHIP, ROCK COUNTY, WISCONSIN.



2021
 014



NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 121-002 For: SMZ Family Trust February 1, 2021



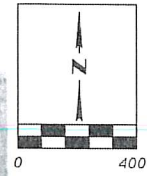
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

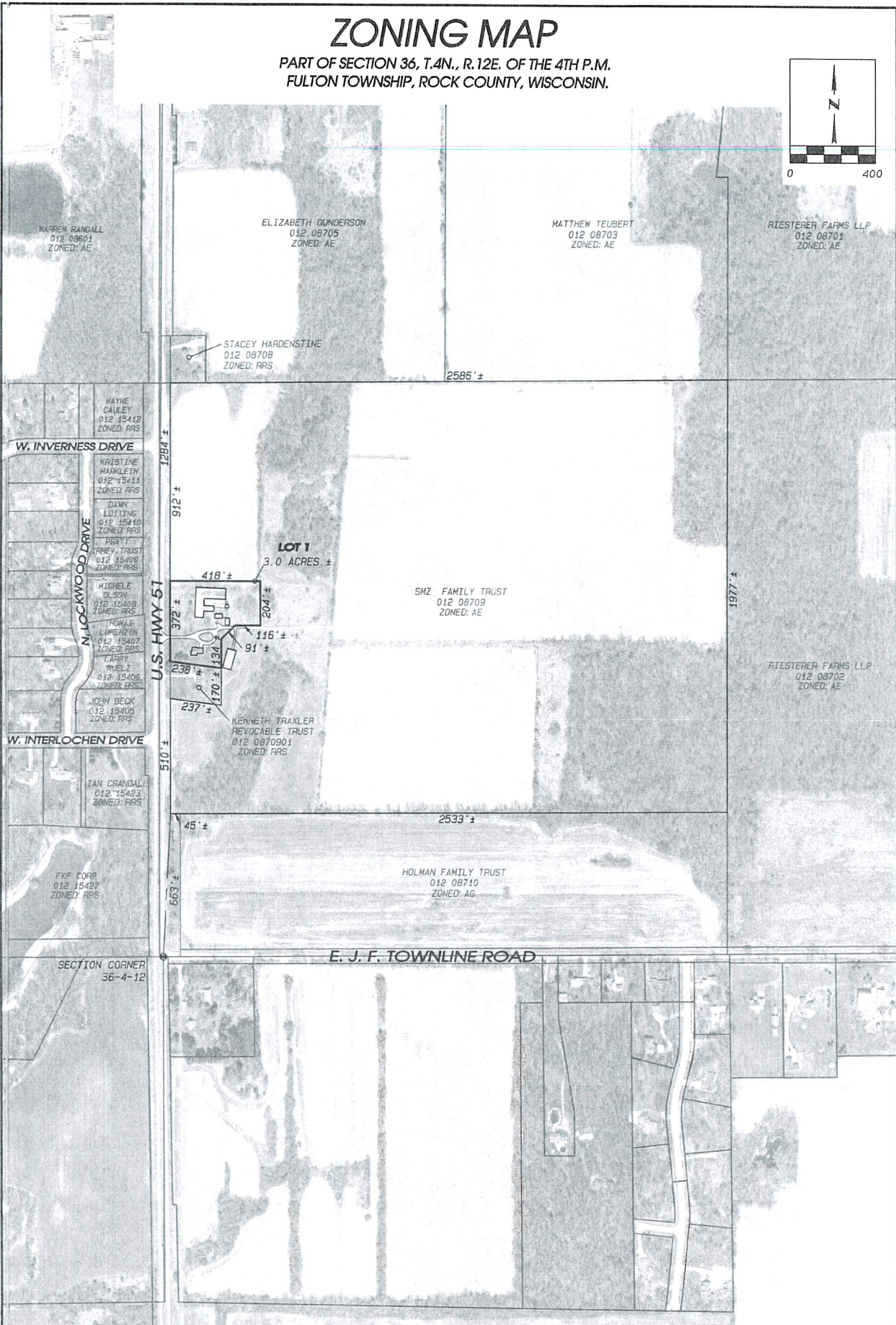
tel: 608 752-0575
 fax: 608 752-0534

ZONING MAP

PART OF SECTION 36, T.4N., R. 12E. OF THE 4TH P.M.
FULTON TOWNSHIP, ROCK COUNTY, WISCONSIN.



