



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, DECEMBER 12, 2019 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

Agenda

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday November 14, 2019 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Community Development
 - A. **Action Item:** Citizen Objection to Determination made by the Planning Director to deny a Request for Reconsideration of Income Determination for a Housing Rehabilitation Loan.
6. Code Enforcement
 - A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit for MHC Blackhawk LLC (aka Blackhawk Campground) to fill and grade to elevate roads and camp sites to address persistent high water associated with Clear, Duck and Mud Lakes in Milton Township.
 - B. **Action Item:** Approve, Approve with Conditions or Deny a Shoreland Conditional Use Permit for MHC Blackhawk LLC (aka Blackhawk Campground) to fill and grade to elevate roads and camp sites to address persistent high water associated with Clear, Duck and Mud Lakes in Milton Township.
 - C. **Action Item:** Public Hearing for an Extension Request for Shoreland Conditional Use Permit 2018 004 - Hurd Farm, Inc./Rock Road Companies, Inc. Nonmetallic Mine at 106 E. Hurd Rd, Fulton Township

D. **Action Item:** Approve, Approve with Conditions or Deny an Extension Request for Shoreland Conditional Use Permit 2018 004 - Hurd Farm, Inc./Rock Road Companies, Inc. Nonmetallic Mine at 106 E. Hurd Rd, Fulton Township

E. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:

- LD2019 052 (Fulton Township) – Roscoe Development
- LD2019 057 (Janesville Township) – Thom
- LD2019 060 (Union Township) – Hanson
- LD2019 064 (Milton Township) – Kelly
- LD2019 068 (Union Township) – Sayre
- LD2019 076 (Johnstown Township) – Manke

F. **Action Item:** Recommendation to the Rock County Board a Resolution Authorizing 2020 Orthoimagery and LIDAR Contracts with Ayres Associates, Inc. and Authorizing Memorandums of Understanding (MOU) with Participating Municipalities

7. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

8. Committee Reports

9. Directors Report

A. 2020 Census “Complete Committee”

11. Adjournment

Future Meetings/Work Sessions

January 9, 2020 (8:00 am)
January 23, 2020 (8:00 am)
February 13, 2020 (8:00 am)
February 27, 2020 (8:00) am)



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY November 14, 2019 – 8:00 A.M.
COURTHOUSE CONFERENCE ROOM Second Floor
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. **CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, November 14, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Phil Owens and Mary Mawhinney. Supervisor Gustina was absent. QUORUM PRESENT.

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

Others Present: Michelle Schultz Real Property Lister and Brad Heuer County Surveyor, Duane Jorgenson, Public Works Director; Terri Carlson, Corp Council Risk Analyst, Ron Combs.

2. **ADOPTION OF AGENDA**

The adoption of an amended agenda Moved by Supervisor Mawhinney, Seconded by Supervisor Owens. Amended Agenda Adopted (4-0).

3. **MEETING MINUTES – MAY 23, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the October 24, 2019 meeting minutes. APPROVED (4-0)

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

Mr. Baker gave the committee an update of a solar project in Rock County. Discussion followed.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

- **(2019 055) – Janesville Township – Boughton**

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

Conditions:

1. Existing and proposed utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final Plat: "Lot 2 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines must include the system area with the building(s) that utilize the POWTS.
4. Note on Final Plat: "No buildings which produce wastewater are allowed on Lot 1 and 3-6 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
5. Due to Floodplain Zoning and restrictions on building in slopes greater than 16%, the Final Plat shall indicate "No building or Land Disturbance" below approximately the 800 ft. contour line on each lot.
6. Dedicate a 33 foot half road right of way on N. River Road at the discretion of the Town.
7. Final Plat shall be submitted to and approved by the Agency three years after the preliminary approval.
8. Final Plat shall be recorded with the Rock County Register of Deeds within 6 months of their final approval.

• **LD2019 056 (LaPrairie Township) – Reid**

Motion to approve with conditions made by Supervisor Owens with Conditions, Seconded by Supervisor Mawhinney. Approved (4-0)

Conditions:

1. Existing utility easements shall be shown and proposed easements placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Comply with the Town of LA Prairie's Zoning Ordinance related to creating a new lot in the A4 Zoning district
4. Dedicate a 40 ft. half road right of way along CTH J.
5. Lot lines must include the system area with the building(s) that utilize the POWTS.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 062 (Avon Township) – Thom Trust**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Owens. Approved (4-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
3. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
4. Proposed lot lines must include the POWTS area with the building which utilizes the system.
5. CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 065 (Beloit Township) – Benedetti**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Davis. Approved (4-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
3. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

B. Action Item: Driveway change of use on an Access Controlled County Highway.

Mr. Baker gave an overview of the Change of Use and the location of the Project. Mr., Jorgenson and Mr. Baker answered questions and discussion followed.

Supervisor Davis made a motion to approve, Seconded by Supervisor Owens. Approved (4-0).

6. **Community Development**

- A. **Action Item:** Citizen Objection to Determination made by the Planning Director to deny a request for Subordination of Rock County Community Development Loans IDs – 005008D1 & 020352D1

The applicant, nor representatives were in attendance for the meeting. Mr. Byrnes gave a history and status of the loan agreement, correspondence, and policies regarding this appeal. After lengthy discussion, Supervisor Owens made a Motion to deny the objection. Seconded by Supervisor Davis. Appeal Denied (4-0).

- B. **Action Item:** Reduction in Accounts Receivable – Rock County's Community Development Loan Program.

Ms. Sandwick explained the reductions and dollar amounts to the Committee. Motion to Accept the reduction was made by Supervisor Mawhinney, Seconded by Supervisor Owens. Approved (4-0).

7. **ECONOMIC DEVELOPMENT**

- A. Information Item: Rock Ready Index Quarter 3 2019 Dashboard Report.

Mr. Otterstein reviewed the Q3 2019 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

8. **FINANCE**

Action Item:

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

9. **COMMITTEE REPORTS**

None

10.

DIRECTOR'S REPORT:

- A. Mr. Byrnes gave the committee an update on the Town of Newbold (Oneida County) Shoreland Zoning Court of Appeals Case.

11. ADJOURNMENT

Supervisors Davis and Owens Moved and Seconded to adjourn the Committee at 9:03 a.m. All in Favor (4-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

December 12, 2019 (8:00 am)

January 9, 2020 (8:00 am)

January 23, 2020 (8:00 am)

February 14, 2020 (8:00 am)



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2019 004 – Blackhawk Campground

MEETING DATE: December 12th, 2019

Summary:

The Rock County P&D Staff has received a request from MHC Blackhawk LLC (a.k.a. Blackhawk Campground) for a Shoreland Conditional Use Permit for filling and grading activities associated with raising/elevating interior secondary access roads and selected camp sites as a permanent solution to the persistent high water associated with Clear Lake, Duck Lake and Mud Lake and other internally drained areas on the property. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the lakes). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 20, Milton Township, Parcels 6-13-157, 6-13-162, 6-13-162.1 and 6-13-164, at 3407 E Blackhawk Dr., Milton, WI.

Earlier in 2019, the Committee approved a Shoreland Conditional Use Permit for the applicant to elevate approximately seven hundred linear feet of the main access road to the park. That project has been completed.

Please see the applicant's narrative and associated documents in the packet for an additional summary of the proposed project. Additional explanation of the need of the project will be provided by the applicants at the meeting.

Applicable Ordinance Standards:

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

District. In this particular application, the request for a Conditional Use Permit is not associated with a proposed new development or a change in land use.

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.214(3)(C) references “Standards Applicable to All Conditional Uses.” In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold font**):

1. *The maintenance of safe and healthful conditions.* **Safe and healthful conditions can be maintained based on the proposed project and the recommended conditions of approval below.**
2. *The prevention and control of water pollution including sedimentation.* **Water pollution will be prevented in the short term through the implementation of erosion/sediment control measures. Care must be taken to utilize clean fill as part of the project in all locations to not allow detrimental sedimentation into the Lakes.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **The Lakes do not have a mapped Floodplain District because the water bodies are associated with a stream or river. Water entering the Lakes either comes from over land runoff or groundwater. In this case, the elevated surface of the Lakes is likely due to both. However, but the project as a whole could displace water as long as the Lake elevations stay high. For that reason, Staff carefully considered the extent of the proposed project that should be recommended for approval by the Committee.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **There is potential for short term erosion during construction of this project, especially being directly adjacent to the Lakes. Considering the nature of the project, little or no disturbance of the existing ground will occur. However, as noted above, care must be taken to utilize clean fill material to limit impact both short and long term.**
5. *The location of the site with respect to existing or future access roads.* **Not applicable for this project.**
6. *The need of the proposed use in a shoreland location.* **The proposed project does not constitute a change of use as is the case in many Shoreland Conditional Use Permit requests, but rather an alteration of an existing use. With that in mind, the proposal to add fill to elevate the access roads and selected sites should be considered in terms of whether or not there are reasonable alternatives. For example, one alternative would be to abandon existing sites until such time (or if) water levels return to historically normal elevations. Clearly, a number of sites directly adjacent to the Lakes have already been lost due to the high water. It is understood that the owners and users of the property would prefer not to lose additional sites (or access to the sites) but it would be irresponsible to not consider that an option based on the standards of the Shoreland Zoning Ordinance. Overall, though, if completed according to plan (or as modified with conditions of approval), the project can be viewed as a consistent with all the Shoreland Zoning Ordinance standards.**
7. *Its compatibility with uses on adjacent land.* **The use of the land will not be changed based on this proposal.**

8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. **Not applicable for this project.***
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; **This standard can generally be met.***
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; **This standard can generally be met.***
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. **This standard can generally be met.***

Recommendation(s) and/or Action(s):

Staff has reviewed this project based on the Ordinance standards and information gathered from other Departments and Agencies. **Agency Staff recommends approval of the Shoreland Conditional Use Permit #2019 004 with the following conditions for the Committee to consider:**

1. Filling the area in “Indian Village” is not approved with this permit. When reviewing any proposed development activity, Agency Staff commonly recommends the preservation of natural depressional or kettle topography as a means to promote infiltration and limiting runoff based on previously approved Plans, Policies and/or Ordinances.
2. Considering the location and the potential to displace water, only fill associated directly with the roadways and the “Sewer Circle” area is recommended for approval. Staff is recommending approval of filling the “Sewer Circle” area and not “Indian Village” because this area naturally drained to Clear Lake prior to the elevation of the main entrance road.
3. As a means to achieve the various Purposes and Intent of the Shoreland Zoning Ordinance, all structures currently inundated or impacted by elevated Lake levels shall be permanently removed from the water within the duration of this permit. If Lake levels recede, replacement of structures on affected sites shall only be done when in compliance with Shoreland Zoning and Town Zoning Ordinances.
4. Any fill material brought to the site shall be native stone, rock or gravel. No earthen fill shall be used, other than for surface restoration and seeding of the side slopes. The purpose of this restriction is to limit the possibility of sedimentation or other forms of contamination.
5. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices (BMPs). Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
6. If dewatering is necessary during construction all discharge shall be in upland areas and treated with BMPs designed to trap sediment.
7. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
8. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
9. This permit expires one year from the date of Committee approval unless approved otherwise.



