

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



**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, NOVEMBER 11, 2021 – 8:00 A.M.  
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5<sup>th</sup> Floor)  
AND VIA ZOOM  
CALL: 1-312-626-6799  
MEETING ID: 860 5843 5057  
PASSCODE: 614857**

Join Zoom Meeting

<https://us02web.zoom.us/j/86058435057?pwd=d21rRONNWjZEXdaMTkzRW5CQVlHdz09>

Meeting ID: 860 5843 5057

Passcode: 614857

One tap mobile

+13017158592,,86058435057#,,,,\*614857# US (Washington DC)

+13126266799,,86058435057#,,,,\*614857# US (Chicago)

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, November 10, 2021. To submit a public comment use the following email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us).

**Join from a telephone:**

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

Instructions for the hearing impaired –

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

**Agenda**  
**PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**THURSDAY, NOVEMBER 11, 2021 – 8:00 A.M.**  
**ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5<sup>th</sup> Floor)**  
**AND VIA ZOOM**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held October 28, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
  - A. **Action Item** Land Divisions:
    1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)
    2. 2021 071 (Milton Township) –Oak Ridge Golf Course LLC (1 Lot CSM)
    3. 2021 075 (Lima Township) – Kenyon (2 Lot CSM)
    4. 2021 076 (Fulton Township) –Sayre Joint Farms LLC (1 Lot CSM)
6. Community Development
7. Economic Development
8. Corporate Planning
  - A. **Action Item:** *Resolution: Adoption of Final Rock County Supervisory District Plan* (Note: Maps will not be available until all municipalities adopt wards)
  - B. **Action Item:** *Resolution: Amending the Rock County Land Information Plan*
9. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
10. Director's Report
  - A. Discuss November and December Meeting Dates
11. Committee Reports
12. Adjournment

**Future Meeting Dates**  
December 9<sup>th</sup>, 2021



**MINUTES**  
**Agenda**  
**PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**THURSDAY, OCTOBER 28, 2021 – 8:00 A.M.**  
**ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5<sup>th</sup> Floor)**  
**AND VIA ZOOM**

The meeting of the Rock County Planning & Development Committee was called to order at 8:06 a.m. on Thursday, October 28, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney. Supervisors present via Zoom: Wes Davis, Robert Potter, Russ Podzilni, Wayne Gustina. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator), James Otterstein (Economic Development Manager), Michelle Schultz (Real Property Lister).

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Steve Godding (Planner III).

Others present via ZOOM: Supervisor Shirley Williams

1. Call to Order  
Roll Call

2. Adoption of Agenda

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held October 14, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

A. **Action Item** Land Divisions:

1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)

**Moved** by Wes Davis    **Seconded** by Robert Potter  
**Motion was to bring item to the table.**

Chris Munz-Pritchard outlined the recommended conditions of approval. Prior to the vote Chairman Sweeney interjected that Combs changed the size of Lot 1 to 9 acres prior to town meeting. Landowner requested to have a 1 acre parcel on the North end, shifting the North lot line South. Combs did not provide the updated maps to Rock County.

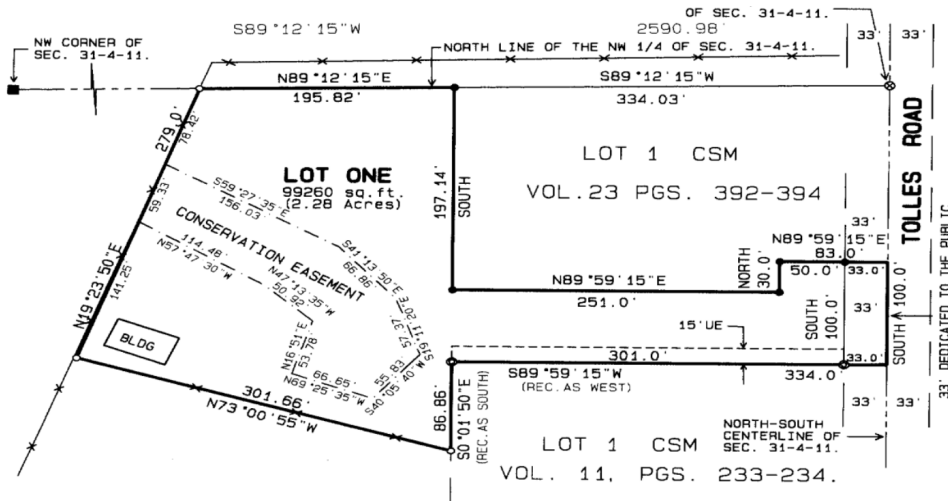
**Motion** made by Supervisor Davis to postpone vote until Chris has looked over the changes. **Seconded** by Supervisor Gustina **Approved** (5-0)

2. 2021 062 (Porter Township) – Crull (3 Lot CSM) With Conditions

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

Recommended Conditions:

- Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable). Utility easements to be located on lots as requested by utility companies. Below is the CSM file in 2002 showing conservation and utility easements that need to be shown.



- May want to consider adding a joint use easement for the shared driveway with Tax ID: 032 0310030010 Parcel Number: 6-16-252A.1





3. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Track requirements. Additionally, the parcels may not meet the Town of Porter's minimum requirements for their zoning districts and may need to be rezoned to a more appropriate zoning district. The lot needs to meet the minimum requirements zoning districts for the Town of Porter.
  4. Dedicate a thirty-three foot half road right-of-way along the road at the discretion of the Town.
  5. Note on Final CSM: "Lot 1, Lot 2 & Lot 3 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
  6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
  7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
3. 2021 064 (Johnstown Township) – Weberpal (1 Lot CSM)

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

Recommended Conditions:

1. The Agricultural District (A-1) in the town of Johnstown zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning.

Per 4.3 A-1 (3) C): Farm dwellings and related farm structures existing as of September 29, 1982, may be separated from the farm plot provided that no parcel thus created shall exceed five (5) acres or be less than three (3) acres. The remaining portion of the original parcel shall conform to the standards of this district, and the new parcel shall conform to the standards of the A-3 district.

2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Dedicate a thirty-three foot half road right-of-way along adjacent roads at the discretion of the Town.

4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

6. Community Development

7. Economic Development

A. Information Item: Q3 2021 Rock Ready Index

Mr. Otterstein reviewed the Q3 2021 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. There was discussion. Since it was an information item, there was no Committee action.

8. Corporate Planning

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

A. 2022 Recommended Budget Review/Questions

Michelle Schultz and Andrew Baker opened the floor for any questions regarding the 2022 Budget. Minimal to no changes from previous year on the 2022 Budget.

11. Committee Reports

12. Adjournment at 8:34AM

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

**Future Meeting Dates**  
November 11, 2021



**ROCK COUNTY**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Andrew Baker, Director

**SUBJECT:** Preliminary Approval of Land Divisions

**DATE:** November 2, 2021

**REGARDING MEETING DATE:** November 11, 2021

**Land Division Summary:**

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

1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)
2. 2021 071 (Milton Township) –Oak Ridge Golf Course LLC (1 Lot CSM)
3. 2021 075 (Lima Township) - Kenyon (2 Lot CSM)
4. 2021 076 (Fulton Township) –Sayre Joint Farms LLC (1 Lot CSM)

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

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

MEMORANDUM

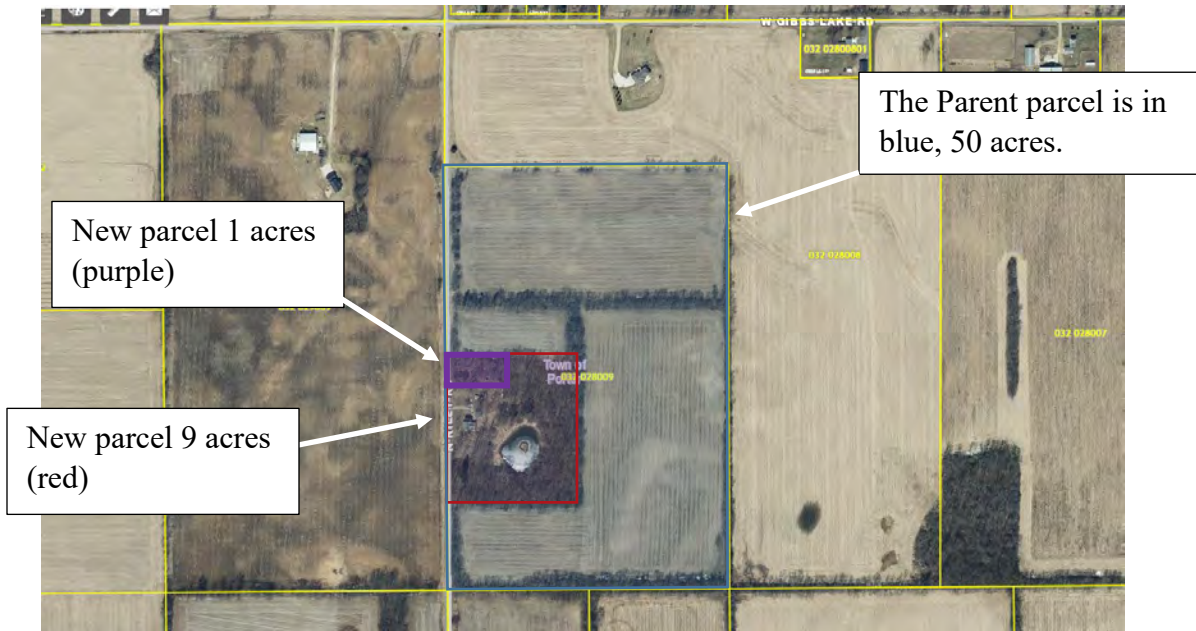
To: Planning and Development Committee  
Kelly Raymond, Porter, Town Clerk  
Andrew Baker, Planning Director, Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: November 2, 2021

Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division (LD2021 059)
<b>Location:</b>	Tax ID: 032 028009 Parcel Number: 6-16-233 7122 N Riley RD, Evansville WI 53536-8312
<b>Town:</b>	Porter
<b>Zoned:</b>	Agricultural - Exclusive (A-E)
<b>Future Land Use</b>	Agriculture, Woodlands and Scattered Residential & Environmental Corridor

The proposed minor land division is located in the Town of Porter. The proposed Certified Survey Map (CSM) is making 3 lots out of an existing 60 acres (+/-). The proposed Lot 1 is one acre (+/-) and Lot 2 has an existing home with 9 acres (+/-). The original parcel will be left with 50 acres (+/-).