2021
014



NOTES:
THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.
Project No. 121-002 For: SMZ Family Trust February 1, 2021

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



AGENCY USE ONLY

Application Number: LD 2021 014

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

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

- 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:	SMZ FAMILY TRUST		Telephone:		
Address:	14222 N. 100TH PLACE	City:	SCOTTSDALE	State:	AZ Zip: 85260
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND 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 Lot with 3 acres around existing buildings.
include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location: **Town of FULTON** **1/4 of 1/4**
Section 36 **Tax parcel number(s) - 6-6-443**

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): 116 ACRES ±	14. Land division area (Square feet or acres): 3 ACRES ±	15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 3 ACRES ±	17. Future zoning of new/additional lot(s) created by land division: RRS	18. Future zoning of parent lot: AE

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Rob J. Cook* DATE: 2/24/2021

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"/>	
(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 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 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

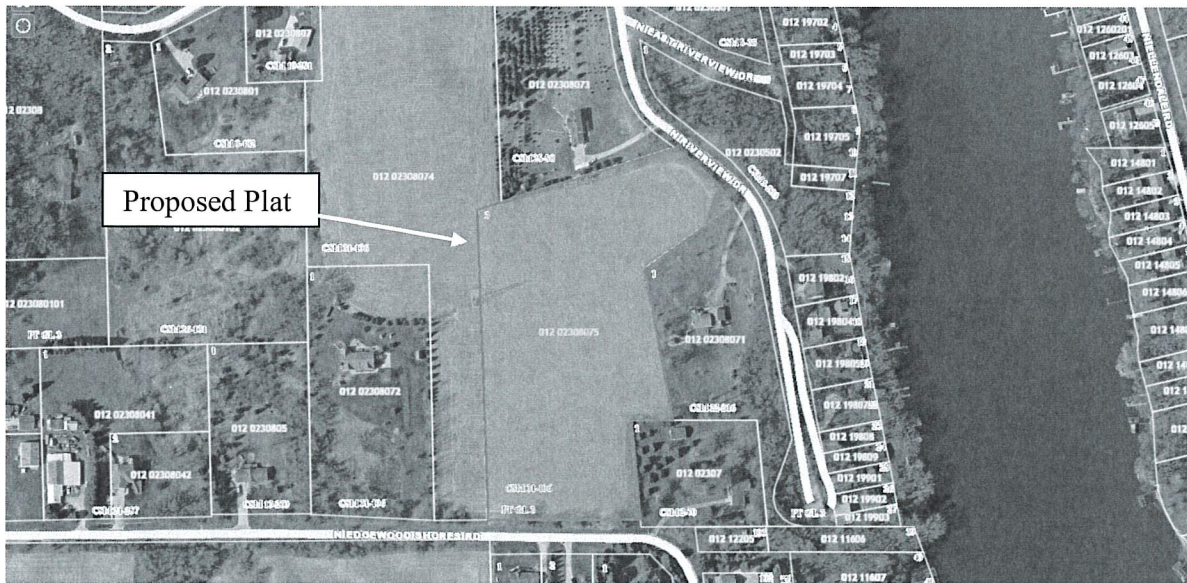
MEMORANDUM

To: Rock County P&D Committee
Connie Zimmerman, Clerk - Treasurer Town of Fulton
Andrew Baker, Planning Director Rock County
From: Christine Munz-Pritchard, Senior Planner Rock County
Date: April 13, 2021