November 26th, 2019

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from MHC Blackhawk LLC (a.k.a. Blackhawk Campground) for a Shoreland Conditional Use Permit for filling and grading activities associated with raising/elevating interior secondary access roads and selected camp sites as a permanent solution to the persistent high water associated with Clear Lake, Duck Lake and Mud Lake and other internally drained areas on the property. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the lakes). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 20, Milton Township, Parcels 6-13-157, 6-13-162, 6-13-162.1 and 6-13-164, at 3407 E Blackhawk Dr., Milton, WI.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, December 12, 2019.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Andrew Baker
Senior Planner – Rock County Planning, Economic & Community Development

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

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



AGENCY USE ONLY	
Application Number:	CVP2019004
Received By - Date (MM/DD/YYYY):	11/22/19
Date of Hearing:	12/12/19
Permit Fee:	\$600.00

Rock County Shoreland Conditional Use Permit Application

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

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

Name:	Tricia Lombardo, Senior Regional Manager			Telephone:	(312) 533-7255		
Address:	3407 E. Blackhawk Drive	City:	Milton	State:	WI	Zip:	53563

AGENT (i.e. Builder, Contractor, etc)

Name:	Silah & Sons, Inc (Tim Frank, Project Manager)			Telephone:	(608) 754-5330		
Address:	348 N US Hwy 14	City:	Janesville	State:	WI	Zip:	53546

Identify the individual that will serve as the primary contact: LANDOWNER AGENT

PROPERTY INFORMATION

Sub-division name:	Not applicable <input checked="" type="checkbox"/>	Lot number:	Not applicable <input type="checkbox"/>
Property location:	Town of Milton Section 20 (NE 1/4 & SE 1/4)	1/4 of 1/4	Tax parcel number (s) 026-020009
Road/Street name (with address if applicable): 3407 E. Blackhawk Drive	Property size (Square feet or acres): 27.14 acres	Property dimensions (Feet): 560 X 2100	
Property is within/contains a (check all that apply): <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> None			
Property is adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway			

APPLICATION SITE PLAN REQUIREMENTS

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

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



APPLICANT STATEMENT AND SIGNATURE

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

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

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

LANDOWNER OR AGENT SIGNATURE: <i>Kathy Jennings</i>	DATE: <u>11/21/19</u>
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AGENCY REVIEW

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

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

Floodplain
 Floodway
 Floodfringe
 Shoreland
 Wetland
 None

Shoreland Zoning Impervious Surface Standard Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan. <input type="checkbox"/> Does not apply	4a.	Maximum Impervious Surface:	square feet
	4b.	Existing Impervious Surface:	square feet
	4c.	Additional Impervious Surface:	square feet
	4d.	New Total Impervious Surface:	square feet

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

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

Approve
 Approve with conditions
 Deny

AGENCY SIGNATURE: _____ TITLE: <u>Administrator - Rock County Planning,</u> <u>Economic & Community Development Agency</u>	DATE: _____
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9

11/21/19
From Applicant

Project Narrative

Flooding has occurred at the Blackhawk Campground Resort due to rising lake water elevations at Clear Lake, Duck Lake and Mud Lake. Because of the current lake elevations, Blackhawk is experiencing a loss of shoreline, including losing sites along the shoreline and losing access to sites. Blackhawk is proposing to:

1. Add permanent measures to protect existing roadways to continue to allow safe access to sites at all three lakes.
2. Add permanent fill in Sewer Circle and Indian Village, two areas of the Campground (not along the shoreland) that have remained largely wet/under water since the flooding this past spring, in order to make these areas functional again. Also, in one of these areas (Indian Village) Blackhawk is proposing to construct an aerated pond to provide local storm water management.
3. Install temporary measures (along the shoreline) that could be removed if/when water levels recede to protect existing sites.

All areas disturbed by construction will be seeded, fertilized and mulched, and the lakes will be protected from any construction run-off.



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee
FROM: Planning & Development Agency Staff
SUBJECT: Annual Review and Consideration of Request for Permit Extension –
Shoreland CUP 2018 004

Hurd Farm, Inc / Rock Road Companies, Inc Nonmetallic Mine Operation
106 E. Hurd Rd, Fulton Township

MEETING DATE: December 12, 2019

Summary:

The Planning and Development Committee approved a Shoreland Conditional Use Permit on July 12, 2018 for the landowner to expand an existing nonmetallic mining operation into the Shoreland Zoning District of the Rock River. Following a Public Hearing and discussion, the Permit was approved with seventeen conditions of approval. At the time, at the request of the applicant, a permit duration of three years was approved (i.e. expiration in July 2021). By Ordinance, a permit duration of one year is the standard for all permits unless requested and approved otherwise in the permitting process.

The approval of an initial three year permit duration was conditioned on an annual review by the Committee. Staff has reviewed the conditions of approval and found that the site is in compliance. The site has two distinct areas within the Shoreland Zoning District. At present, no mining has occurred within Area 1. Operations are active in Area 2. Further review, including evaluation of the extent of current mining operations, will be discussed at the meeting.

For various reasons, explained in the enclosed letter, the applicant has requested that that permit duration be extended for approximately an additional two years, until August 31, 2023. Considering this is can be considered a substantial change to the approved permit, Staff has scheduled a Public Hearing as part of the decision making process.

Recommendation(s) or Action(s):

In consideration of the fact that mining operations in general expand based on product demand and contract obligations (rather than a predetermined schedule) and the permit compliance to date, Staff recommends approving a permit extension for Shoreland CUP 2018 004 until August 31, 2023 subject to the original conditions of approval. Consistent with past Committee decisions, Staff also recommends that a prorated permit fee of \$50 per month be approved for this extension.



November 25, 2019

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Hurd Farm, Inc, c/o Rock Road Companies, Inc for an extension of an existing Shoreland Conditional Use Permit for filling and grading activities associated with the existing non-metallic mining operation. The current Shoreland Condition Use Permit is valid until July 2021 and the request is for a minimum of a two year extension. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 15, Fulton Township at 106 E Hurd Rd, Edgerton, WI (near intersection of Hurd Rd and Hwy 51).

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, December 12, 2019.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Andrew Baker
Senior Planner – Rock County Planning, Economic & Community Development

Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 004 – Hurd Non-Metallic Mine Expansion Project-Town of Fulton

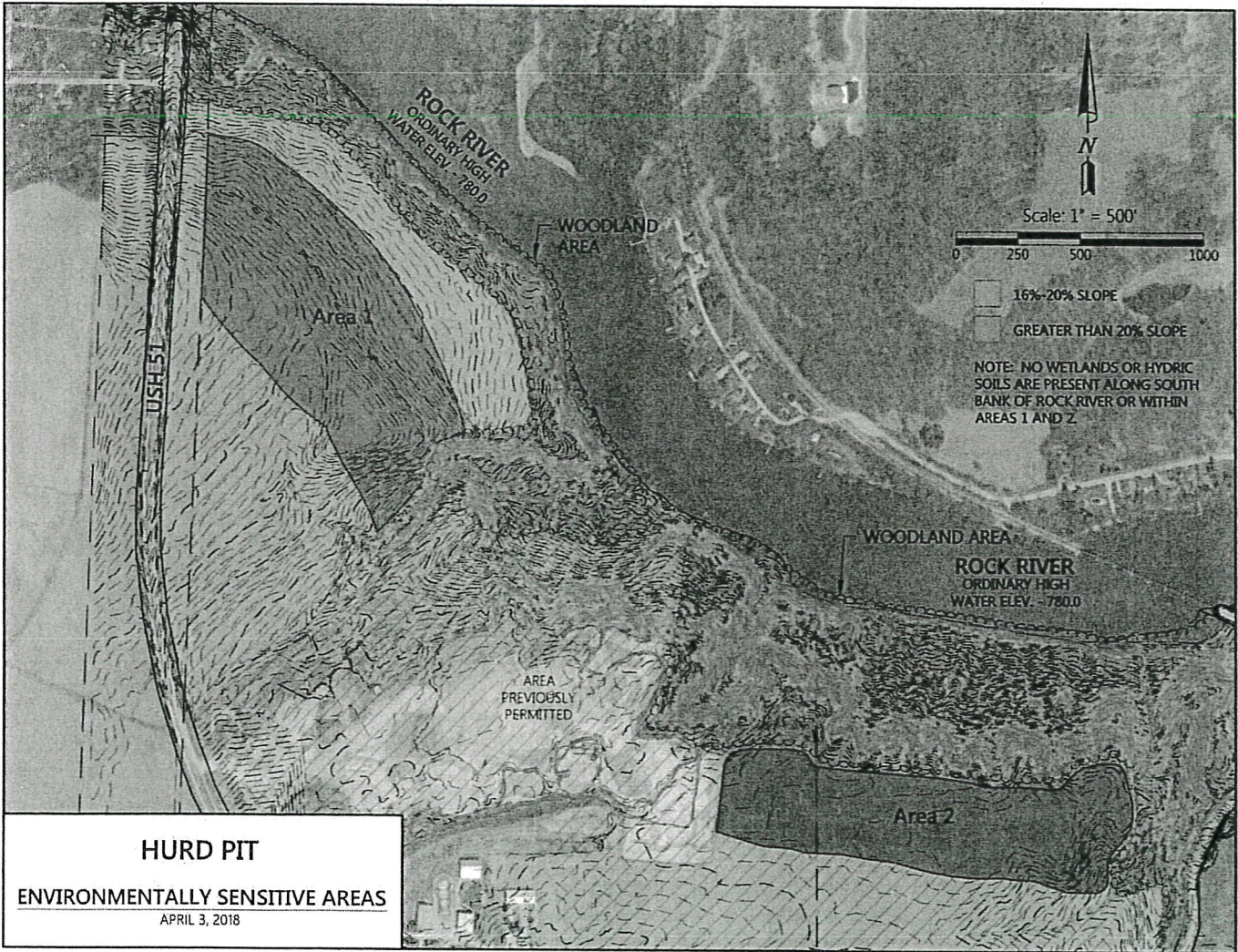
Moved by Supervisor Owens to approve with the conditions submitted by the Planning and Development Agency. Seconded by Supervisor Davis. After discussion an amended motion to change condition #17 to read “The permit expires 3 years from the date of Committee approval with a yearly review made by the Committee” was made by Supervisor Mawhinney, Seconded by Supervisor Owens. **Approved (5-0).**