The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the Survey, staff makes the following recommendations:

## MEMORANDUM

1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Track requirements (Town minutes attached).
3. Dedicate a thirty-three foot half road right-of-way along the road at the discretion of the Town.
4. Note on Final CSM:
  - “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
  - “Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
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 final approval



MEMORANDUM

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



MEMORANDUM



MEMORANDUM

Town of Porter Plan Commission Hearing  
Monday, October 18th, 2021, 6:30pm  
Porter Town Hall, 8809 N Wilder Road

Called to order by Sweeney at 6:30pm. Present: PC members - Sweeney, Imhoff, S. Towns, Vielhuber & Slater. Also present: Viney, Fox, Hamilton, Raymond, Franseen, Roethe and 10 residents.

**Discussion on Zoning change for Michelle Benedict (aka; Docs Woods LLC) 108 Arbury Court, Cottage Grove, WI. Base Farm Tract 18 Lot number 6-16-233, Lot 1. A-E to A-G 4-3(8)(B)(4)(2), Lot 2. A-E to A-G 4-3(8)(B)(4)(a), Lot 3. Easement lot:**

- **Lot 2- Current zoning is AE and they wish to change to AG. Lot size is 9 acres.**
  - **Citizen Input - none**
  - **Imhoff motions to recommend to the Town Board the zoning change from AE to AG, S. Towns 2nd. MC.**
- **Lots 1- Resident wishes to create a 1 acre lot with AG zoning from the remaining 51 acres. Under the easement, the parent lot will remain 50 acres.**
  - **Citizen Input- none**
  - **S. Towns makes a motion to recommend to the Town Board to create a 1 acre lot zoned AG from AE with the parent lot of 50 acres remaining under easement, Slater 2nd. MC.**

**Discussion on zoning change application for John Crull 12000 W US Highway 14 Evansville WI. Base farm Tract 35 Lot Number 6-16-252A Section 31, Lot 1. A-E to RR 4-3(8)(B)(4)(2), Lot 2 Remove lot line, Lot 3 Non conforming parent lot**

- **Roethe shared that because of the action of the DOT and the highway 14 expansion, these lots are not contiguous. This does not set a president as the lots are non-conforming not due to action of the applicant or the Town of Porter.**
- **Lot 1- Applicant wishes to change the zoning from AE to RR.**
  - **Citizen input- none**
  - **Slater makes a motion to recommend to the Town Board that the zoning on Lot 1 be changed from AE to RR.**
- **Lot 2- Mike and Stacy Wagner wish to purchase this property from her father, John Crull. This property is connected to their current**



## MEMORANDUM

**property. They wish to remove the lot line between the properties and make it a continuous property and change zoning from RR to AG.**

**This would create a 7.2 acre AG lot.**

- **Discussion of illegal residential house trailer currently on Lot 3. An affidavit with conditions of removal of the illegal residential house trail within 6 months would need to be created. Roethe will create.**
- **Lot 3 would become at 26 acre non-conforming lot because of action of the DOT and highway 14 expansion project.**
- **Citizen input - question on tax rate with zoning change, Sweeney said to consult our town assessor.**
- **Slater makes a motion to recommend to the Town Board to remove the lot line and change the Wagner lot of RR to AG and Lot 2 from AE to AG creating a 7.2 acre AG lot with conditions of affidavit related to removal of the illegal residential home on Lot 3, S. Town 2nd. MC.**

**Adjournment- Vielhuber makes a motion to adjourn at 7:03pm, S. Towns 2nd. MC.**

RECEIVED

AUG 27 2021



ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 059

Received By - Date  
(MM/DD/YYYY): 08/27/2021

# PRELIMINARY LAND DIVISION APPLICATION FORM

## PROPOSED LAND DIVISION CLASSIFICATION:

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

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

## APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Michelle Benedict	Telephone:	608-335-0325
Address:	108 Arbury Court	City:	Cottage Grove
		State:	WI
		Zip:	53527
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

## PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line  
Creating a 10 Acre lot for future buildings.

10. Land division area location: Town of Porter SW 1/4 of SW 1/4  
Section 28 Tax parcel number(s) - 6-16-233

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): 10 Acres

14. Land division area (Square feet or acres): 10 Acres

15. Current zoning of land division area: AE

16. Number of new/additional lots created by land division: 1

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

18. Future zoning of parent lot: AE

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

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

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

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

## APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: B M Comd DATE: 8-24-21



## APPLICATION CHECKLIST

	Yes	No	Comment
<b>1.</b> 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"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> 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"/>	
<b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>f.</b> Distance from all <b>PROPOSED</b> 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"/>	
<b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(12)</b> Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(13)</b> Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(14)</b> Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(15)</b> Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(16)</b> Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(17)</b> Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>i.</b> 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"/>	
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>2.</b> 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"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

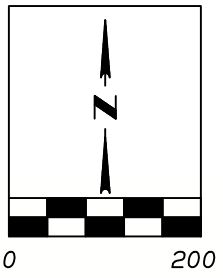
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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



# PRELIMINARY CERTIFIED SURVEY MAP

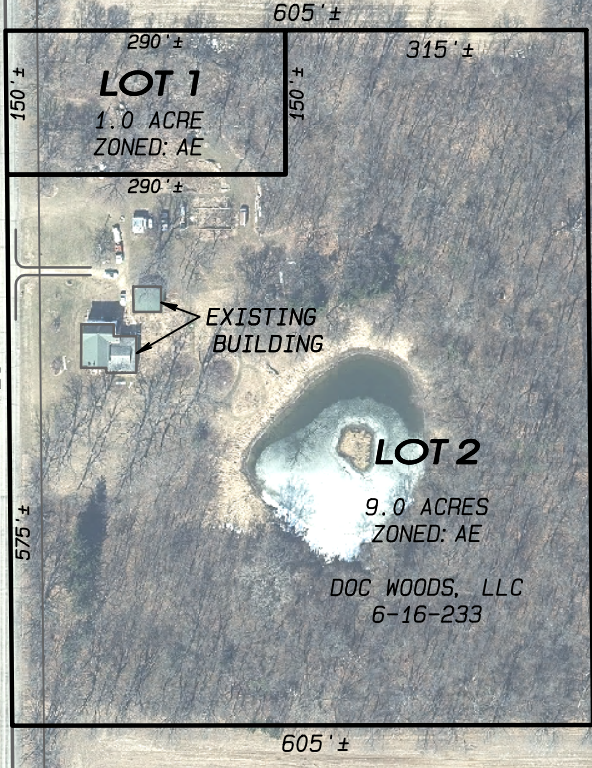
PART OF THE SW 1/4 OF OF THE SW 1/4 OF SECTION 28, T.4N., R.11E.  
OF THE 4TH P.M. PORTER TOWNSHIP, ROCK COUNTY, WISCONSIN.



N RILEY ROAD

KENNETH ANDREW  
6-16-240  
ZONED: AE

JASON CARROLL  
6-16-232  
ZONED: AE



SW SECTION CORNER  
SECTION 28-4-11

RAYMOND DETWEILER  
REVOCABLE TRUST  
6-16-258  
ZONED: AG

KEVIN VIKEN  
6-16-270  
ZONED: AG

UDDER END FARMS, LLC  
6-16-269.1  
ZONED: AE

BRIAN JENNER  
6-16-267.1  
ZONED: AE



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING



MEMORANDUM

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

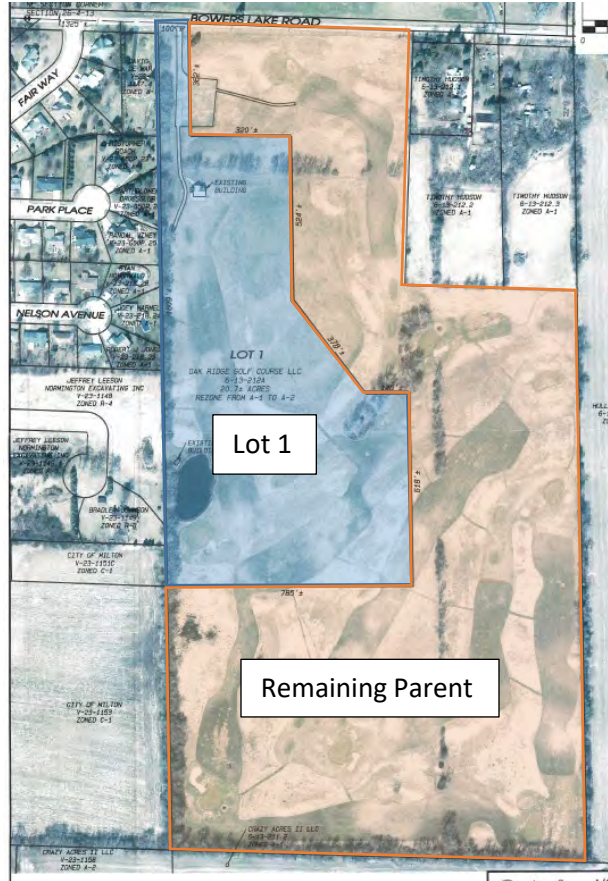
From: Chris Munz-Pritchard, Senior Planner Rock County

Date: November 3, 2021

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Minor Land Division # LD 2021 071
<b>Location:</b>	Tax ID: 026 026005001 Parcel Number: 6-13-212A
<b>Town:</b>	Milton
<b>Zoned:</b>	Agricultural District (A-3)
<b>Future Land Use:</b>	Agricultural

This is a minor land division located in the Town of Milton. The proposal will make two lots, from an existing 70.740 acres. The new land division will create two new lots with lot 1 having 20.7 acre (+/-) leaving the original parent parcel with 50.04 acres (+/-) and therefore not included in this survey. The current use of the land is a golf course. The development plan for lot 2 is annexation to the City of Milton for a subdivision. The intention of Lot is to remain within the unincorporated are of Milton Township. Considering the surrounding land is all within the City of Milton (or will be once the parent parcel is annexed) the only connection to the unincorporated area will by the right of way of Bowers Lake Rd (connecting to the unincorporated area to the east). Considering the right of way along the subject parcel is not yet dedicated (parcel line is to the center of the road), it is strongly suggested that the right of way be dedicated along the entire parent parcel as part of this process (i.e. not just along Lot 1). Otherwise, as has been done historically, the annexation of the remaining parent parcel will end at the edge of the road right of way (i.e excludes the right of way). That will leave a remnant parcel remaining in the Town that will consist of only right of way. It will then take a separate instrument to dedicate that right of way to the Town of Milton. It is much cleaning to resolve that matter up front with this CSM.