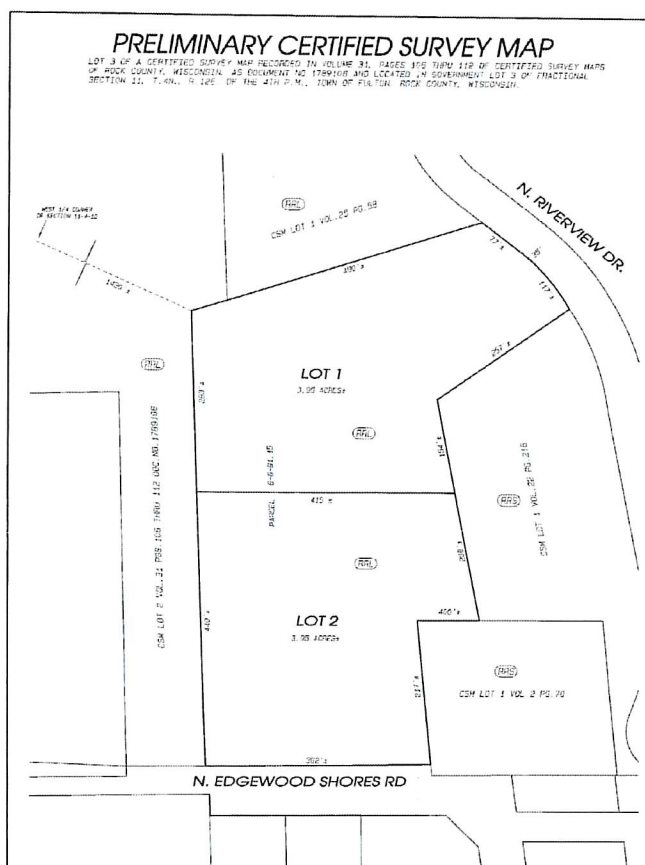
2021 018

Summary of Request	
Requested Approvals:	Minor Land Division
Location:	Tax ID: 012 02308075 Parcel Number: 6-6-91.15
Town:	Fulton
Current Zoned:	Residential-Rural Density Large (R-RL)

This is a minor land division, Certified Survey Map (CSM) that creates two new lots from an existing 7.9 acres (+/-) acre lot in the town of Fulton. This lot was created in 2007. The lot is zoned Residential-Rural Density Large (R-RL). The minimum lot size in this district is 3 acres.



MEMORANDUM



2021 018

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the proposal, the following conditions of approval are recommended:

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

MEMORANDUM

2021 018

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;	Meets 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;	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;	N/A
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM

2021 018

Subpart 3: Land Division Procedure 4.110 Overview

(1) Classification. Land divisions are classified in this Ordinance as follows:

(a) Minor land division – A land division requiring either a Plat of Survey (“POS”) or a Certified Survey Map (“CSM”), creating any of the following:

1. One (1) to four (4) new, additional lots with each lot larger than thirty five (35) acres, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created – POS required;
2. One (1) to four (4) new, additional lots with each lot thirty five (35) acres or smaller, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created – CSM required;
3. A public dedication or reservation in accordance with Sec. 38-18. of this Ordinance – CSM required.

(b) Major land division (sub-division) – A land division requiring a Sub-division Plat, creating five (5) or more new, additional lots of any size concurrently or by successive land division within five (5) years of the recordation date of the first lot created;