The amended motion references 4.214(3)(B) “Standards Applicable to All Conditional Uses”

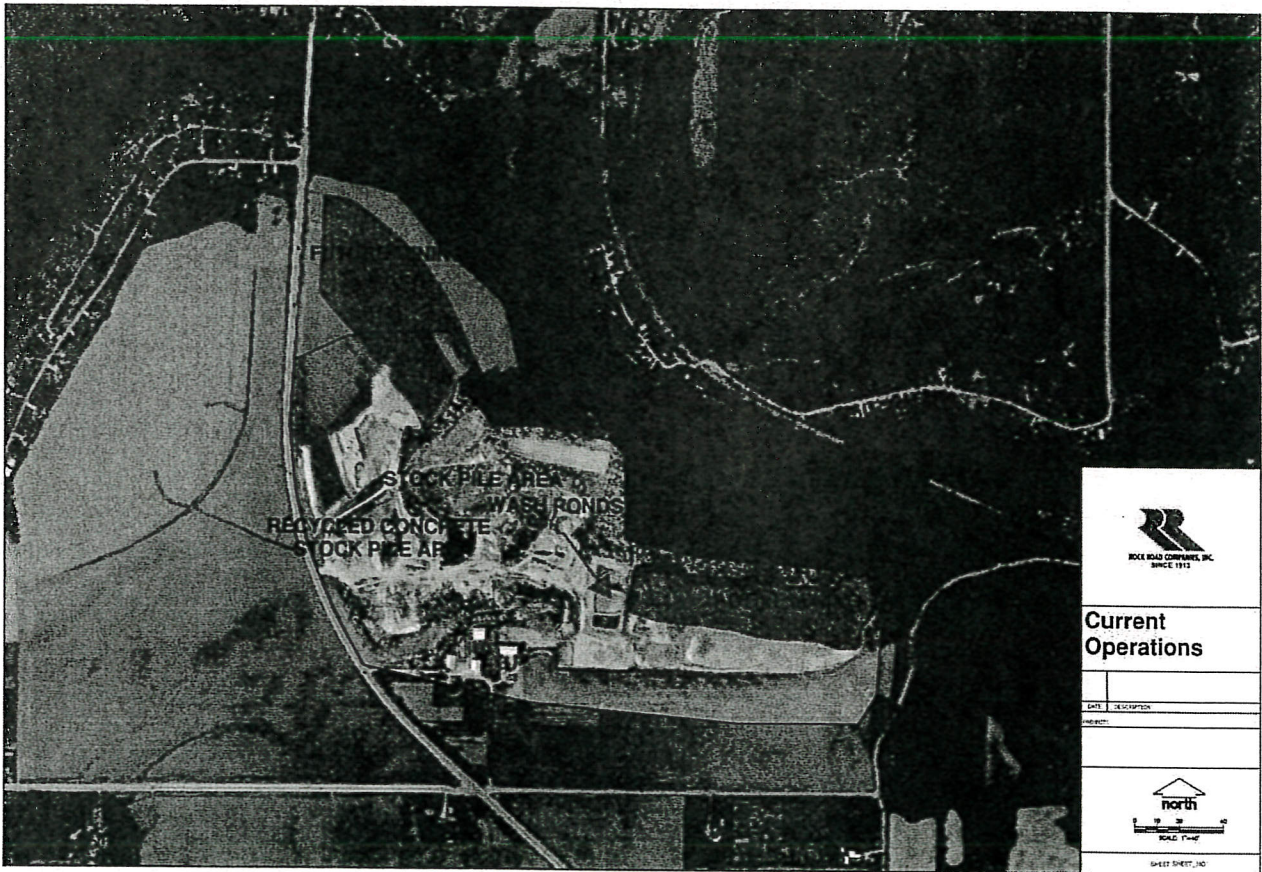
Conditions:

1. The project shall be completed according to the approved plans and approved conditions unless minor revisions are approved in advance by Staff. Significant plan changes require Committee approval.
2. Any change in owner/operator will require that the new owner/operator appear before the Planning & Development Committee for review of the Conditional Use Permit.
3. The existing Conditional Use Permit approved by the Town of Fulton on January 10, 2012 via the Town’s General Zoning Authority remains in effect on any land also within the Shoreland Zoning District (Shoreland). Any conflicts in permit conditions resulting from this joint jurisdiction shall be resolved prior to expanding operations in Area 1 and Area 2. Any modifications to the existing Town CUP deemed necessary by the Town based on the revised operations on the property shall be approved prior to expanding operations into Area 1 and Area 2.
4. The boundaries of the approved mine areas within the Shoreland shall be marked on the land to ensure consistency with the approved Shoreland Conditional Use Permit.
5. The Rock County Land Conservation Department shall approve a detailed Reclamation Plan meeting the standards of the Rock County Nonmetallic Mining Reclamation Ordinance prior to expanding operations into Area 1 and Area 2. Planning and Development Agency staff shall also review the detailed Reclamation Plan to ensure that it is consistent with the approval to mine in the Shoreland and the conceptual Reclamation Plan included in the application for the Shoreland Conditional Use Permit. The Reclamation Plan and the required Financial Assurance amount will be dictated by the final post mining land use. For example, areas intended to be agricultural production land must reclaimed with greater attention to the soil structure, decompaction and fertility than those areas intended to be permanent vegetation.
6. Reclamation of the site shall occur contemporaneously as portions of the mine are completed.
7. Onsite access shall be granted for Rock County Land Conservation and Planning and Development Department Staff to conduct inspections to document compliance with County approved permits.

8. The topsoil piles indicated on the plans shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
9. Only non-metallic mineral extraction shall be allowed within the Shoreland in proposed expansion Area 1 and Area 2. There shall be no processing of material (e.g., but not limited to, crushing, screening, washing, etc.) nor production of concrete or asphalt within Area 1 and Area 2. Processing and production areas must be located in previously mined areas.
10. The operator shall implement a procedure to notify neighboring property owners of scheduled blasting operations if notification is requested.
11. The operator shall implement fugitive dust procedures as required by Wisconsin DNR and consistent with State regulations.
12. The operator shall maintain compliance with the Industrial Wastewater Discharge Permit issued and administered by the Wisconsin DNR.
13. No offsite material shall be deposited, temporarily or permanently, within the Shoreland.
14. There shall be no on site storage of petroleum based projects within the Shoreland.
15. Signage along Hwy 51 shall be maintained to warn on-coming traffic of the mine entrance.
16. All other necessary permits for the project shall be obtained prior to starting mining operations in the Shoreland.
17. This permit expires 3 years from the date of Committee approval (7/12/2018) with a yearly review by the committee.



CURRENT OPERATION PLAN





ROCK ROAD COMPANIES, INC.
SINCE 1913

301 W B-R Townline Rd | PO Box 1818
Janesville, WI 53547-1818
P 608.752.8944 | F 608.365.8146
www.rockroads.com

November 25, 2019

Rock County Courthouse
Attn: Andrew Baker, Senior Planner
Rock County Development Review, Land Division and Enforcement
51 South Main Street
Janesville, WI 53545

RE: Extend Conditional Use Permit Application for Mining in a Shoreline Preservation Area

Andrew:

Rock Road Companies, Inc. would like to extend our existing conditional use permit to continue mining into the shoreline preservation areas on Parcel# 6-6-145 and 6-6-146, 106 E. Hurd Road, Edgerton, WI, Rock County, to produce and provide aggregate for upcoming Wisconsin Department of Transportation Projects *until August 31, 2023*. *Rock Road Companies, Inc. has a lease agreement with John Hurd (property owner) until August 31, 2023 and we wanted the conditional use permit to run with the lease if possible. The intent would be to begin reclamation on the entire site on this date as well as reclaim the shoreline preservation areas. There has been minimal work in Area #1 of the shoreline district and approximately two thirds of Area #2 has been disturbed. (see attached current operation map) Area #1 will take until August 2023 to remove all the limestone since the limestone is dependent on Wisconsin Department of Transportation Contracts. We will be using the limestone in 2020 for the NB IH 39/90 Project from Neville to Janesville. In 2021 and 2022, we will be using limestone for the STH 26 and STH 14 Interchange areas along IH 39/90. In 2023 we will finish with the IH 43 Interchange, we anticipate all the limestone would be removed at this point and reclamation can be completed.*

The subject property is owned by Hurd Farm, Inc. As I understand the ordinance, the Rock River is considered a flowage, so this increases the shoreline preservation area from 300 feet to 1,000 feet of the high-water mark. Our proposed operations are not within the 300-foot protected area but are within the 1,000-foot protected area. With that said, we realize we need to apply for a Conditional Use Permit to conduct operations within this shoreline preservation area.