# MEMORANDUM

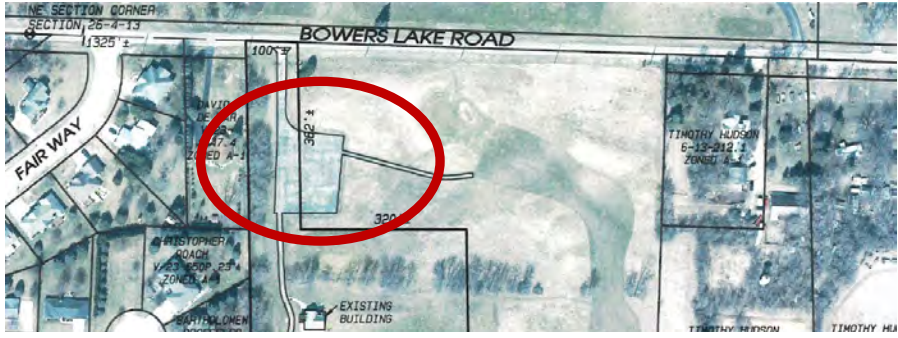


## Recommendation:

Staff recommends approval of this minor land division # LD 2021 071 in the Town of Milton with the following conditions:

1. Any additional existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. Dedicate a thirty-three foot half road right of way along the entire frontage of the parent parcel.
3. Zoning should meet the minimum requirements of the lot per Town of Milton Zoning Ordinance.
4. There is a parking lot that is location on both properties. This should either be removed or a joint use easement should be established.

MEMORANDUM



5. Note on Final CSM: “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.

6. This falls under the extraterritorial jurisdiction of the City of Milton.



7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

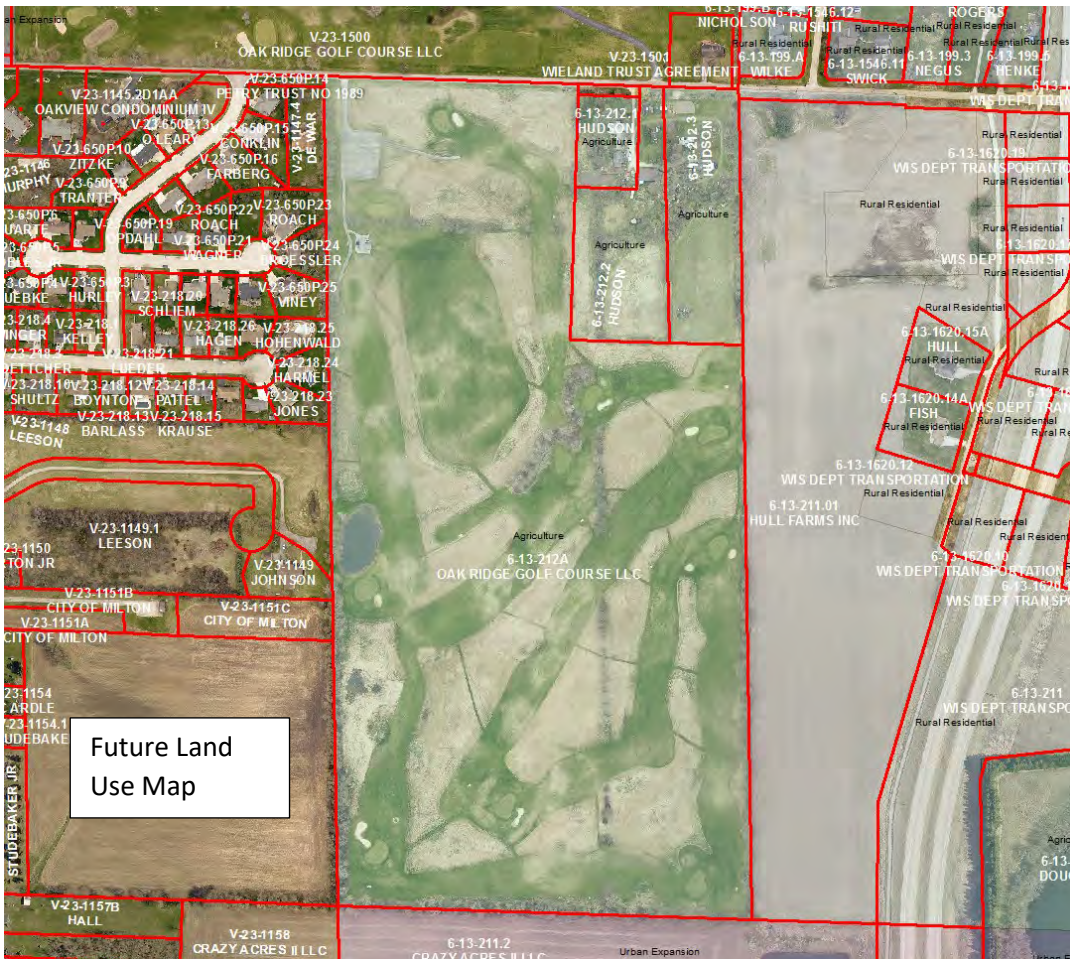
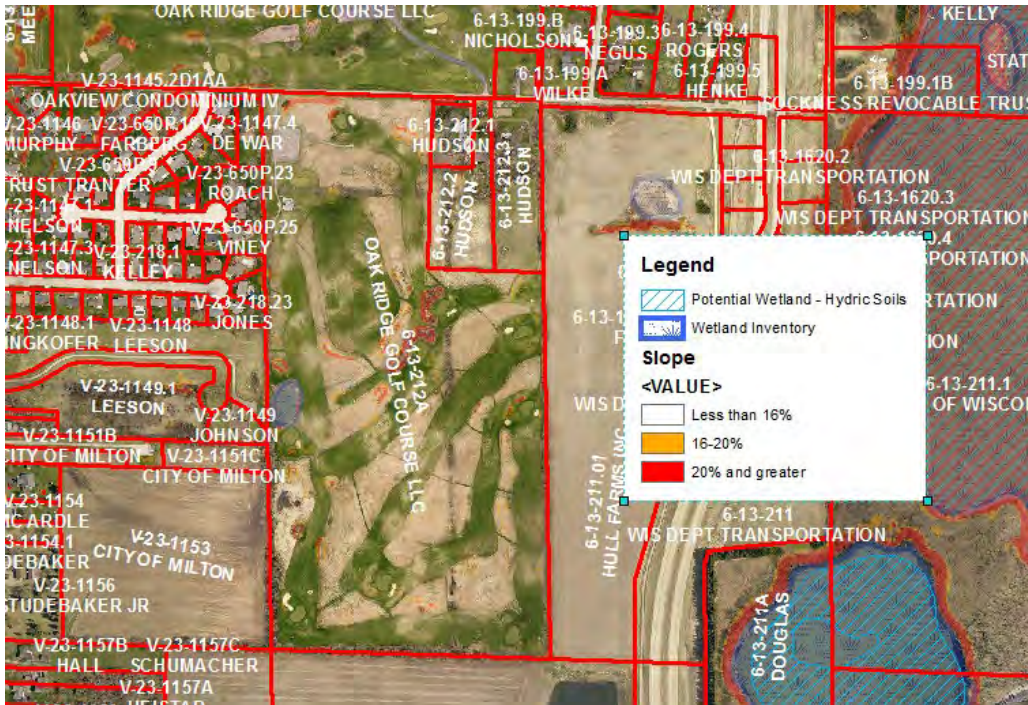
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

MEMORANDUM

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



MEMORANDUM





RECEIVED

OCT 15 2021



ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: \_\_\_\_\_

Received By – Date  
(MM/DD/YYYY): \_\_\_\_\_

# PRELIMINARY LAND DIVISION APPLICATION FORM

## PROPOSED LAND DIVISION CLASSIFICATION:

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

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

## APPLICANT INFORMATION

### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	OAK RIDGE GOLF COURSE LLC (ANDREA WIELAND)	Telephone:	608-868-4353
Address:	1280 BOWERS LAKE ROAD	City:	MILTON
		State:	WI
		Zip:	53563
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

## PROPERTY INFORMATION

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

Creating Lot One that will remain as part of the golf course while the easterly 50 acres will be a developed subdivision.