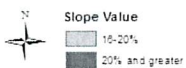
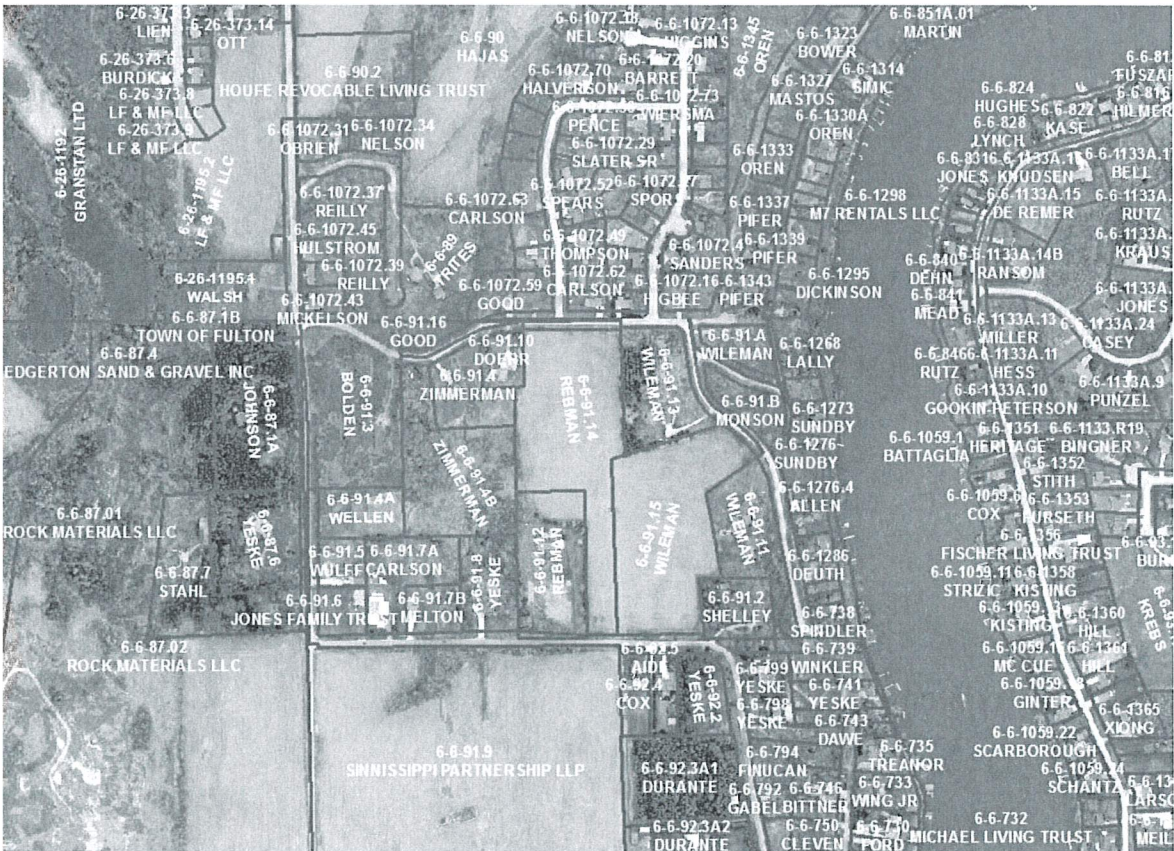
(c) A parent lot subject to a major or minor land division (sub-division) and not included in a Sub-division Plat shall require a POS or CSM in accordance with the following:

1. Parent lot larger than thirty five (35) acres – CSM or POS not required;
2. Parent lot thirty five (35) acres or smaller – CSM required;
3. Parent lot larger than thirty five (35) acres that may require a re-zone, in accordance with a Town zoning ordinance, as a result of the land division – POS required;

(2) Process. Land divisions shall be processed by the Administrator at the direction of the Committee. The procedure for a minor land division requires submittal of an application for preliminary land division and a final land division, and recordation and alteration and modification (if applicable). The process for a major land division (sub-division) requires all those components as listed previously for a minor land division, in addition to a consultation in accordance with 4.111 of this Ordinance.

