



**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, JUNE 28, 2018 – 8:00 A.M.  
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2<sup>ND</sup> FLOOR RM 250  
JANESVILLE, WI**

**AGENDA**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday June 14, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit 2018 004 – Hurd Non-metallic Mine Expansion Project (Fulton Township)
  - B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 004 – Hurd Non-metallic Mine Expansion Project (Fulton Township)
  - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
    - 2018 027 (Milton Township) – Trescher (pg. 12)
6. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
7. Committee Reports
8. Directors Report

- A. Semi-Annual Attendance at Conferences/Conventions Report Exceeding \$1,000.
- 6. Rock County Foreclosure of Tax Lien Properties and Potential Low to Moderate Income Housing Project Funding Match Requirements & Floodplain Mitigation Projects
- 9. Adjournment

**Future Meetings/Work Sessions**

July 12, 2018 (8:00 am)  
July 26, 2018 (8:00 am)  
August 9, 2018 (8:00 am)  
August 23, 2018 (8:00 am)



June 11, 2018

## 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 a Shoreland Conditional Use Permit for filling and grading activities associated with the proposed expansion of an existing non-metallic mining operation. If approved, a portion of the expanded mine area will be within the Shoreland Zoning District (1,000 feet landward of the Rock River). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance.

The 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, June 28, 2018.

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



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

AGENCY USE ONLY

Application Number: CUP2018 004

Received By - Date  
(MM/DD/YYYY): June 8, 2018

Date of Hearing: June 28, 2018

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:	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>	Section <u>15</u>	1/4 of <u>1/4</u>	Tax parcel number (s) - <u>6-6-145, 6-6-146</u>
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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>
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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](http://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 checked="" 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.

*SEE ATTACHED*

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: <u><i>John A. Hurd</i></u>	DATE: <u><i>5/21/18</i></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.  
 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 *To be discussed at hearing*

**PLANNING AND DEVELOPMENT COMMITTEE ACTION**

- Approve  
  Approve with conditions  
  Deny

AGENCY SIGNATURE: \_\_\_\_\_

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

DATE: \_\_\_\_\_



**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

June 8, 2018

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

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

Andrew:

Rock Road Companies, Inc. would like 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. 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 of the proposed mining activity will be outside the 300 foot protected area.

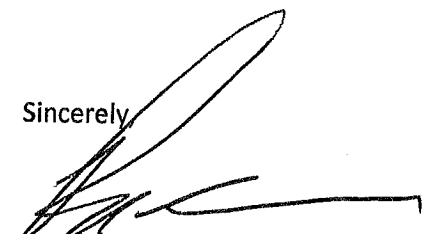
Area #1 is in Parcel# 6-6-145, made up of approximately 20 acres and is a minimum of 350' from the ordinary high-water mark of the Rock River. Area #2 is in both Parcels 6-6-145 and Parcel 6-6-146, made up of approximately 15 acres and is a minimum of 490' from the ordinary high-water mark of the Rock 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 site will continue to operate under the parameters of this approved Reclamation Plan with a few pertinent modifications to the plan if this conditional use permit is granted. 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. Expansion of the current operation 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.

## 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 COMPATIBILITY 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 Division

**MEETING DATE:** June 28, 2018

**Land Division Summary:**

The following owner is seeking Land Division Preliminary Approval from the P&D Committee:

2018 027 (Milton Township) – Trescher

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

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

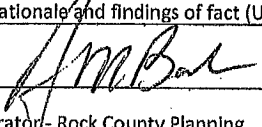


# PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

## AGENCY REVIEW

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

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

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of...	
3. ...this survey. However, 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: 	DATE: 6/4/18
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
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. Approved by Town of Milton May 14, 2018	
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: Chair - Rock County Planning & Development Committee	

**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. The parent parcel is currently Zoned A1 by the Town of Milton. Based on the proposed size of Lot 1, a rezone to A3 has been requested and approved.
- 5. Dedicate 33 foot half road right of way along N. Trescher Rd at the discretion of the Town of Milton.
- 6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 8.
- 9.
- 10.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates 1 lot from an existing 79 acre property in Milton Township, consisting of approximately 4.7 acres and an existing residence and other buildings. The parent parcel is currently zoned Exclusive Agriculture (A1) by the Town of Milton and the future land use for the parcel is Agriculture. The applicant has applied for a rezone from A1 to A3 as part of the land division process, which has been preliminarily approved by the Town. The A1 District is certified by DATCP for the Farmland Preservation Program, therefore the Town should consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District.

This 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 conditions:**

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

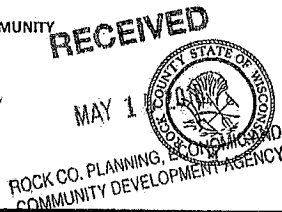
**15. Town action rationale and findings of fact:**

**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:**



AGENCY USE ONLY

Application Number: LD2018 027

Received By -- Date (MM/DD/YYYY): 5-15-18

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

### APPLICANT INFORMATION

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	MARIAN TRESCHER			Telephone:			
Address:	9209 N TRESCHER 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 STREET	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

### LAND DIVISION INFORMATION

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

10. Land division area location:

Town of MILTON	SE 1/4 of SE 1/4
Section 18	Tax parcel number(s) - 6-13-147

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): 79 ACRES	14. Land division area (Square feet or acres): 5 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: *Roll J. Clark* DATE: 3/20/2018