The site is an existing mining operation that has been zoned special purpose and has a conditional use permit to mine sand and gravel as far back as 1995 and later expanded in 2012 to 178.96 acres through both Parcel 6-6-145 and Parcel 6-6-146. (ALTA Survey of 178.96 acres is enclosed). When the zoning and conditional use permit was expanded back in 2012, there were areas within the 1,000 of the Rock River included in the zoning and conditional use expansion. As our mining operation expands, we would like to continue our operations into 2 areas that fall within the 1,000-foot shoreline preservation area. As noted above, all the proposed mining activity will be outside the 300-foot protected area.

Area #1 is in Parcel# 6-6-145, made of up approximately 20 acres and is a minimum of 350' from the ordinary high-water mark of the Rock River. Area #2 is in both Parcels 6-6-145 and Parcel 6-6-146, made up of approximately 15 acres and is a minimum of 490' from the ordinary high-water mark of the Rock River.

This entire mining site on the Hurd property has an approved Reclamation Plan that has been approved by the Rock County Land Conservation Department. **The approved reclamation plan has been updated to include Area #1 and Area #2.** The site will continue to operate under the parameters of this approved Reclamation Plan. We have prepared some additional erosion control measures along Area#1 that will prevent any flowage of on-site materials to the Rock River. The only additional erosion control measures needed for Area #2 will be installation of a silt fence along the woodland.

We have included with this application a Narrative of Proposed Operations, Rock County Planning and Development Conditional Use Application Form, Current Conditional Use Permit, Current Zoning Map, Certified Survey Map of Area Currently Covered by Special Purpose Zoning and Conditional Use Permit, Current Site Operations Map, Proposed CUP Areas, Erosion Control Measures, Flood Plan/High Water Mark Map, Location of Environmentally Sensitive Areas, Neighbors within 1,000 feet, Shoreline Ordinance, and Reclamation Plan.

Other portions of the Hurd property are currently being used for mining of sand and gravel and house a concrete plant and asphalt plant under the CUP previously granted by the Town of Fulton. Extending the Conditional Use Permit for the current operations into Area #1 and Area #2 is reasonable and appropriate since the proposed use is consistent with uses on adjoining land and will facilitate the supply of materials to important highway projects in the area. There are no town roads being used for this mining operation and truck traffic has a direct path on U.S. Highway 51 to the interstate. The anticipated mining depth is approximately 20' which should readily allow for return of the property to its pre-mining use after mining is completed. In Area #2, this field will be cut in the middle under the current CUP leaving half the field mined out and the other portion near the woods as farmland. The long-range plan for these areas would be to rezone them back to agriculture and continue to use them for agricultural purposes. We believe our proposed use of Area #1 and Area #2 is compatible with and will facilitate this long-range plan.

Sincerely,



Ryan Spies, Safety/Environmental Manager
Rock Road Companies, Inc.

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

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



AGENCY USE ONLY

Application Number: CVP2019003

Received By - Date (MM/DD/YYYY): 11/25/19

Date of Hearing: 12/12/19

Permit Fee: _____

Rock County Shoreland Conditional Use Permit Application

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

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

Name:	Hurd Farm, Inc.	Telephone:	(608) 295-0694		
Address:	106 E. Hurd Road	City:	Edgerton	State:	WI Zip: 53534

AGENT (i.e. Builder, Contractor, etc)

Name:	Rock Road Companies, Inc.	Telephone:	(608) 289-3281		
Address:	PO Box 1818	City:	Janesville	State:	WI Zip: 53534

Identify the individual that will serve as the primary contact: LANDOWNER AGENT

PROPERTY INFORMATION

Sub-division name: _____ Not applicable Lot number: _____ Not applicable

Property location:	Town of <u>Fulton</u>	1/4 of	1/4
	Section <u>15</u>	Tax parcel number (s) - <u>6-6-145, 6-6-146</u>	

Road/Street name (with address if applicable): <u>106 E. Hurd Road</u>	Property size (Square feet or acres): <u>178.96 Acres</u>	Property dimensions (Feet): <u>X</u>
---	--	---

Property is within/contains a (check all that apply): Floodplain Shoreland Wetland None

Property is adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway

APPLICATION SITE PLAN REQUIREMENTS

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

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

APPLICANT STATEMENT AND SIGNATURE

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

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

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

LANDOWNER OR AGENT SIGNATURE:  DATE: 11/25/19

AGENCY REVIEW

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

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

- Floodplain
 Floodway
 Floodfringe
 Shoreland
 Wetland
 None

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

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

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

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

Approve Approve with conditions Deny

AGENCY SIGNATURE: _____

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

DATE: _____

STANDARDS APPLICABLE TO ALL CONDITIONAL USES

Pursuant to the Rock County Shoreland Zoning Ordinance [§4.213(3)(C) of Rock County Code of Ordinances], in deciding a conditional use permit application, the Rock County Planning and Development Committee shall evaluate the effect of the proposed use upon the nine (9) factors listed below. As discussed below, the proposed use of the subject properties by Rock Road Companies, Inc. complies with and satisfies each of the nine (9) factors.

(1) THE MAINTENANCE OF SAFE AND HEALTHFUL CONDITIONS.

Mining activities are taking place on the neighboring parcels owned by Hurd Farm, Inc. Since neighboring parcels owned by the same owner are already being mined, it makes sense to allow these additional parcels to have the same use. The land, after reclamation in accordance with the approved Reclamation Plan, will have a natural beauty and character consistent with that existing before mining took place. All slopes will be top soiled and seeded with appropriate grass. After mining activities are concluded, the entire area will be reclaimed in accordance with the approved Reclamation Plan. The entire 178.96 acre parcel should be able to produce crops after the reclamation has been completed. All of the trees will be left in place and no mining will be done within 300 feet of the ordinary high-water mark of the Rock River. To ensure safety to the traveling public, Rock Roads has installed signs approximately 500 feet on both sides of the entrance off of U.S. Highway 51. These signs will say "TRUCKS ENTERING AND LEAVING," with flags to alert traffic. There will be "No Trespassing" signs posted on all sides of the mining site.

(2) THE PREVENTION AND CONTROL OF WATER POLLUTION INCLUDING SEDIMENTATION.

There is a native buffer zone between 349 and 651 feet from the high water mark of the Rock River to the proposed mining operation. Drainage on site is handled by positive flow to collection points within the property in accordance with the State of Wisconsin Storm Water Runoff Plan. There will also be a sediment basin designed (suitable for 20 acres of disturbance) to filter all storm water runoff from Area #1 before the water is channeled to the southeast towards the wooded area where stormwater currently drains. All water uses and handling are monitored by the Department of Natural Resources, WPDES Permit WI-0046515-5, Nonmetallic Mining Operations Permit. **Rock Road Companies, Inc. submit annual water testing from this operation to James Martin, WI DNR Storm Water Specialist, to**

ensure clean water is discharged into the groundwater when washing takes place. There is a current permit in place for this location.

(3) COMPLIANCE WITH LOCAL FLOODPLAIN ZONING ORDINANCES AND OPPORTUNITY FOR DAMAGES TO ADJACENT PROPERTIES DUE TO ALTERED SURFACE WATER DRAINAGE.

The high water mark of the Rock River has an elevation of approximately 780' and the lowest portion of our proposed mining activities would be at an elevation of approximately 800'. To eliminate and restrict drainage toward the Rock River, earth topsoil berms will be placed at an elevation up to approximately 830' at the northern portion of both Area #1 and Area #2. These topsoil berms will be seeded and maintained. All mining activities will be sloped to the south away from these earth berms channeling all water internally back into the proposed site. There will be no outfalls in Area #1 with all water remaining onsite and channeled to internal seepage areas. There will be one outfall in Area #2 that will be protected by a sediment basin designed to filter all stormwater from this twenty acre area before releasing the water into the existing stormwater channel. Rock Road's operations do not affect drainage from adjacent properties. Since this property is bordered by USH 51, E. Hurd Road, E. Applewood Road, and the Rock River, no privately-owned adjacent properties directly border the proposed parcels except for the area owned by Hurd Farm, Inc. on which mining is currently being done.

(4) THE EROSION POTENTIAL OF THE SITE BASED UPON DEGREE AND DIRECTION OF SLOPE, SOILE TYPES, AND VEGETATIVE COVER.

See # 3 above. Erosion potential will be eliminated or minimized due to (a) placement of earth topsoil berms up to an elevation approximately 30' higher than the lowest point at which mining is to be done, (b) sloping of mining activity away from the earth berms to channel drainage to the interior of the site, (c) a native buffer zone between 349' and 651', including wooded areas and related ground cover, from the high-water mark of the Rock River to the proposed mining operation, and (d) a sediment basin to be constructed in Area #2 as described above.

(5) THE LOCATION OF THE SITE WITH RESPECT TO EXISTING OR FUTURE ROADS.

No additional public roads are necessary for the proposed use. Our operations will be consistent with the past and current activities and no new access roads will be created with this proposed operation. The types and volume of vehicles that currently enter and leave the site will be consistent with prior and current traffic levels.

(6) THE NEED OF THE PROPOSED USE IN A SHORELAND LOCATION.

Since mining currently exist in this area, it makes sense to allow an existing operation to expand rather than opening a new operation in a different location. This location is particularly well-suited for supply of aggregate materials to WisDOT highway projects without using or disturbing town or county roads.

(7) ITS COMPATIBILTY WITH USES ON ADJACENT LAND.

Mining activities are taking place on the neighboring parcels owned by the same owner. The Rock River borders the northern portion of the proposed operation, USH 51 borders the western portion of the proposed operation and; Hurd Farms, Inc. owns the land to the east and the majority of the land to the south, as well as the land across U.S. Highway 51. The proposed use of Area #1 and Area #2 is compatible with uses on the adjoining land.