MEMORANDUM

2021 018

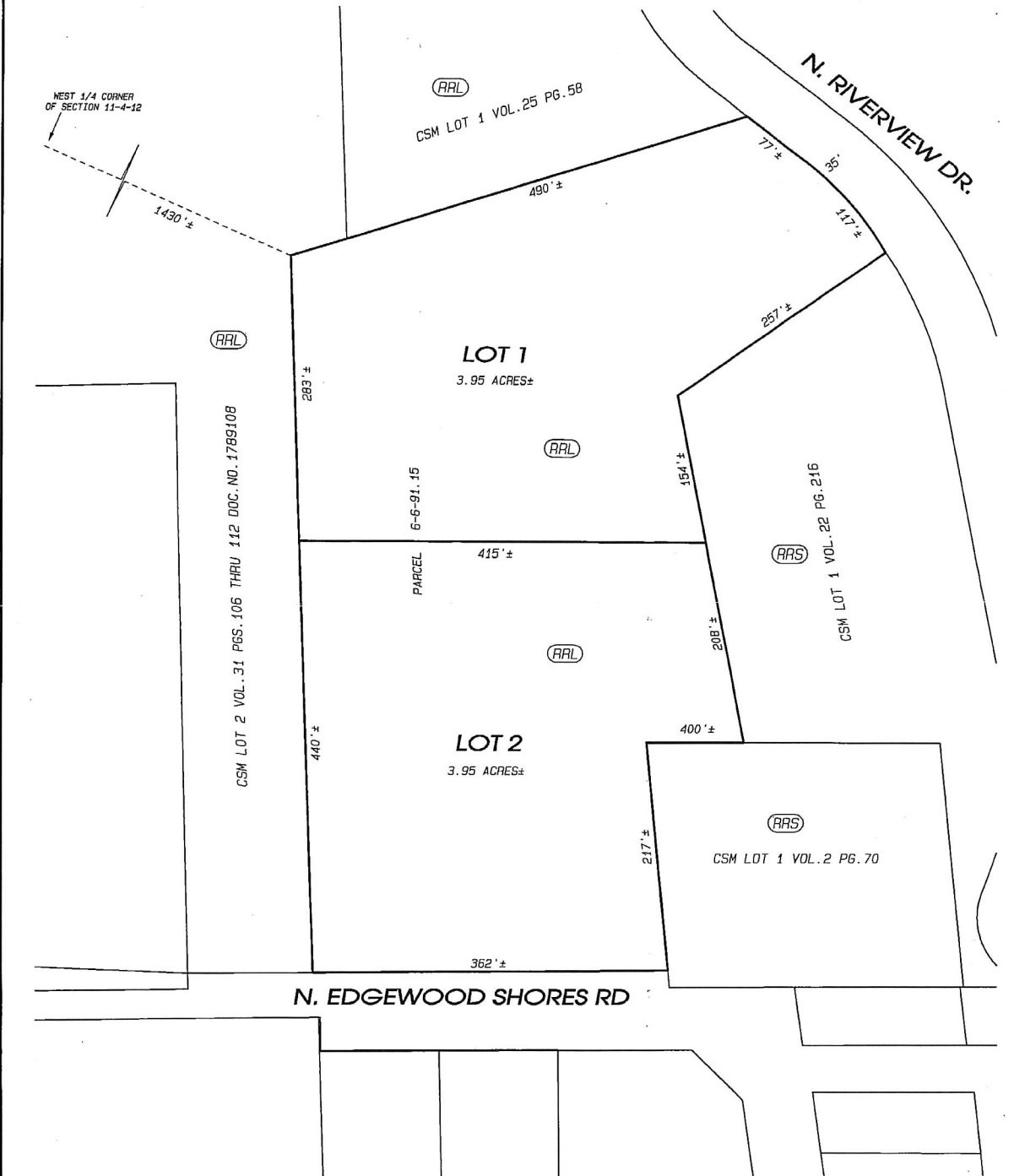


2010 Topography
2020 Air Photo

PRELIMINARY CERTIFIED SURVEY MAP

LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGES 105 THRU 112 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1789108 AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 11, T. 4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

2021
018



DATE: MARCH 10, 2021

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 121 - 061 For: WILEMAN



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



AGENCY USE ONLY

Application Number: LD2021-018

Received By - Date
(MM/DD/YYYY): 3/12/2021

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	CHARLES F WILEMAN	Telephone:	
Address:	10498 N RIVERVIEW DR	City:	EDGERTON, WI
		State:	WI
		Zip:	53534
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

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

10. Land division area location:	Town of FULTON	GL3 1/4 of SW 1/4
	Section 11	Tax parcel number(s) - 6-6-91.15

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

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): 7.9	14. Land division area (Square feet or acres): 7.9	15. Current zoning of land division area: RRL
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RRL	18. Future zoning of parent lot: RRL

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>Roll of Wil</i></u>	DATE: <u>3-11-2021</u>
--	------------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input 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 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"/>	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 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 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?	<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