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"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input 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"/>	

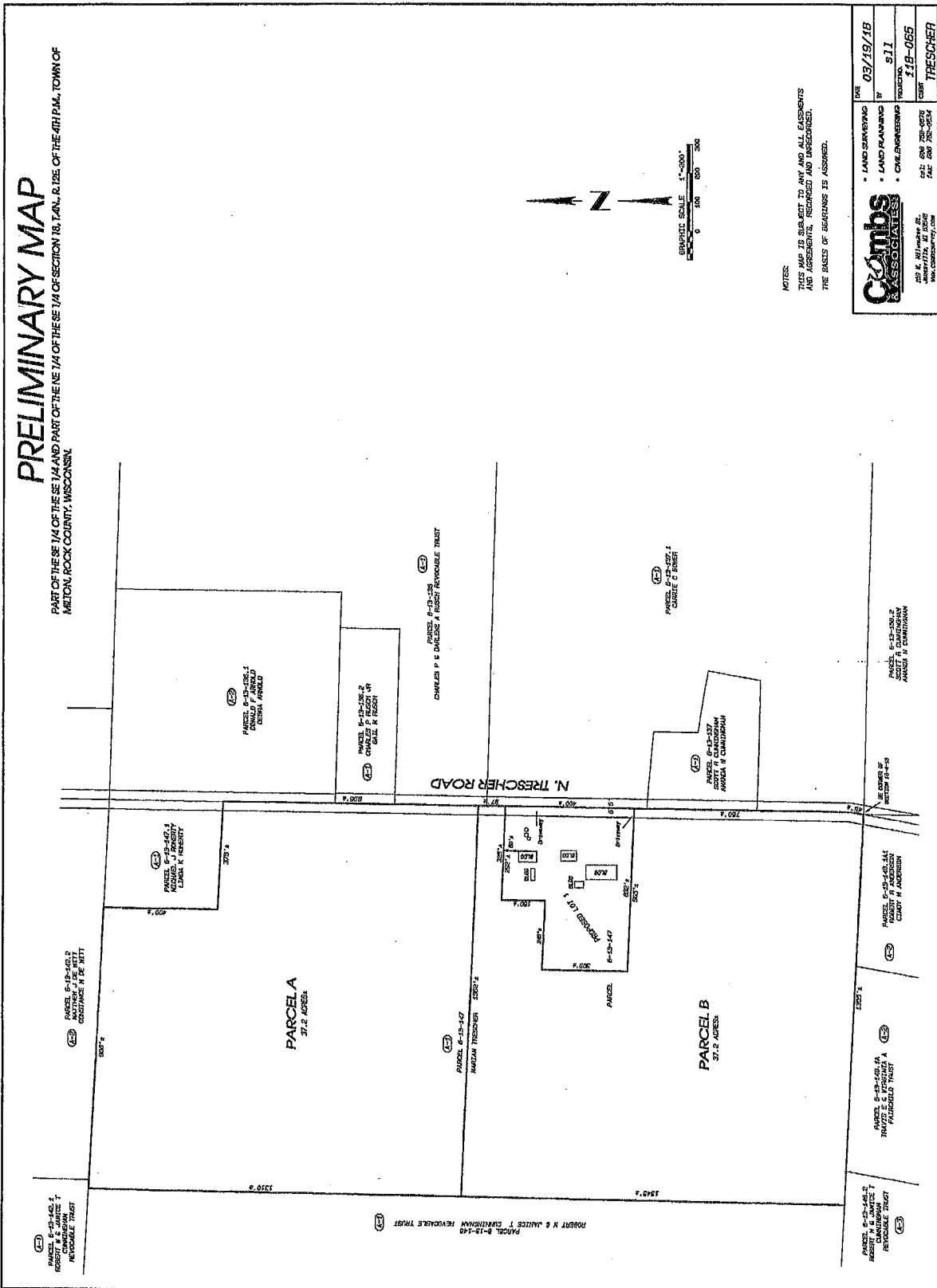
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

# PRELIMINARY MAP

PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18, T.4N., R.12E. OF THE 4TH P.M., TOWN OF  
MELTON, ROCK COUNTY, WISCONSIN.



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

**Combs ASSOCIATES**  
 425 N. HUNTER ST.  
 MELTON, WI 53568  
 PHONE: 262-755-0252  
 FAX: 262-755-0254  
 WWW.COMBSASSOCIATES.COM

DATE: 03/19/18  
 BY: S.I.I.  
 PROJECT: 118-055  
 CLIENT: TRESCHER

ROCK COUNTY, WISCONSIN



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

## MEMORANDUM

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Date: June 11, 2018

To: Planning & Development Committee

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

CB

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

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

ROCK COUNTY, WISCONSIN



**Real Property  
Description Department**

51 South Main Street  
Janesville, WI 53545  
(608) 757-5610

MEMORANDUM

DATE: June 11, 2018

TO: Planning & Development Committee

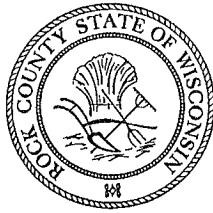
FROM: Michelle Schultz, Real Property Lister *MS*

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

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

Cc: Josh Smith

ROCK COUNTY, WISCONSIN



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

MEMORANDUM

DATE: June 11, 2018

TO: Planning & Development Committee

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

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

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

Cc: Josh Smith