10. Land division area location:	Town of MILTON	NW 1/4 of E 1/2 1/4
	Section 26	Tax parcel number(s) - 6-13-212A

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 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): 70.74 ACRES	14. Land division area (Square feet or acres): 20.7 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: R-2	18. Future zoning of parent lot: R-1

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): \_\_\_\_\_
22. Public improvement construction will begin on (mm/dd/yyyy): \_\_\_\_\_

## APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>B M Ad</u>	DATE: <u>10-12-21</u>
--	-----------------------



## APPLICATION CHECKLIST

	Yes	No	Comment
<b>1.</b> 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"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> 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"/>	
<b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>f.</b> Distance from all <b>PROPOSED</b> 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"/>	
<b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(12)</b> Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(13)</b> Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(14)</b> Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(15)</b> Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(16)</b> Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(17)</b> Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>i.</b> 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"/>	
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>2.</b> 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"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

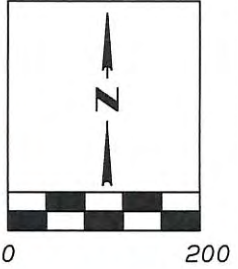
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE E 1/2 OF SECTION 26, T4N, R13E,  
OF THE 4TH P.M., TOWN OF MILTON, WISCONSIN.



**NOTES:**

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

Project No. 121-467 For: Wieland, Andrea October 12, 2021



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



MEMORANDUM

To: Rock County Planning and Development Committee  
Pam Hookstead, Clerk Town of Lima

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: November 2, 2021

Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division, LD 2021 075
<b>Location:</b>	Tax ID: 022 02500701 Parcel Number: 6-11-119.3
<b>Town:</b>	Lima
<b>Current Zoned:</b>	Agricultural District (A-1)
<b>Future Land Use Map</b>	Agricultural

The proposed minor land division is located in the Town of Lima. The proposed Certified Survey Map (CSM) is creating two lots out of an existing 28.860 acres (+/-). The new lot will have 8.7 acres (+/-), and the original parcel will be left with 20.1 acres (+/-).



The minimum lot size in the A-1 district is 35 acres. The lots does not meet the minimum requirements of this district will need to be re-zoned. Per zoning code the smaller lot should be re-zoned to A-2 and A-3 zoning.

The following are the requirements for the A-2 zoning district:

- A-2 Lot Area 10 to 34.99 acres
  - Minimum Side Yard:

## MEMORANDUM

- Principal Buildings 20 feet on each side
- Accessory Buildings 10 feet on each side
- Minimum Rear Yard Setback 50 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

The following are the requirements for the A-3 zoning:

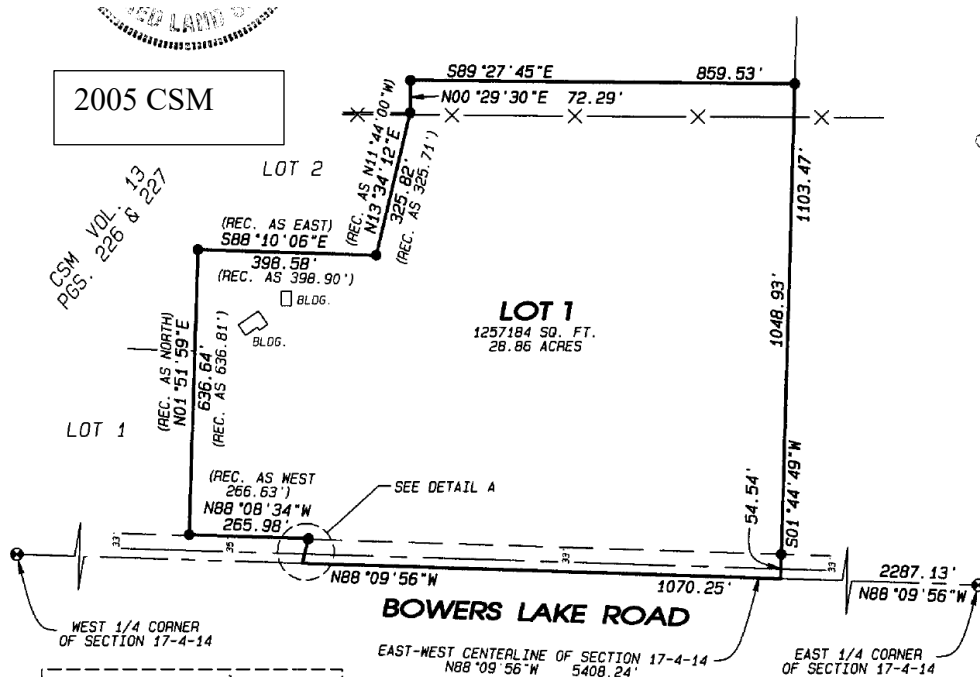
### A-3 Lot Area 3 to 9.99 acres

- Minimum Side Yard:
  - Principal Buildings 20 feet on each side
  - Accessory Buildings 10 feet on each side
- Minimum Rear Yard Setback 50 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

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

1. Per Section 4.3 of the Town of Lima zoning code, the proposed lots do not meet the minimum 35 acre requirements of the A-1 zoning district. The lots will need to be rezoned to meet zoning code requirements. Recommend rezoning to A-2 - Lot Area 10 to 34.99 acres & A-3 - Lot Area 3 to 9.99 acres.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
4. Note on Final CSM "No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
5. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

MEMORANDUM

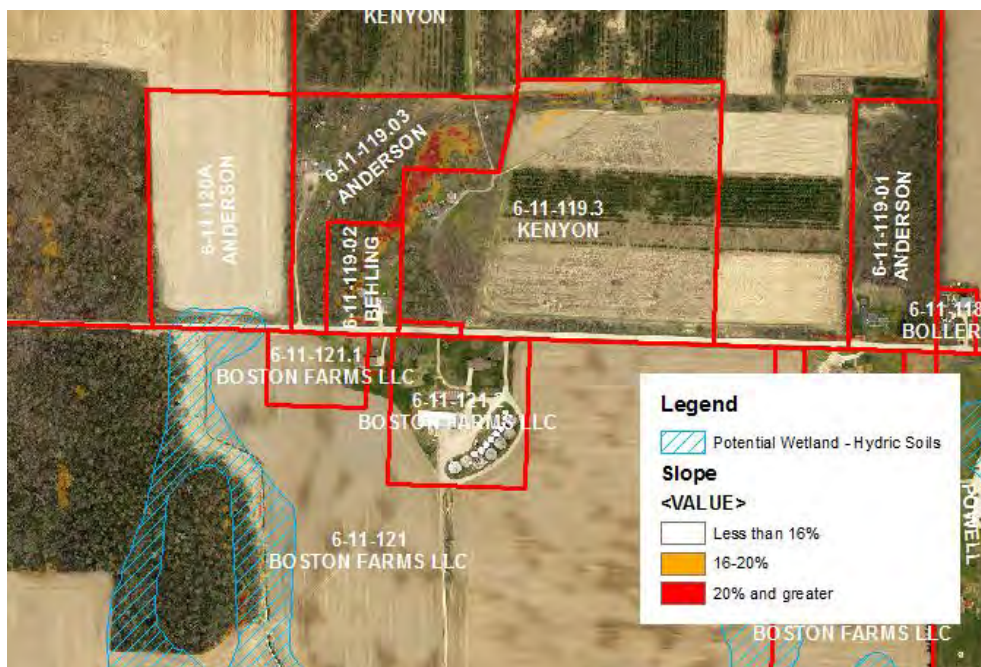
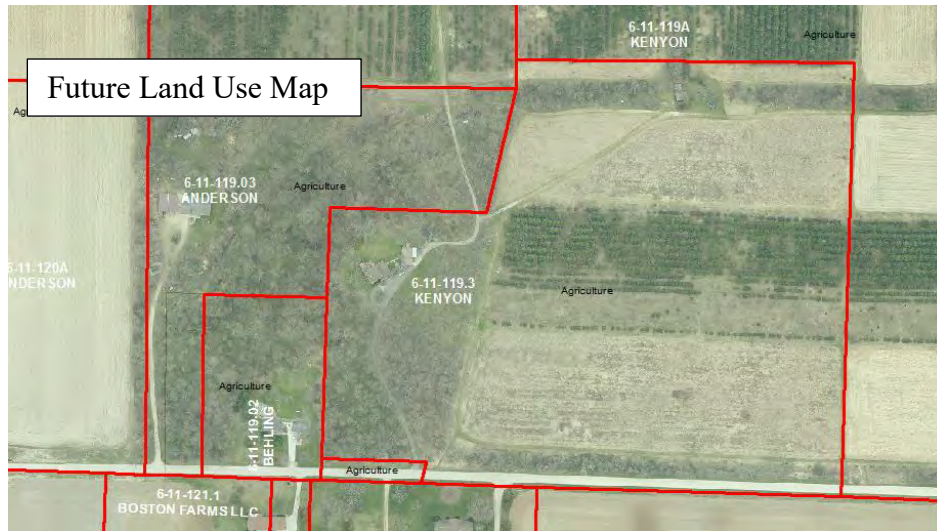
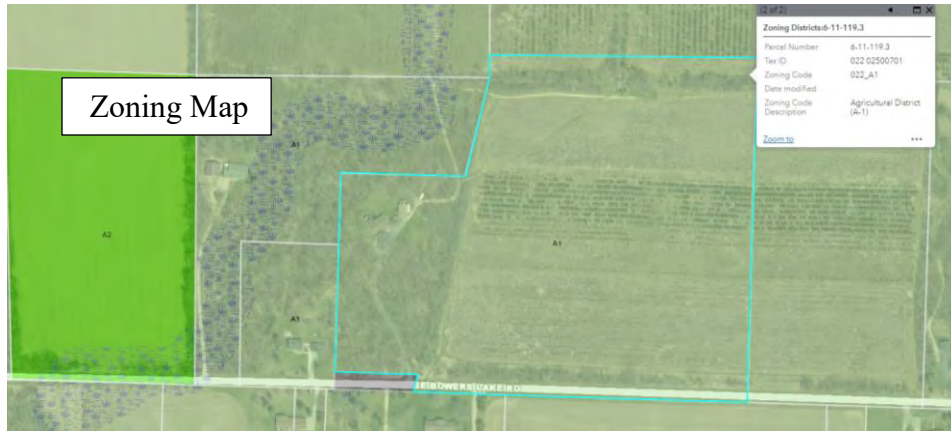