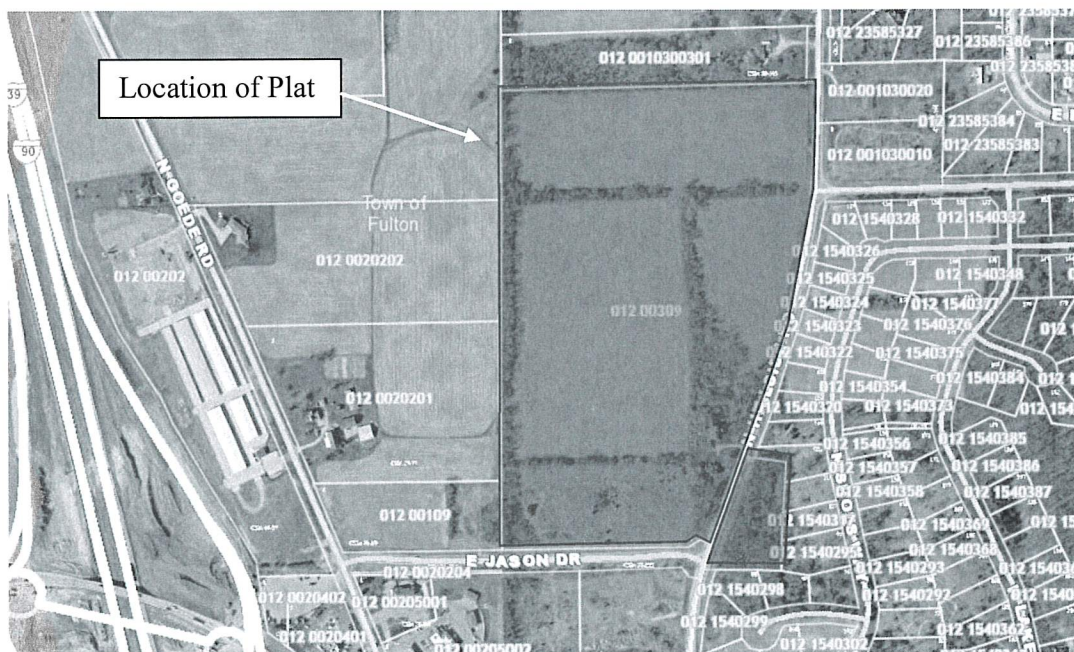
2021 022

To: Planning and Development Committee
Connie Zimmerman, Clerk Town of Fulton

From: Andrew Baker, Rock County Planning Director

Date: April 12, 2021

Summary of Request	
Requested Approvals:	Subdivision Plat, Major Land Division #LD 2021 022
Location:	Tax ID: 012 00309 Parcel Number: 6-6-13
Town:	Fulton
Zoned:	Residential – General Sewered (R-GS)



The proposed plat is located in the Town of Fulton. The proposed subdivision consists of 62 buildable lots and 4 outlots located on an existing 39.160 acre (+/-). The subdivision will be utilizing two existing roads: Jason Drive & N. Hillside Road and proposing 3 new roads: Ricky Road, E Maple Beach Road & Haegele Circle.