(8) THE AMOUNT OF LIQUID AND SOLID WASTES TO BE GENERATED AND THE ADEQUACY OF THE PROPOSED DISPOSAL SYSTEM

No liquid and/or solid waste will be generated by the proposed operation for which a disposal system is necessary or required.

(9) LOCATION FACTORS UNDER WHICH:

- A. DOMESTIC USES SHALL BE GENERALLY PREFERRED;**
- B. USES NOT INHERENTLY A SOURCE OF POLLUTION WITHIN AN AREA SHALL BE PREFERRED OVER USES THAT ARE OR MAY BE A POLLUTION SOURCES;**

C. USE LOCATIONS WITHIN AN AREA TENDING TO MINIMIZE THE POSSIBILITY OF POLLUTION SHALL BE PREFERRED OVER USE LOCATIONS TENDING TO INCREASE THAT POSSIBILITY.

Aggregate materials necessary for WisDOT highway projects in the area, as well as other local projects, are located in the proposed mining areas. The proposed use cannot take place in any other location that does not contain the necessary aggregate materials. Although this site is available to supply aggregate materials for town and county roads and other local projects, it is anticipated that a majority of the aggregate materials taken from this site will be supplied to nearby WisDOT highway projects. For the WisDOT highway projects, the aggregate materials will be hauled directly from the site on U.S. Highway 51 to the work site with no use of town or county roads. The proposed use of this site is consistent with ongoing uses on adjoining properties. The proposed operation offers minimal risk of pollution and appropriate safeguards will be in place to prevent erosion and runoff from the site.



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

MEETING DATE: December 12th, 2019

Land Division Summary:

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

2019 052 (Fulton Township) – Roscoe Development

2019 057 (Janesville Township) – Thom

2019 060 (Union Township) – Hanson

2019 064 (Milton Township) – Kelly

2019 068 (Union Township) – Sayre

2019 076 (Johnstown Township) - Manke

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

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



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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

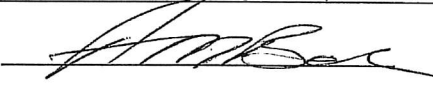
If you answered **Yes** to 7., proceed to 9. If you answered **No** to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

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LD7019052

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Existing sanitary sewer facilities on the property shall be floodproofed to the flood protection elevation (786.9 feet) or upgraded to eliminate infiltration if necessary.	
3. Current Base/Regional Floodplain shall be delineated on final plat with a note prohibiting land disturbance.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 11/27/19
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Provide storm water management and improvement plans and address DNR requirements for land disturbance.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 11/12/2019
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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

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AGENCY RECOMMENDATION

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

- 4. Areas of greater than 20% slope shall be delineated on the Plat with a note prohibiting land disturbance.
- 5. Note on Final Plat shall indicate that all basement elevations shall be at 780 feet minimum (i.e. above ordinary River elevation).
- 6. Note on Final Plat shall indicate that there shall be no openings with an elevation below 786.9 (i.e. Flood Protection Elevation).
- 7. The plan for long-term ownership of Outlot 1 shall be submitted prior to Final Plat approval.
- 8. If the ownership of Outlot 1 is intended to be multiple individuals or an association a land use plan shall be approved prior to Plat approval.
- 9. Dedicate forty foot half road right of way along E Mallwood Dr as shown on the preliminary plat.
- 10. Final Plat shall be submitted to and approved by the Agency within three years after preliminary approval.
- 11. Final Plat shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.

12. Agency recommendation rationale and findings of fact:

The proposed Subdivision creates seven new residential lots and an outlot in Fulton Township. There are no existing structures on the property. As part of the preliminary approval of this proposal, the Town of Fulton has preliminarily rezoned the proposed lots to RRS (Residential-Rural Density Small) and the Outlot to NR-OS (Natural Resource-Open Space).

The proposed lots have zoning and physical features including the Floodplain Zoning district, the Shoreland setback area, wetlands and steep slopes which should be preserved according to the standards of the Rock County Land Division and Management Ordinance. The Town and/or P&D Committee could consider placing a deed restriction note on the lots which would reflect the preservation of these areas. There is ample area to develop the new lots outside of the proposed restrictive areas. In addition to applicable County Ordinances, the Memorandum of Agreement between the Town and County includes provisions for Staff to make recommendations in this regard where applicable based on site characteristics.

Staff is recommending that a plan for the long-term ownership of Outlot 1 be submitted prior to final approval of the Plat. The purpose of this condition is based on the Riparian rights associated with the property. Those rights should not be transferred to multiple individuals or an association until a land use plan is approved and relayed as a covenant/deed restriction on the land.

Alliant Energy has requested a 10 foot utility easement along the front of each lot.

This proposed Land Division is within the extraterritorial review jurisdiction of the City of Edgerton.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

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
SEP 27 2019
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY

Application Number: LD2019 052

Received By - Date (MM/DD/YYYY): 9-27-19

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division **Minor Land Division** **Transfer to Adjoining Owner** **Lot Combination**
Subdivision Plat Required CSM for lots 35 acres or less Plat of Survey for lots greater than 35 acres Plat of Survey or CSM 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:	Roscoe Development Co, LLC	Telephone:	815-222-6251
Address:	6801 Spring Creek Rd.	City:	Rockford
		State:	IL
		Zip:	61114
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 Street	City:	Janesville
		State:	WI
		Zip:	53548
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
To Create a 8 Lot Subdivision

10. Land division area location:

Town of Fulton	1/4 of NE 1/4
Section 12	Tax parcel number(s) - 6-6-109.1

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): 17 Acres

14. Land division area (Square feet or acres): 17 Acres

15. Current zoning of land division area: A-1

16. Number of new/additional lots created by land division: 8

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

18. Future zoning of parent lot: RRS Lot 1-7 & RRL Lot 8

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: *Paul J. Cook* DATE: 9/25/2019

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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 type="checkbox"/>	<input type="checkbox"/>	None
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 type="checkbox"/>	None
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(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"/>	Public sewer
(7) Any other public utilities:	<input type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input 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 type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input 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 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 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 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

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LD2019 057 Thom Trust
Application Number: _____

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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: *N/A* Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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

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LD2019057

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

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	<p>1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).</p> <p>2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,...</p> <p>3. ...soils on the lot may be restrictive to the replacement of the existing system."</p>
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>AMB</i></u>	DATE: <u>10/22/19</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	<p>1.</p> <p>2. <u>Town approved rezone to A2 and land divided 10/7/19.</u></p> <p>3. <u>No conditions provided</u></p>
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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

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AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. Dedicate a 50-foot half road right-of-way along US Highway 14.
- 5. Evidence of the approval of a joint driveway granted by Wisconsin DOT shall be provided prior to final approval.
- 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 the final approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 10.0 acre lot from an existing 156 acre parcel (6-8-145) in Janesville Township. The purpose of the division is to separate the existing residence and buildings on the property from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map.

As part of this proposal, the Town of Janesville will consider rezoning the area of proposed Lot 1 from A1FP to A2 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

This land division is within the extraterritorial review jurisdiction of the City of Janesville.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

LD 2019057

CERTIFIED SURVEY MAP

OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, T. 3 N., R. 12 E. OF THE 4TH P.M., JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN

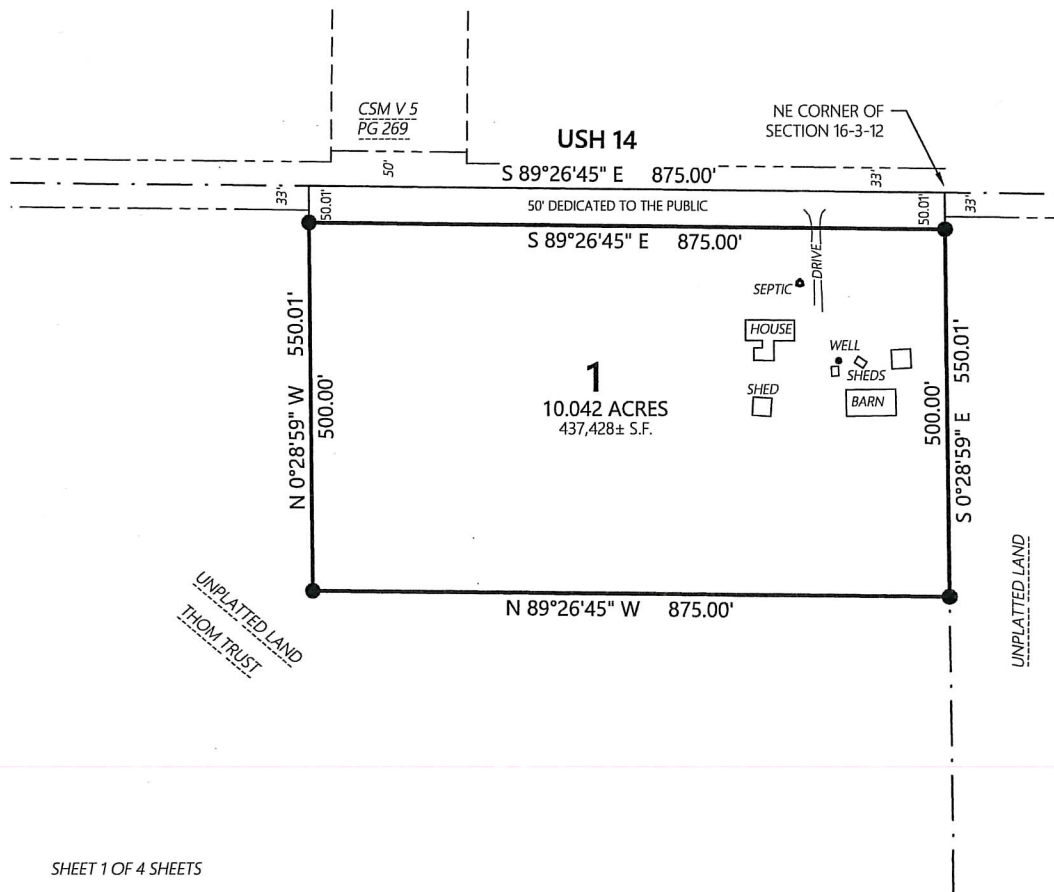
MONUMENT KEY

- Iron Rebar Set
3/4" x 24" (1.5 Lbs./Ft.)
- PK Nail Found
- Aluminum Monument Found