MEMORANDUM

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



# MEMORANDUM





RECEIVED

OCT 22 2021



ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 075

Received By - Date  
(MM/DD/YYYY): \_\_\_\_\_

# PRELIMINARY LAND DIVISION APPLICATION FORM

## PROPOSED LAND DIVISION CLASSIFICATION:

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

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

## APPLICANT INFORMATION

### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	BRUCE W. & KAY E. KENYON			Telephone:	727-243-3599		
Address:	8939 E BOWERS LAKE ROAD	City:	MILTON	State:	WI	Zip:	53563
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

## PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line  
DIVIDING INTO TWO LOTS FOR FUTURE HOUSE ON LOT ONE.

10. Land division area location:	Town of LIMA	SE 1/4 of NW 1/4
	Section 17	Tax parcel number(s) - 6-11-119.3

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): 28.86 ACRES	14. Land division area (Square feet or acres): L1) 8.7 AC / L2) 20.1 AC	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: A-1	18. Future zoning of parent lot: A-1

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): \_\_\_\_\_
22. Public improvement construction will begin on (mm/dd/yyyy): \_\_\_\_\_

## APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Bj M CW* DATE: 10-18-21



APPLICATION CHECKLIST			
	Yes	No	Comment
<b>1.</b> 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"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> 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"/>	
<b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>f.</b> Distance from all <b>PROPOSED</b> 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"/>	
<b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(12)</b> Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(13)</b> Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(14)</b> Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(15)</b> Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(16)</b> Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(17)</b> Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>i.</b> 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"/>	
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>2.</b> 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"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

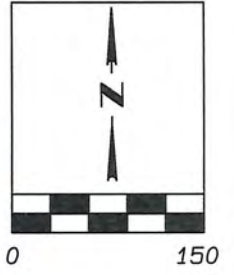
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, T.4N.,R.14E.  
OF THE 4TH P.M., LIMA TOWNSHIP, ROCK COUNTY, WISCONSIN.



**NOTES:**

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

Project No. 121-576 For: KENYON, BRUCE October 14, 2021



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

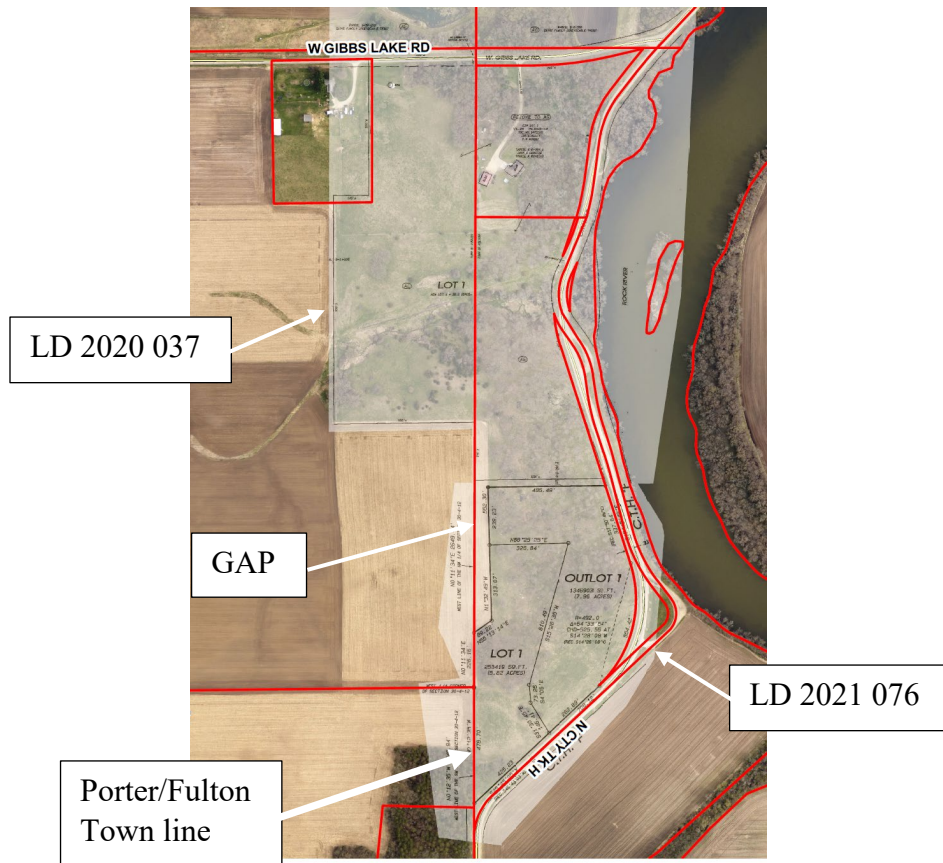


MEMORANDUM

To: Rock County P&D Committee  
Connie Zimmerman – Clerk – Town of Fulton  
Andrew Baker – Planning Director – Rock County  
From: Chris Munz-Pritchard – Planner – Rock County  
Date: November 4, 2021

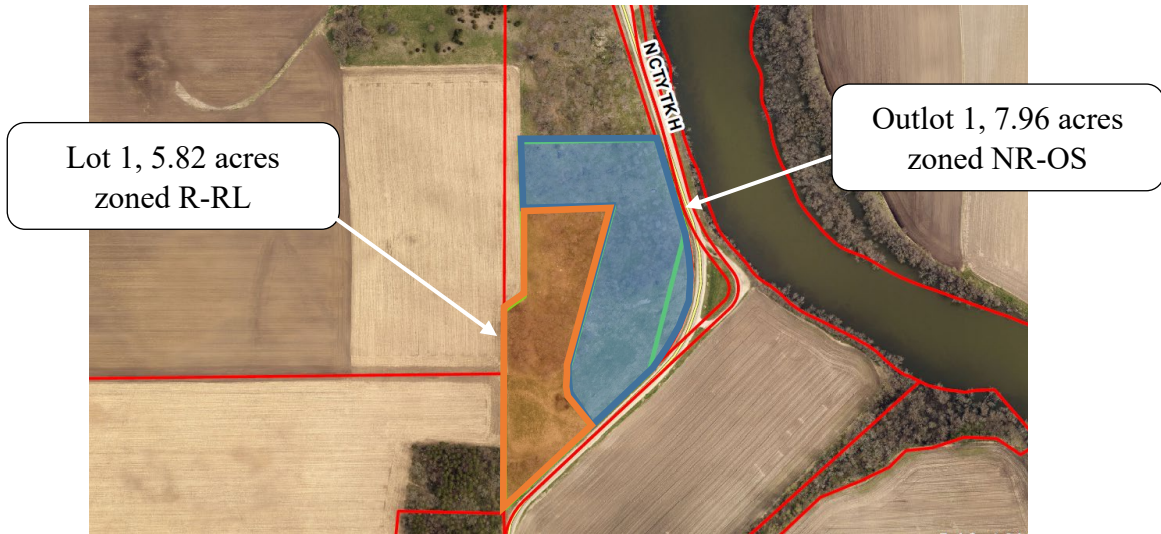
Summary of Request	
<b>Requested Approvals:</b>	Minor Land Division LD 2021 076
<b>Location:</b>	Tax ID: 012 07809 Parcel Number: 6-6-394.3 Tax ID: 012 0780501 Parcel Number: 6-6-394.1
<b>Town:</b>	Fulton
<b>Current Zoned:</b>	Residential-Rural Density Large (R-RL) Natural Resource-Open Space (NR-OS) Rock County Shoreland Zoning District

This is a minor land division located in the Town of Fulton. This started with a lot combination (LD 2020 037) to the North.



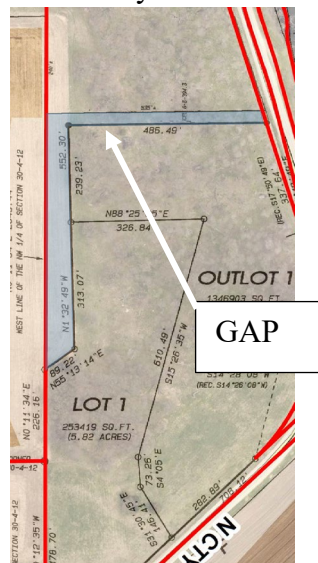
# MEMORANDUM

The proposal will make two lots, from an existing 13.78 acres created from the 2020 Land division. The new land division will create one new lots having 5.82 acre (+/-) and an outlet 7.94 acres (+/-). For the record, per Rock County Land Division Ordinance: Outlet – A land area, other than a lot or block, not to be utilized as a building or accessory building site and so designated on a Plat of Survey (“POS”), Certified Survey Map (“CSM”), or Sub-division Plat



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

1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. There looks like there is a GAP in the survey. This should be fixed.



3. The Outlet when recorded should show that it is not a buildable lot.
4. 4.112 Preliminary Land Division requirements need to be met.

MEMORANDUM

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 final approval.
7. See planner report from the Town of Fulton Below.

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

## MEMORANDUM

### Rock County Zoning of Shoreland

#### (2) Sewered Lots

(A) Minimum Area and Width for Each New Lot. The minimum lot area shall be 10,000 sq. ft. and the minimum average lot width shall be 65 feet.