MEMORANDUM

2021 022

Recommendation

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

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

MEMORANDUM

2021 022

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

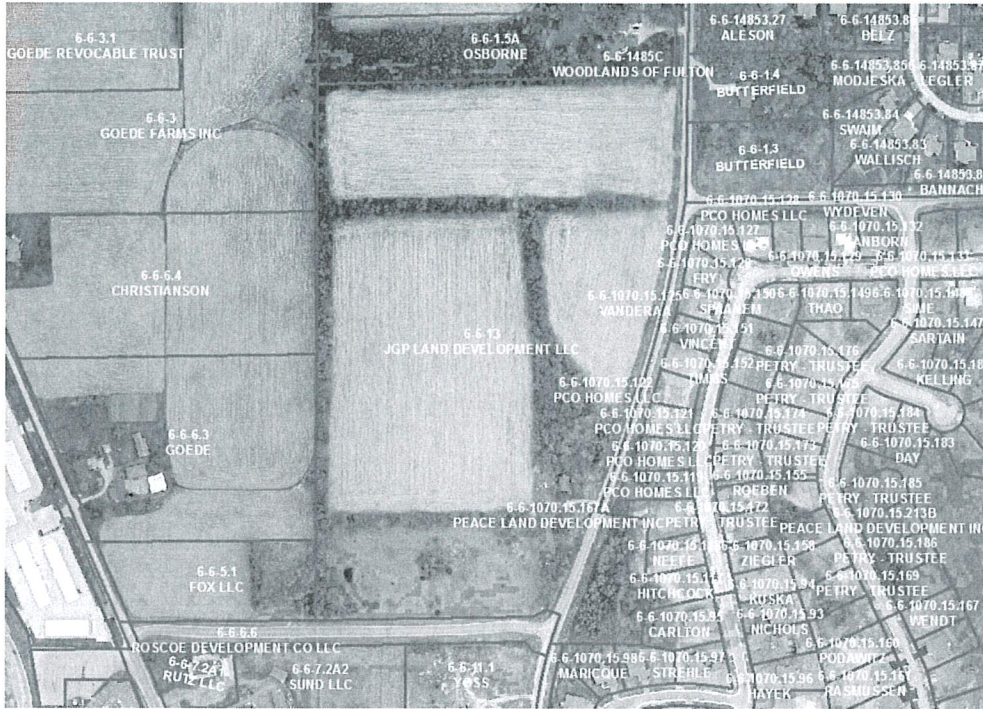
MEMORANDUM

2021 022

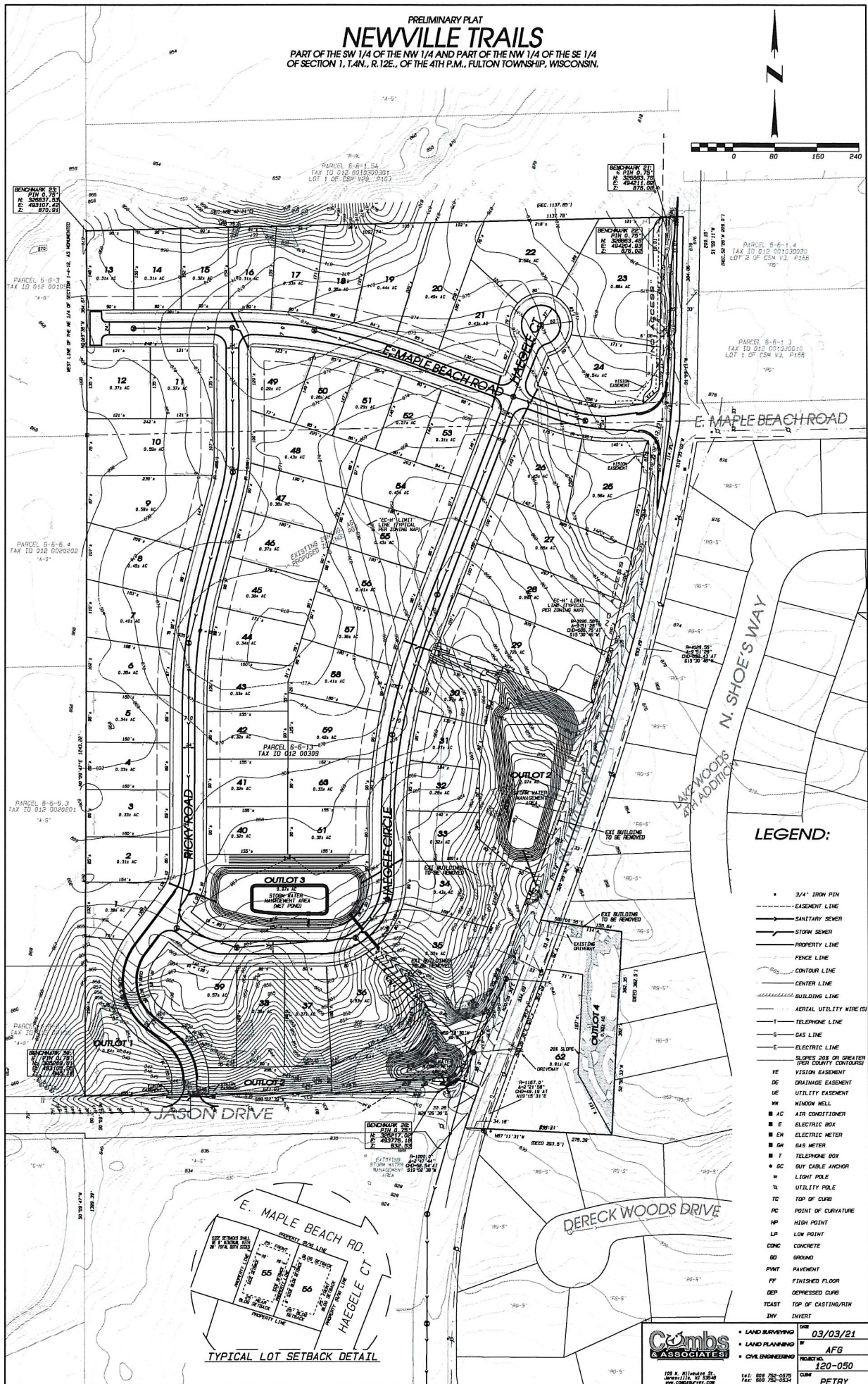
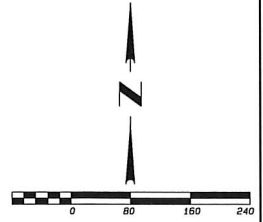
4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Meets the minimum regulations
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 the minimum regulations
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;	Utility easements and other aspects of this requirement are not on the Plat at this time.
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;	Meets the minimum regulations.
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;	Utility easements and other aspects of this requirement are not on the Plat at this time.
A preliminary concept for collecting and discharging stormwater on the land division;	#4 requirements.
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	Meets the minimum regulations.
A scale, north arrow, and date of creation;	Meets the minimum regulations.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM

2021 022

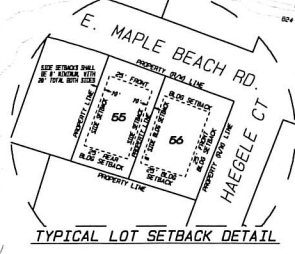


PRELIMINARY PLAT
NEWVILLE TRAILS
 PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
 OF SECTION 1, T.4N., R.12E., OF THE 4TH P.M., FULTON TOWNSHIP, WISCONSIN.



LEGEND:

- 3/4" IRON PIN
- EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- CENTER LINE
- BUILDING LINE
- AERIAL UTILITY WIRE (S)
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- SLOPES 20% OR GREATER (PER COUNTY CONTOURS)
- VE VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- WM WINDOW WELL
- AC AIR CONDITIONER
- E ELECTRIC BOX
- EM ELECTRIC METER
- GM GAS METER
- T TELEPHONE BOX
- SC BUY CABLE ANCHOR
- H LIGHT POLE
- UL UTILITY POLE
- TC TOP OF CURB
- PC POINT OF CURVATURE
- HP HIGH POINT
- LP LOW POINT
- CONC CONCRETE
- GD GROUND
- PVMT PAVEMENT
- FF FINISHED FLOOR
- DEP DEPRESSED CURB
- TCST TOP OF CASTING/RIM
- INV INVERT



Combs & Associates

DATE: 03/03/21
 BY: AFG
 PROJECT: 120-050
 DRAWN: PETRY

100 N. MILWAUKEE ST.
 WISCONSIN
 TEL: 608 782-5525
 FAX: 608 782-5534

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



AGENCY USE ONLY

Application Number: LD2021 - 022

Received By - Date: 03/29/2021
(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

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: JGP Land Development LLC Jeff Petry Telephone: _____

Address: P.O. Box 80 City: Belleville State: WI Zip: 53508

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 62 lot subdivision, zoned R-GS with public sanitary sewer. Existing buildings will be removed

10. Land division area location: Town of Fulton NW 1/4 of SE 1/4
Section 1 Tax parcel number(s) - 6-6-13

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 Edgerton

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): 39.16

14. Land division area (Square feet or acres): 39.16

15. Current zoning of land division area: R-GS

16. Number of new/additional lots created by land division: 62

17. Future zoning of new/additional lot(s) created by land division: R-GS

18. Future zoning of parent lot: R-GS

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): Spring 2021

22. Public improvement construction will begin on (mm/dd/yyyy): Summer 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: DATE: 2/23/2021