Scale: 1" = 200'

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16-3-12 BEING S 0°28'59" E



SHEET 1 OF 4 SHEETS

<p>ORDER NO: 33416 BOOK: SEE FILE FIELD CREW: DRAWN BY: DATE: October 24, 2019</p>	<p>ORDERED BY: BRAD THOM 6426 W HWY 14 JANESVILLE WI 53548</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	
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File Name: J:\33400-33499\33416 - Thom\SURVEY\RH B DRAWING FILES

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OCT 03 2019



TELEPHONE: (608) 757-5587
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US
ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2019.057

Received By - Date (MM/DD/YYYY): 10/3/19

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:	Roger & Andrea Thom Trust			Telephone:	208-9054	
Address:	3619 W US Highway 14	City:	Janesville	State:	WI	Zip: 53548
b. Name:				Telephone:		
Address:		City:		State:		Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	RH Batterman & Co.			Telephone:	365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip: 53511
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
- Farm land is being sold to Brad Thom (son). Buildings and 10 acres to remain in the Thom Trust.
Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of Janesville	NE 1/4 of NE 1/4
	Section 16	Tax parcel number(s) - 6-8-145

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 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): 156 acres | 14. Land division area (Square feet or acres): 10 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: A2 | 18. Future zoning of parent lot: A1 |
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): NA
22. Public improvement construction will begin on (mm/dd/yyyy): NA

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>[Signature]</u>	DATE: <u>9/16/19</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 type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(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 type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(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"/>	NA
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	NA
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	NA
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 MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

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

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

LD2019060

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,...	
3. ...soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Amber</i></u>	DATE: <u>10/23/19</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. <u>Town approved rezone to A4 on Nov. 14th. No conditions of approval provided.</u>	
2. <u></u>	
3. <u></u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

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

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AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. Dedicate a thirty three foot half road right of way along W Holt Rd at the discretion of the Town of Union.
- 5. Provide documentation that Town of Union and Village of Brooklyn have provided the necessary rezoning approvals.
- 6. Consider reconfiguration of the proposed lot to include only land within Union Township and all lands north of W Holt Rd.
- 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 the final approval.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 3.81 acre lot primarily from an existing 43.5 acre parcel (6-20-41) in Union Township, but also a portion of commonly owned property in the Village of Brooklyn in Dane County. The purpose of the division is to separate the existing residence on the property from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map. The Town of Union will consider rezoning the area of proposed Lot 1 from A1 based on the size.

Considering remnants of the remaining parent parcel will exist north of W Holt Road based on this proposal and the fact the commonly owned land in Dane County is within the incorporated limits of the Village of Brooklyn, it would be preferable from a land records and jurisdictional standpoint to reconfigure the proposed lot to include only the land within Union Township and Rock County and north of W Holt Rd. However, doing so would result in an existing building crossing a property line (the county line) and an irregular lot shape. It is suggested that each of the approval authorities consider the merits of modifying the lot boundaries as part of the review process.

This property is within the extraterritorial review jurisdiction of the Village of Brooklyn.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

40

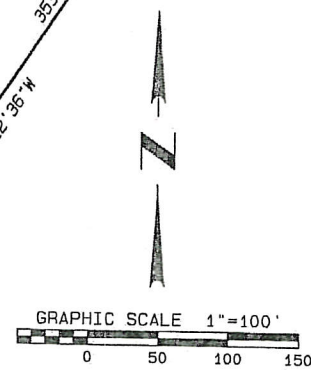
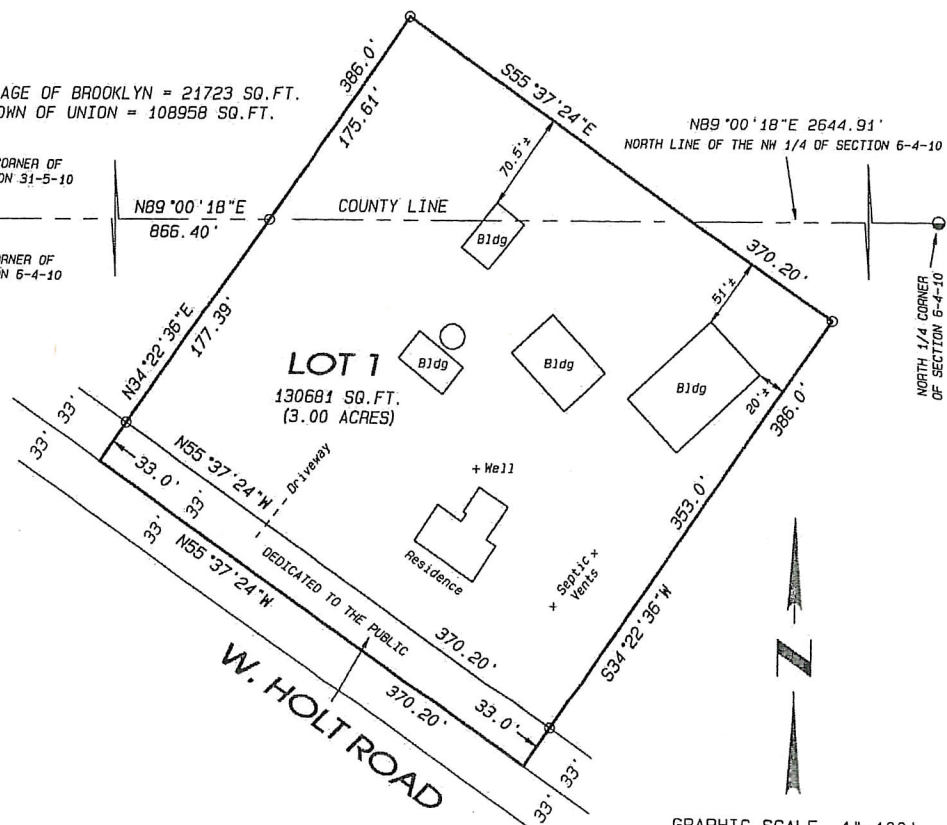
LD2019060

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, T.5N., R.10E. OF THE 4TH P.M., VILLAGE OF BROOKLYN, DANE COUNTY, WISCONSIN.

VILLAGE OF BROOKLYN = 21723 SQ.FT.
TOWN OF UNION = 108958 SQ.FT.

SW CORNER OF SECTION 31-5-10
NW CORNER OF SECTION 6-4-10



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- △ FOUND SURVEY SPIKE
- FOUND CAST IRON MONUMENT

NOTES:

FIELDWORK COMPLETED _____

ASSUMED NB9°00'18"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 6-4-10.

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Project No. 119 - 364 For: HANSON SHEET 1 OF ___ SHEETS

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548 tel: 608 752-0575
www.combsurvey.com fax: 608 752-0534

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* Revised 11/4/19 *

RECEIVED

OCT 04 2019



AGENCY USE ONLY

Application Number: LD2019 060

Received By - Date (MM/DD/YYYY): 10-4-19

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 W HANSON & RENAE HANSON Telephone: _____

Address: 18510 W HOLT RD City: BROOKLYN State: WI Zip: 53521

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 UNION NW 1/4 of NW 1/4
Section 6 Tax parcel number(s) - 6-20-41

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 VILLAGE OF BROOKLYN

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): 43.5 14. Land division area (Square feet or acres): 3.3 15. Current zoning of land division area: A-1

16. Number of new/additional lots created by land division: 1 17. Future zoning of new/additional lot(s) created by land division: _____ 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: *Robert J. Hanson* DATE: 9-26-2019

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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"/>	BLDGS. HAVE SERVICES
(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



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

AGENCY REVIEW

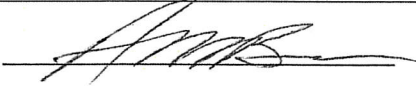
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
 3. Land division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

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

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LD2019064

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 11/5/19
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Approve rezone and landdivision with County Conditions,	
2. including restriction on building in slopes greater than 6%	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 11/14/19
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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

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AGENCY RECOMMENDATION

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

- 4. Dedicate 33 foot half road right of way along N Bowers Lake Rd at the discretion of the Town or City of Milton.
- 5. Area of slopes greater than 16% on each lot shall be delineated and labeled "No Land Disturbance or Buildings"
- 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 the final approval.
- 8.
- 9.
- 10.
- 11.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates three new lots from an existing 36.7 acre parcel (6-13-199.1) in Milton Township. There are no existing buildings on this parcel.

The property is currently zoned A1 - Exclusive Agriculture by the Town of Milton. As part of this proposal, the Town will consider a rezone to A3 (3 - 10 acre lot size) for proposed Lots 1 and 3 and A2 (10-35 acre lot size) for Lot 2 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

The body of water within the property would be considered "waters of the state" due to the fact it can be accessed via the public land to the south and east. The Shoreland Zoning Ordinance permits the bed of waters of the state to be included as part of the area of a new lot as long as the land area of the lot meets minimum lot size standards, which this proposal does.

The proposed lots have zoning and physical features including the seventy-five foot Shoreland setback area and steep slopes (16% and greater) which should be preserved according to the standards of the Rock County Land Division and Management Ordinance. The Town and/or P&D Committee should consider placing a deed restriction note on the lots which would reflect the preservation of these areas. There is ample area to develop the new lots outside of the proposed restrictive area. The Memorandum of Agreement between the Town and County includes provisions for Staff to make recommendations in this regard where applicable based on site characteristics.