1. The width shall be calculated by averaging measurements at the following 4 locations:
  - (a) The ordinary high water mark.
  - (b) The building setback line.
  - (c) One other location on the lot within 300 feet of the ordinary highwater mark.
  - (d) The rear lot line

#### (B) Setbacks (Applicable to New and Existing Lots)

1. There shall be a side yard for each principal structure or building. The minimum width of one side yard shall be 8 feet. The minimum combined width of both principal side yards shall be 20 feet. There shall be a side yard of 5 feet for accessory structures excluding fences.
2. The rear yard setback for all structures shall be 25 feet.
3. The front yard setback for all structures shall be 25 feet.

### Fulton Ordinance

§ 425-3-3C Residential-Rural Density Large (R-RL).

#### (a) Lot:

- [1] Minimum size: three acres;
- [2] Maximum size: 10 acres;
- [3] Minimum width:
  - [a] Public road frontage: 100 feet;
  - [b] Building line: 100 feet.

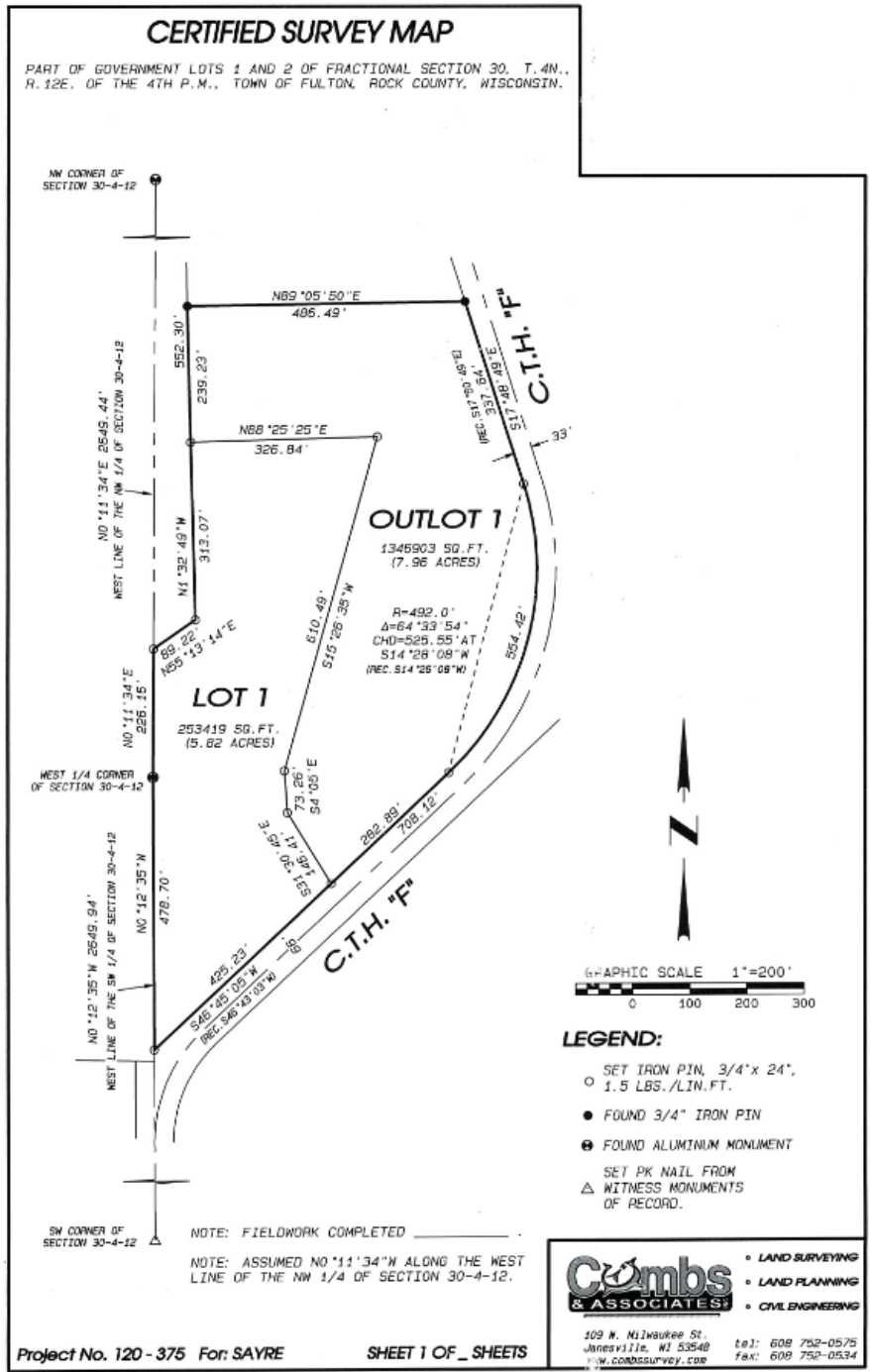
#### (b) Building:

- [1] Minimum size:
  - [a] Residence. (A basement shall not count as square footage. Any residence constructed without a full-height basement shall require an additional 200 square feet above the number identified in Subsection C(5)(b)[1][a][i] and [ii])
    - [i] Single-family: living area, 1,000 square feet;
    - [ii] Two-family: living area, 1,600 square feet.
  - [b] Any building other than a residence: none.
- [2] Maximum size: none, but not to exceed the requirement of Subsection C(5)(b)[6], Maximum lot cover;
- [3] Maximum height:
  - [a] Residence: 35 feet;
  - [b] Any building other than a residence: none.
- [4] Minimum width:
  - [a] Residence: 24 feet;
  - [b] Any building other than a residence: none.
- [5] Maximum number:
  - [a] Residence (single-family or two-family): one;
  - [b] Any building other than a residence: none, but not to exceed the requirement of Subsection C(5)(b)[6], Maximum lot cover.
- [6] Maximum lot cover: 20%.

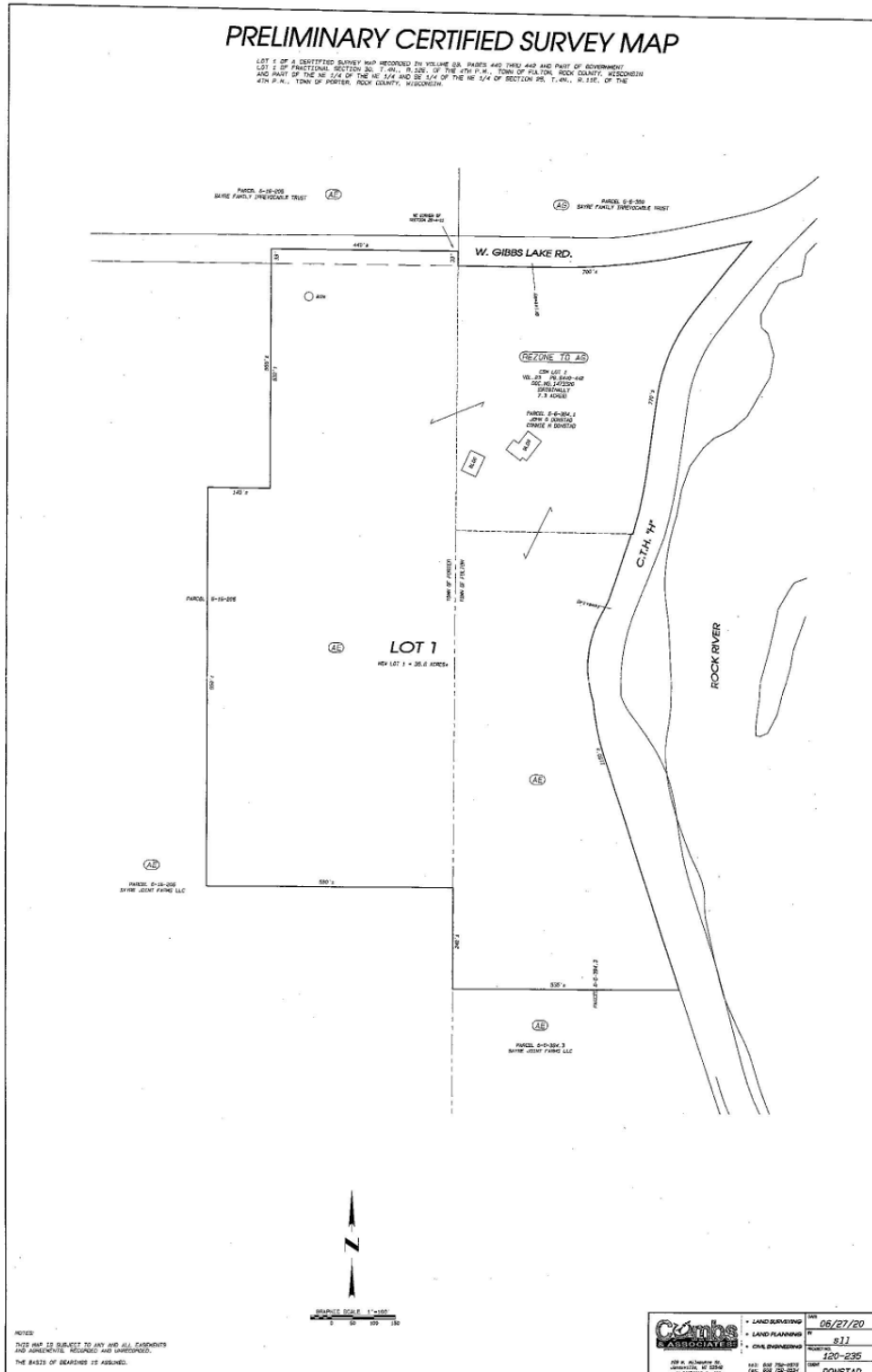


MEMORANDUM

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



# MEMORANDUM





AGENCY USE ONLY

Application Number: LD 2021 076

Received By - Date 10/29/2021  
(MM/DD/YYYY):

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

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

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

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	SAYRE JOINT FARMS LLC	Telephone:	
Address:	5151 W STONE FARM RD	City:	EDGERTON
		State:	WI
		Zip:	53534
b. Name:		Telephone:	
Address:		City:	
		State:	WI
		Zip:	53534

#### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

### PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line  
Create 1 new buildable parcel for sale.

10. Land division area location:	Town of FULTON	1/4 of <sup>NW &amp; SW</sup> 1/4
	Section 30-4-12	Tax parcel number(s) - 6-6-394.3

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): 15
14. Land division area (Square feet or acres): 15
15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 2
17. Future zoning of new/additional lot(s) created by land division: R-RL / NR-OS
18. Future zoning of parent lot: AE
19. Covenants or restrictions will be placed on the land division area:  Yes  No  
If Yes, identify covenants or restrictions:
20. A residential building is currently located in the land division area:  Yes  No  
If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE
22. Public improvement construction will begin on (mm/dd/yyyy):

### APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Bj M Caldwell</i></u>	DATE: <u>10-25-21</u>
--	-----------------------

## APPLICATION CHECKLIST

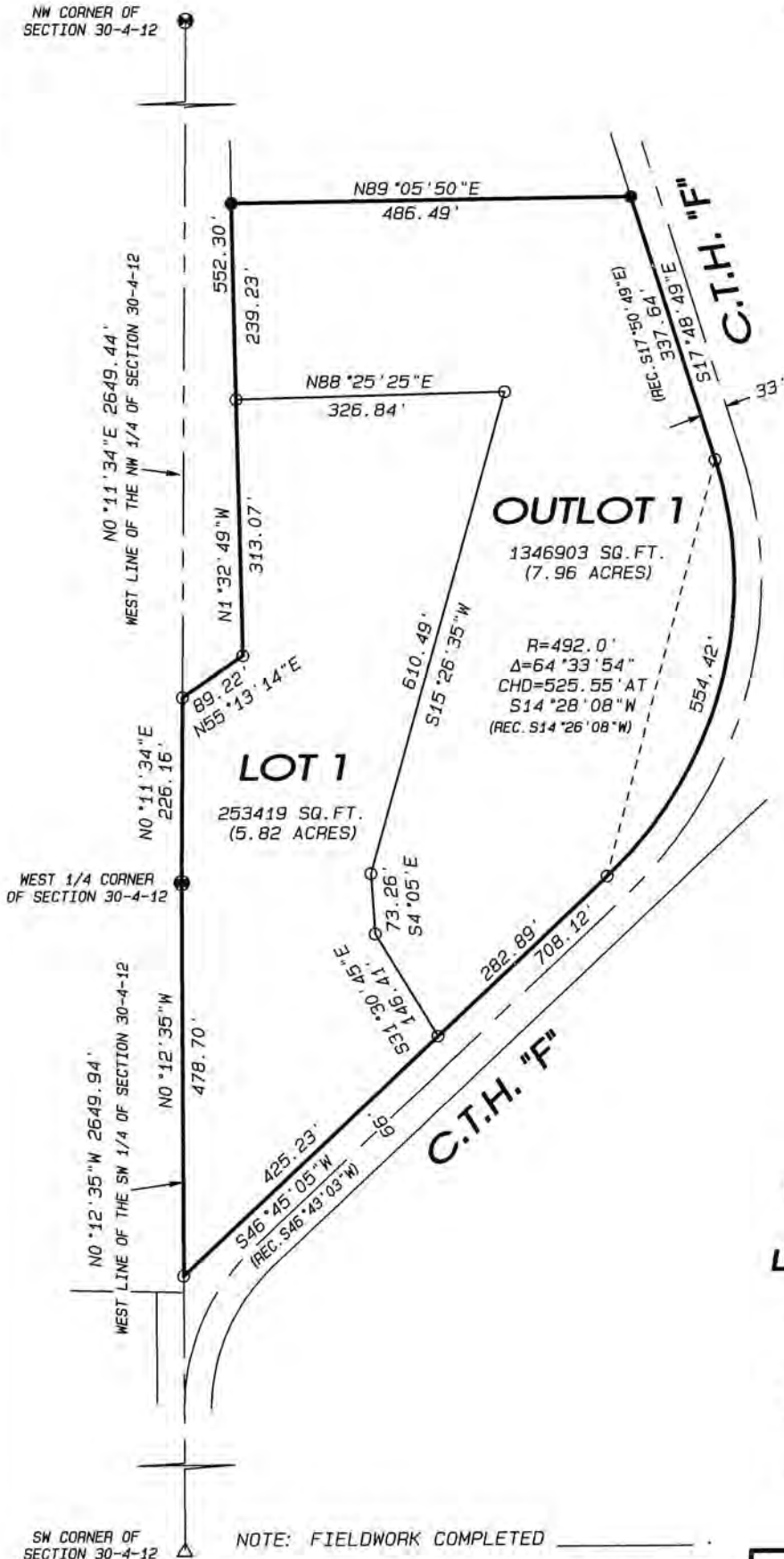
	Yes	No	Comment
<b>1.</b> Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> 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"/>	
<b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>f.</b> Distance from all <b>PROPOSED</b> 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"/>	
<b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(5)</b> Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(12)</b> Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(13)</b> Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(14)</b> Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(15)</b> Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(16)</b> Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(17)</b> Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>h.</b> 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
<b>i.</b> 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
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>k.</b> Scale, north arrow, and date of creation:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
<b>l.</b> Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>2.</b> 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"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

# CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 30, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



NOTE: FIELDWORK COMPLETED \_\_\_\_\_

NOTE: ASSUMED NO \*11'34"W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 30-4-12.

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Lisa Tollefson  
INITIATED BY



Lisa Tollefson  
DRAFTED BY

Planning & Development Committee  
SUBMITTED BY

November 2, 2021  
DRAFTED

**Adoption of Final Rock County Supervisory District Plan**

1 **WHEREAS**, under Wis. Stat. § 59.10(3)(b)1, each county board is required to create and adopt a  
2 tentative plan within 60 days of receiving decennial federal census data; and,  
3

4 **WHEREAS**, Rock County received the 2020 Census Data on August 16, 2021 and the County Board of  
5 Supervisors adopted a Tentative Supervisory District Plan on October 7, 2021 consisting of 29 districts;  
6 and,  
7

8 **WHEREAS**, the Tentative Supervisory District Plan was transmitted to Rock County cities, towns, and  
9 villages on October 8, 2021 for the municipal ward map creation; and,  
10

11 **WHEREAS**, all municipal ward maps were created and approved on or before November 9, 2021; and,  
12

13 **WHEREAS**, in accordance with WI State Statute 59.10(3), the Rock County Board of Supervisors shall  
14 consist of 29 Supervisors to be elected from 29 Supervisory Districts. The location and boundaries of  
15 the Supervisory Districts are established as shown, on the maps entitled "**Official Map of Rock County**  
16 **Supervisory Districts**" (**Maps 1-3**), dated as attached to this Resolution; and,  
17

18 **WHEREAS**, the total population in Rock County in the 2020 Census is 163,687 (an increase of 2.1%),  
19 making the target population for each Supervisory District 5,644, with a 10% deviation allowable.  
20

21 **WHEREAS**, The Supervisory Districts are hereby created, numbered, and described as follows, and as  
22 shown on the maps attached hereto which are incorporated herein by this reference.  
23

**SUPERVISORY DISTRICTS 1-29**

24 **Supervisory District #1**, (~ population 5,711) All the territory within the City limits of Evansville, Wards  
25 1 through 8.  
26

27 **Supervisory District #2**, (~ population 5,589) All the territory within the Town of Union, Wards 1  
28 through 3; and all of the territory within the Town of Porter, one Ward; and all of the territory within the  
29 Town of Center, Wards 1 and 2; and all of the territory within the Village of Footville, one Ward; and, the  
30 territory within the Town of Plymouth, Ward 1.  
31

32 **Supervisory District #3**, (~ population 5,799) All of the territory within the City of Edgerton, Wards 1  
33 through 6.  
34

35 **Supervisory District #4**, (~ population 5,601) All of the territory within the Town of Fulton, Wards 1  
36 through 6; and, all the territory within the Town of Janesville Ward 4; and, all the territory within the  
37 Town of Milton Wards 2, 3 and 4.  
38

39 **Supervisory District #5**, (~ population 5,716) All of the territory within the City of Milton, Wards 1  
40 through 9.  
41

42 **Supervisory District #6**, (~ population 5,591) All of the territory within the Town of Milton, Wards 1 and  
43 5; and, all of the territory within the Town of Lima, Wards 1 and 2; and, all of the territory within the Town  
44 of Harmony, Ward 3; and, all of the territory within the Town of Johnstown, one Ward; and, all the  
45 territory within the City of Janesville, Ward 25.  
46

47 **Supervisory District #7**, (~ population 5,730) All of the territory within the Town of La Prairie, one  
48 Ward; and all of the territory within the Town of Bradford, Wards 1-2; and, all of the territory within the  
49 Town of Clinton, one Ward; and, all of the territory within the Village of Clinton, Wards 1 through 3; and  
50 all of the territory within the Town of Turtle, Ward 3.  
51

52 **Supervisory District #8**, (~ population 5,567) All of the territory within the Town of Janesville Wards 1,  
53 2 and 3; and, all the territory within the Town of Rock, Wards 1 through 5; and the Town of Beloit Ward  
54 1.  
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**Supervisory District #9**, (~ population 5,658) All of the territory within the Town of Beloit Wards 2 through 7; and all of the territory within the City of Beloit Ward 1.

**Supervisory District #10**, (~ population 5,647) All of the territory within the Town of Magnolia, one Ward; and, all of the territory within the Town of Spring Valley, one Ward; and, all of the territory within the Village of Orfordville, Wards 1-2; and, all of the territory within the Town of Plymouth, Ward 2; and, all of the territory within the Town of Avon, one Ward; and, all of the territory within the City of Brodhead, Wards 7-8; and, all of the territory within the Town of Newark, Wards 1-2.