This proposed Land Division is within the extraterritorial review jurisdiction of the City of Milton.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

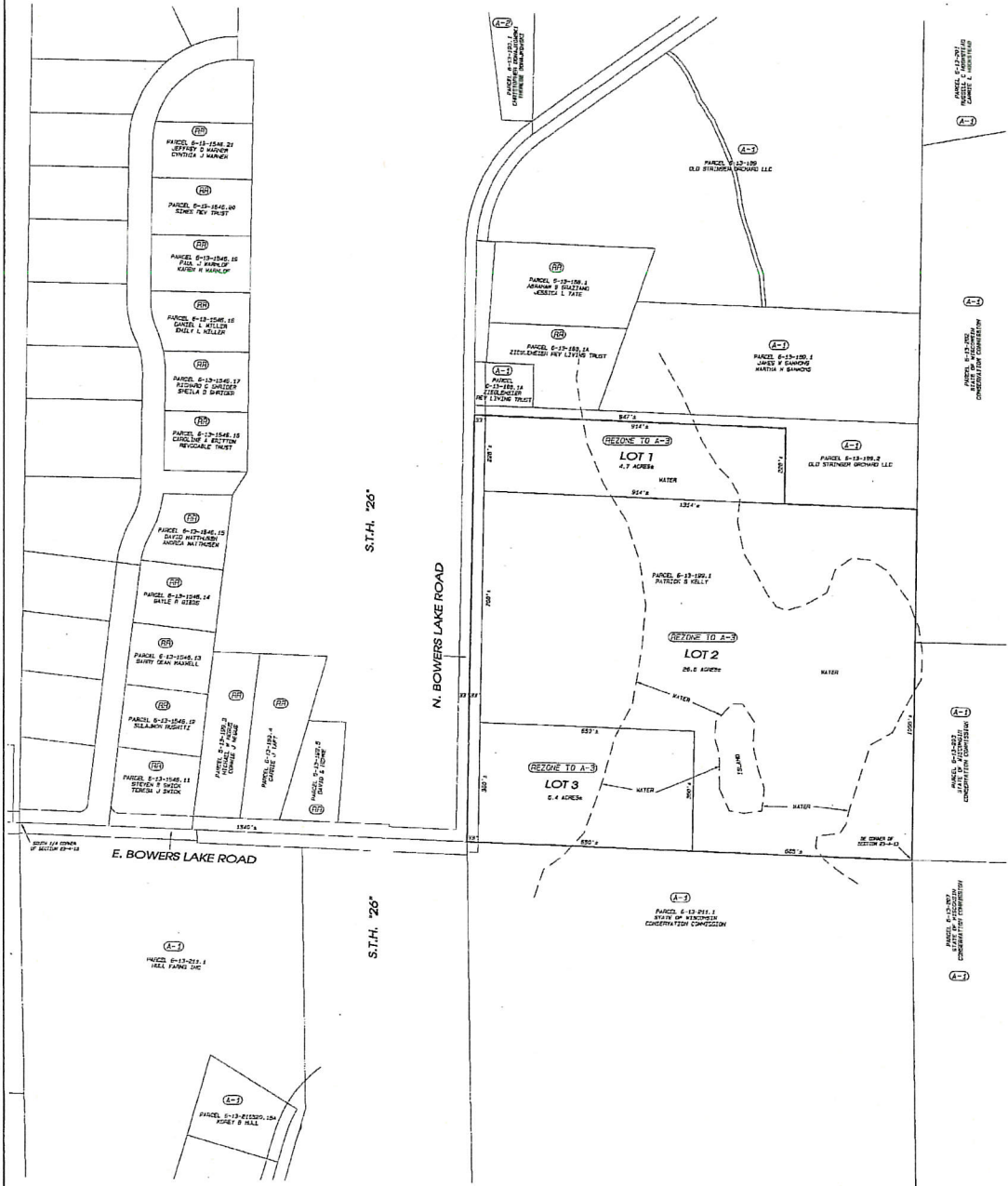
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

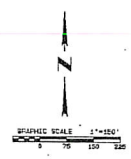
LD2019064

PRELIMINARY CERTIFIED SURVEY MAP / REZONE MAP

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 4N., R. 13E., OF THE 4TH P.M., TOWN OF MILTOLA, ROCK COUNTY, WISCONSIN.



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



	• LAND SURVEYING	DATE	10/15/19
	• LAND PLANNING	PROJECT NO.	511
	• CIVIL ENGINEERING	PROJECT	119-450
		CLIENT	KELLY

507 N. KILBUCK ST.
 JENSENVILLE, WI 53544
 WWW.COMBSANDASSOCIATES.COM
 TEL: 608-725-2570
 FAX: 608-725-2574

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RECEIVED

OCT 16 2019



ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY
Application Number: LD2019 064
Received By - Date: 10-16-19
(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:	PATRICK S KELLY			Telephone:			
Address:	5017 N NEWVILLE RD	City:	MILTON	State:	WI	Zip:	53563
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	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 MILTON	SE 1/4 of SE 1/4
Section 23	Tax parcel number(s) - 6-13-199.1

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 MILTON

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): 36.7	14. Land division area (Square feet or acres): 36.7	15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 2	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A3

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: *Patrick S Kelly* DATE: 10/15/19

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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 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
(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 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"/>	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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lots 1&2 contain existing buildings which utilize an existing private sewage system at the time of this survey. However,..."	
3. ...soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>[Signature]</u>	DATE: <u>11/18/19</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. <u>Town approved land division along with rezoning</u>	
3. <u>Lot 1 to A3 and Lot 2 to A4. No conditions provided</u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>7/11/19</u>
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. Dedicate a thirty three foot half road right of way along County Hwy C.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two new lots from two existing parcels (6-20-171 and 6-20-235) in Union Township. The purpose of the division is to separate the existing residences and buildings on the property from the larger parcels. The remaining parent parcels are greater than 35 acres, therefore the parent parcels are not required to be included as part of the Certified Survey Map. The Town of Union has approved the land division and a rezone of proposed Lot 1 (8.6 acres) to A3 and Lot 2 (1.0 acre) to A4 based on the lot sizes and the standards of the Farmland Preservation Zoning District.

This property is within the extraterritorial review jurisdiction of the City of Evansville and has been approved.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

RECEIVED

NOV 05 2019

ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

ROCK COUNTY PLANNING, ECONOMIC AND 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: LD2019 068
Received By - Date (MM/DD/YYYY): 11-5-19

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 [x]
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: [x] Yes [] No
2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: [x] Yes [] No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: [x] Yes [] No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: [] Not Applicable [x] Yes [] No
5. Land division will require a zoning change: [] Not Applicable [x] Yes [] No
APPLICANT INFORMATION
6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE
a. Name: Sayre Joint Farms LLC Telephone: []
Address: 5911 W Pomeroy Rd City: Edgerton State: WI Zip: 53534
b. Name: [] Telephone: []
Address: [] City: [] State: [] Zip: []
7. AGENT (SURVEYOR AND DEVELOPER)
a. Surveyor name: David Riesop Telephone: 608-764-5602
Address: 306 West Quarry City: Deerfield State: WI Zip: 53531
b. Developer name: Dana Doskocil Telephone: 608-235-8868
Address: PO Box 333 City: Stoughton State: WI Zip: 53589
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 [x] Farm consolidation [x] Create Conforming Lot [] Adjust Lot Line
Creates 9 acre lot with non cropland around existing farm buildings.
Creates second, 1 acre lot 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 Union SW 1/4 of SW 1/4
Section 21 and NW NW sec. 2B Tax parcel number(s) - 6-20-171, 6-20-235
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
[x] Yes [] No If Yes, identify: City(s)/Village of Evansville
12. Land division area is located adjacent to (check all that apply):
[] Local/Town road [x] County highway [] State highway [] U.S. highway
13. Landowner's contiguous property area (Square feet or acres): +-340
14. Land division area (Square feet or acres): 10.2 acres
15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 2
17. Future zoning of new/additional lot(s) created by land division: RR
18. Future zoning of parent lot: A-1
19. Covenants or restrictions will be placed on the land division area: [] Yes [x] No
If Yes, identify covenants or restrictions:
20. A residential building is currently located in the land division area: [x] Yes [] No
If Yes, the building utilizes a: [x] Private onsite wastewater treatment system [] Public sanitary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): N/A
22. 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: [Signature] DATE: 11-4-19

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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 type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<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"/>	n/a
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 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

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=====
Application Number: LD2019 076 Manke
=====

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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered **Yes**, proceed to **4.** If you answered **No**, proceed to **5.**
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered **Yes** to **7.**, proceed to **9.** If you answered **No** to **7.**, indicate the missing information below, **7a. – 7e.** After all missing information is supplied, proceed to **8.** An Agency recommendation (**10.**) will not be provided until all missing information has been supplied by the applicant.

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

LD 2019 026

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,...	
3. ...soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Amber</i></u>	DATE: <u>11/27/19</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Rezone to A3 with A3 restrictions.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

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

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AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 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 the final approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 4.0 acre lot from an existing 142 acre property in Johnstown Township. The purpose of the division is to separate the existing residence and buildings on the property from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map.

County Hwy A is not an Access Controlled Highway in this location and the landowner has previously obtained an access permit east of the proposed Lot for as field entrance.

As part of this proposal, the Town of Johnstown has considered and approved rezoning the area of proposed Lot 1 from A1 to A3 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

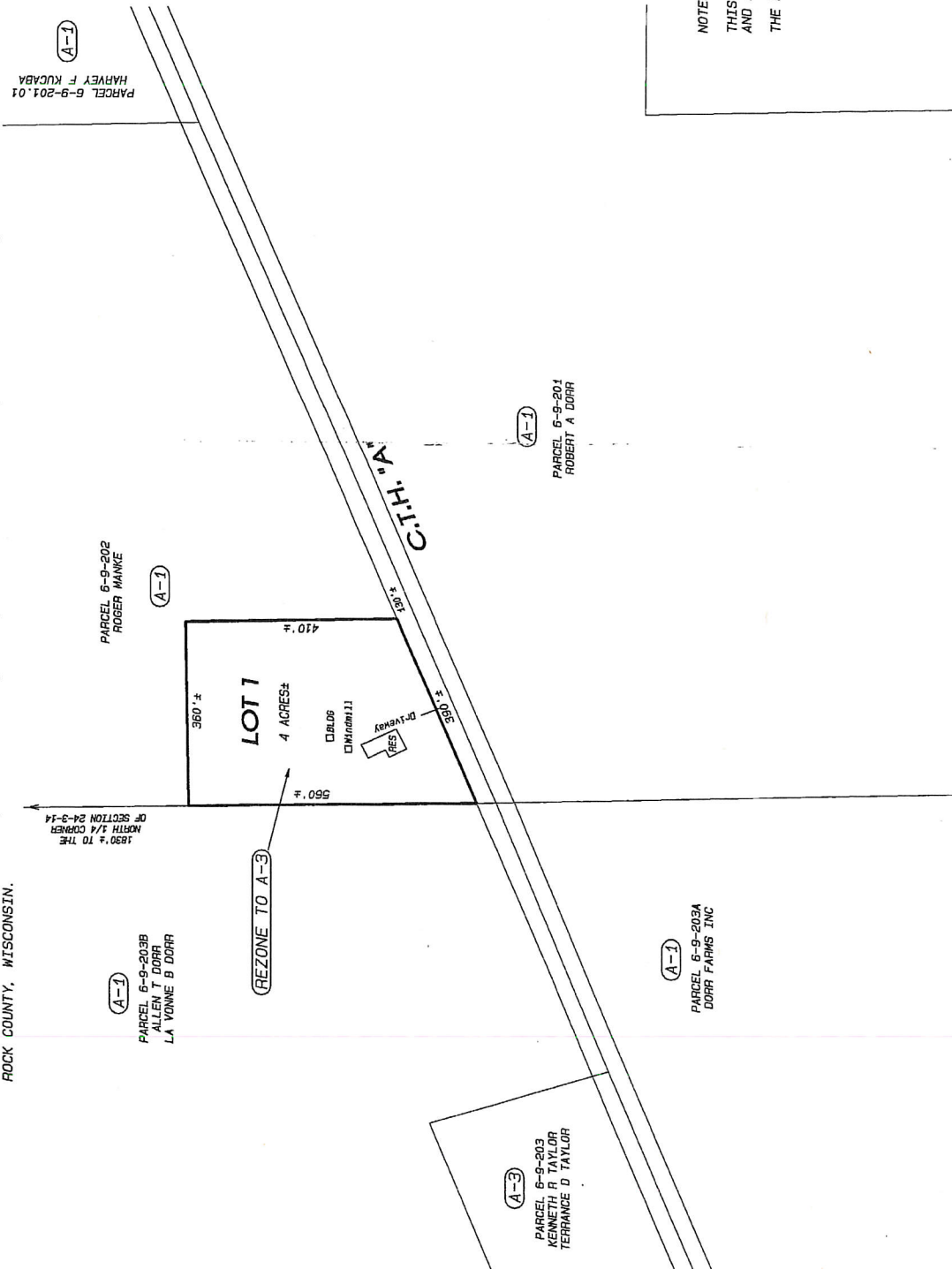
17. If you answered Approve With Conditions to 16., list conditions:

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

18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP AND REZONE MAP

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



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

DATE: OCTOBER 4TH, 2019
REVISED: OCTOBER 8TH, 2019

Combs & Associates
 • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
 109 N. Milwaukee St., Janesville, WI 53548
 Tel: 608 752-0575 Fax: 608 752-0534
 WWW.COMBSURVEY.COM

Project No. 119-313 For: MANKE

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

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

RECEIVED

NOV 22 2019



AGENCY USE ONLY

Application Number: LD2019_076

Received By - Date (MM/DD/YYYY): 11-22-19

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	ROGER MANKE			Telephone:			
Address:	13129 E COUNTY ROAD A	City:	AVALON	State:	WI	Zip:	53505
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of JOHNSTOWN, 1/4 of 1/4
Section 24, Tax parcel number(s) - 6-9-202

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): 142	14. Land division area (Square feet or acres): 4 Acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: Rod J. Lank DATE: 10-8-2019
Agent

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

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

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

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

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RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Land Information Office
INITIATED BY



Michelle Schultz
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

November 6, 2019
DATE DRAFTED

**AUTHORIZING 2020 ORTHOIMAGERY AND LiDAR CONTRACTS
WITH AYRES ASSOCIATES, INC. AND AUTHORIZING MEMORANDUMS
OF UNDERSTANDING (MOU) WITH PARTICIPATING MUNICIPALITIES**

- 1 **WHEREAS**, the Wisconsin Regional Orthoimagery Consortium conducted a request for professional
- 2 qualifications for a consultant to conduct a fly-over of the State of Wisconsin in the spring of 2020 for the
- 3 purpose of providing a highly accurate, cost-effective update of the data that comprises the various
- 4 Geographic Information Systems (GIS) found throughout the State; and,
- 5
- 6 **WHEREAS**, the Consortium selected Ayres Associates, Inc., to conduct the project and work with State
- 7 agencies and local governments interested in updating their respective GIS and orthoimagery; and,
- 8
- 9 **WHEREAS**, the Land Records Committee and the City of Beloit wish to participate in this project in the
- 10 spring of 2020 which would give them updated digital aerial photography, as well as update their Digital
- 11 Terrain Model (DTM) through LiDAR; and,
- 12
- 13 **WHEREAS**, Rock County would serve as fiscal agent and contractor with Ayres Associates, Inc., on
- 14 behalf of the City of Beloit in order to achieve administrative efficiency, economy of scale and mutual cost
- 15 savings; and,
- 16
- 17 **WHEREAS**, Rock County has applied for grant funding that would pay for a portion of the costs
- 18 associated with this project; and,
- 19
- 20 **WHEREAS**, each party to the MOU agrees it will be responsible for its proportional local share of the
- 21 project not covered by grant funds, not to exceed the amount identified in contracts with Ayres Associates,
- 22 Inc., for the orthoimagery and the DTM through LiDAR attributable to those jurisdictions; and,
- 23
- 24 **WHEREAS**, Rock County's share of the project is included in the 2020 Land Records budget.
- 25
- 26 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled
- 27 this ____ day of _____, 2019 does hereby authorize the County Board Chair to enter into the
- 28 contracts with Ayres Associates, Inc., to perform the work necessary to provide participating municipalities
- 29 and Rock County with updated orthoimagery and DTM, as well as sign the Memorandums of
- 30 Understanding between Rock County and the municipalities participating in this project.

Respectfully submitted,

PLANNING AND DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Wayne Gustina

Mary Mawhinney, Vice Chair

Phillip Owens

Wes Davis

FISCAL NOTE:

This project was included in the 2020 budget and will be funded by a combination of partner contributions, grant funds and land records fees. No tax levy is required.



Sherry Oja
Finance Director

LEGAL NOTE:

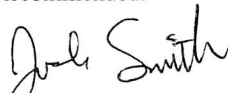
The County Board is authorized to take this action pursuant to secs. 59.01, 59.51, and 66.0301, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. requires the project to be let to the lowest responsible bidder.



Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

EXECUTIVE SUMMARY

The purpose of this Resolution is to award the contract for the 2020 Orthoimagery & LiDAR Joint Project. The Wisconsin Regional Orthophotography Consortium conducted a request for professional qualifications for a consultant to conduct a statewide flyover in the spring of 2020. Ayres Associates, Inc. was selected to conduct the project and work with state agencies and local governments interested in updating their Orthoimagery and LiDAR derived DTM.

Rock County will serve as fiscal agent and contractor with Ayres Associates, Inc. on behalf of the project partners in order to achieve administrative efficiency, economy of scale and mutual cost savings.

Estimated total project cost is \$196,623 for the LiDAR derived DTM and \$79,430 for the Orthoimagery. Rock County has applied for grant funding to cover a portion of the project costs. The project partners will contribute to the total project cost based on their proportion of the flight area. The County's proportionate cost will not exceed \$195,252 for the LiDAR derived DTM and \$65,080 for the imagery and is part of 2020 Land Records Budget.

The MOU'S identify the County as the administrative and fiscal agent on behalf of its partners, and those partners agree to repay the County for their cost of participating in the project.

The information derived from the project has many functions and is the basis for the sophisticated Geographical Information Systems (GIS) operated by the City of Beloit and Rock County.

ROCK COUNTY

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**

FOR THE MONTH OF NOVEMBER 2019

11/27/2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1721-0000-63407	Computer Supply	P1900579	11/14/2019	US BANK	PLANNING PLOTTER INK	133.88
10-1721-0000-64200	Training	P1900579	11/14/2019	US BANK	WLIA REGIONAL RM JB	246.00
Land Records PROG TOTAL						379.88

I have reviewed the preceding payments in the total amount of **\$379.88**

Date:

Dept Head _____

Committee Chair _____

ROCK COUNTY

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**

FOR THE MONTH OF NOVEMBER 2019

11/27/2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp					
		P1900403	11/21/2019	US BANK	BINDERS, TABS, TONER	433.71
64-6400-0000-63107	Legal Notices					
		P1900674	11/21/2019	GREATER BELOIT PUBLISHING CO	PUBLIC HEARING COLUMBIA COUNTY	132.67
Planning PROG TOTAL						566.38
64-6451-0000-64904	Sundry Expense					
		P1900410	11/21/2019	LANGE ENTERPRISES INC	2679 N CTH M - JOHNSTOWN	47.13
Address Signs PROG TOTAL						47.13
64-6900-0000-63107	Legal Notices					
		P1900674	11/21/2019	GREATER BELOIT PUBLISHING CO	GENSLER - BOA	64.79
Board of Adjustment PROG TOTAL						64.79

I have reviewed the preceding payments in the total amount of **\$678.30**

Date:

Dept Head _____

Committee Chair _____