**Supervisory District #11**, (~ population 5,620) All of the territory within the City of Beloit, Wards 7, 8 9 and 11.

**Supervisory District #12**, (~ population 5,618) All of the territory within the City of Beloit, Wards 4 through 6.

**Supervisory District #13**, (~ population 5,657) All of the territory within the City of Beloit, Wards 2, 3 and 10.

**Supervisory District #14**, (~ population 5,651) All of the territory within the City of Beloit, Wards 18 and 19; and, all of the territory in the Town of Beloit Wards 8 through 10.

**Supervisory District #15**, (~ population 5,667) All of the territory within the City of Beloit, Wards 15 through 17 and 21; and, all of the territory within the Town of Turtle Ward 4.

**Supervisory District #16**, (~ population 5,707) All of the territory within the City of Beloit, Wards 12 through 14.

**Supervisory District #17**, (population 5,613) All of the territory within the City of Beloit, Wards 20, 22 and 23.

**Supervisory District #18**, (~ population 5,701) All of the territory within the City of Janesville, Wards 3 and 4.

**Supervisory District #19**, (~ population 5,705) All of the territory within the City of Janesville, Wards 5 and 6.

**Supervisory District #20**, (~ population 5,595) All of the territory within the Town of Janesville Ward 6; and, City of Janesville, Wards 1 and 2.

**Supervisory District #21**, (~ population 5,619) All of the territory within the Town of Janesville Ward 5; and, all of the territory within the City of Janesville, Wards 13 and 14.

**Supervisory District #22**, (~ population 5,605) All of the territory within the City of Janesville, Wards 19 and 20; and, all of the territory within the Town of Harmony Wards 1 and 2.

**Supervisory District #23**, (~ population 5,614) All of the territory within the City of Janesville, Wards 21 and 22.

**Supervisory District #24**, (~ population 5,678) All of the territory within the City of Janesville, Wards 17 and 18.

**Supervisory District #25**, (~ population 5,615) All of the territory within the City of Janesville, Wards 15 and 16.

**Supervisory District #26**, (~ population 5,616) All of the territory within the City of Janesville, Wards 23 and 24; and, all territory within the Town of Harmony Ward 4.

**Supervisory District #27**, (~ population 5,611) All of the territory within the City of Janesville, Wards 11 and 12.

**Supervisory District #28**, (~ population 5,552) All of the territory within the City of Janesville, Wards 9 and 10.; and, all the territory within the Town of Rock Ward 6.

**Supervisory District #29**, (~ population 5,634) All of the territory within the City of Janesville, Wards 7 and 8.



124 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
125 this \_\_\_\_day of \_\_\_\_\_, 2021 hereby authorizes and approves the Final Rock County Supervisory  
126 Districts maps created from the 2020 U S Census Data.

Respectfully submitted,

**Planning & Development Committee**

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Wayne Gustina, Vice Chair

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
Robert Potter

LEGAL NOTE:

The County Board is authorized to take this action pursuant to sec. 59.10(3)(b), Wis. Stats.

s/Richard Greenlee

Richard Greenlee  
Corporation Counsel

FISCAL NOTE:

Minimal fiscal impact.

/s/Sherry Oja

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

Attachments:

Map 1 – Rock County Supervisory Districts 1-29

Map 2 – Greater Janesville Area

Map 3 – Greater Beloit Area

Executive Summary

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Land Records Committee  
INITIATED BY



Michelle Schultz, Land Info Officer  
DRAFTED BY

Planning & Development Committee  
SUBMITTED BY

October 13, 2021  
DATE DRAFTED

**AMENDING THE ROCK COUNTY LAND INFORMATION PLAN**

1 **WHEREAS**, Resolution 19-1A-167 approved the updated Rock County Land Records Modernization  
2 Plan; and,  
3  
4 **WHEREAS**, the Rock County Land Records Modernization Plan in accordance with Wisconsin Land  
5 Information Program guidelines is now referred to as the Rock County Land Information Plan; and,  
6  
7 **WHEREAS**, the Plan is developed to comply with the Wisconsin Land Information Program  
8 requirements which allow Rock County to further develop, refine or modify the plan as needed in the  
9 effort to integrate and automate land records; and,  
10  
11 **WHEREAS**, significant public investment has been made in the Geographical Information System  
12 (GIS) that contains Rock County's Land Records information, resulting in a valuable resource for  
13 those who wish to utilize the information for public and private benefit; and,  
14  
15 **WHEREAS**, the fee structure contained in the appendix of the Plan was last updated in 2019 and the  
16 Land Records Office recommends no changes to the fees and recommends changes to the hard copy  
17 map sizes for more efficient use of paper; and,  
18  
19 **WHEREAS**, the revenue generated from the sale of maps and digital data will be used to offset the  
20 future costs of maintaining, improving and updating the information contained in the GIS.  
21  
22 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
23 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2021 does hereby amend the Rock County Land  
24 Information Plan as attached hereto and incorporated by reference, and replace the existing fee  
25 schedule with an updated fee schedule as described in the amended Rock County Information Plan;  
26 and,  
27  
28 **BE IT FURTHER RESOLVED**, that the updated fee schedule becomes effective upon passage of  
29 this resolution.

Respectfully Submitted,

**PLANNING AND DEVELOPMENT COMMITTEE**

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Wayne Gustina, Vice Chair

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Robert Potter



AMENDING THE ROCK COUNTY LAND INFORMATION PLAN

Page 2

FISCAL NOTE:

Minimal fiscal impact.

/s/Sherry Oja

Sherry Oja  
Finance Director

LEGAL NOTE;

The County Board is authorized to take this action pursuant to secs. 59.51 and 59.72, Wis. Stats.

s/Richard Greenlee

Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE”

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

## **EXECUTIVE SUMMARY**

The Rock County Board of Supervisors established a Land Information Office in 1990 pursuant to 1989 Wisconsin Act 31 and Act 339. The Rock County Land Information Program is funded with real estate document recording or filing fees that are charged and collected in the Register of Deeds Office.

Rock County is required by statute 59.72(3)(b) to update our Land Information Plan every three years in order to maintain eligibility for Wisconsin Land Information Program grants and to retain recording fees to be used for the Land Information Program. The Rock County Land Information Office along with representatives from the Cities of Beloit and Janesville have worked together to create this plan, which will guide the modernization of Rock County Land Information. The proposed projects in the Plan are like a Capital Improvement Plan for Rock County Land Information. Land Records projects are evaluated annually based on organizational need and available Land Records funding as part of the budget process.



# Rock County

## Land Information Plan

2022-2024



\*\*Wisconsin Land Information Program  
Wisconsin Department of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703  
(608) 267-3369  
[www.doa.wi.gov/WLIP](http://www.doa.wi.gov/WLIP)

**Version: 2021-09-27**

Approved/Adopted by Land Information Council on: 2021-09-27

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# EXECUTIVE SUMMARY

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**About this Document.** This document is a land information plan for Rock County prepared by the land information officer (LIO) and the Rock County land information council. Under state statute 59.72(3)(b), a “**countywide plan for land records modernization**” is required for participation in the Wisconsin Land Information Program (WLIP). The purpose of this document is twofold: 1) to meet WLIP funding eligibility requirements necessary for receiving grants and retaining fees for land information, and 2) to plan for county land records modernization in order to improve the efficiency of government and provide improved government services to businesses and county residents. To date, Rock County has made substantial progress in data conversion and systems development. The focus of this plan is the continued development of this process and cooperation among custodial departments in establishing a fully functional Geographic Information System. This plan will be integrated into Rock County’s Comprehensive Plan 2035 as Chapter 15. The plan will be implemented jointly by the Rock County Land Information Office & Rock County Land Information Council, and is submitted for review and approval by the Wisconsin Department of Administration.

**WLIP Background.** The WLIP, administered by the Wisconsin Department of Administration, is funded by document recording fees collected by register of deeds at the county-level. In 2020, Rock County was awarded \$41,000 in WLIP grants and retained a total of \$244,944 in local register of deeds document recording fees for land information.

This plan lays out how funds from grants and retained fees will be prioritized. However, as county budgets are determined on an annual basis with county board approval, this plan provides estimated figures that are subject to change and are designed to serve planning purposes only.

**Land Information in Rock County.** Land information is central to county operations, as many essential services rely on accurate and up-to-date geospatial data and land records. A countywide land information system supports economic development, emergency planning and response, support to unincorporated and incorporated municipalities, coordination with state and federal agencies, and a host of other citizen services. The Rock County land information system integrates and enables efficient access to information that describes the physical characteristics of land, as well as the property boundaries and rights attributable to landowners. The following departments are essential to the integration and efficient access to Land Records in Rock County: Communications Center – 911; Land Conservation; Information Technology; Planning, Economic & Community Development; Public Health; Public Works; Real Property Lister; Register of Deeds; Surveyor; and Treasurer. The Rock County Administrator’s Office is also essential to supporting the Land Records System.

**Mission of the Land Information Office.** In the next three years, Rock County’s Land Information Office will continue with the development, implementation and maintenance of a fully functional multi-purpose, object orientated geographic information system (GIS) maintained by multiple county departments, municipalities and organizations that meets the needs of public and private users in an efficient and cost effective manner.

**Land Information Office Projects.** To realize this mission, in the next three years, the county land information office will focus on the following projects:

Rock County Land Information Projects: 2022-2024	
Project #1	Indexing of documents by geography in GIS
Project #2	Countywide integration of tax/assessment data with parcel polygons
Project #3	100% PLSS remonumentation with survey grade GPS coordinates
Project #4	Expansion of the use of mobile GPS/GIS technology
Project #5	Document imaging improvements
Project #6	Website development and hosting for improved access to land records

The remainder of this document provides more details on Rock County and the WLIP, summarizes current and future land information projects, and reviews the county's status in completion and maintenance of the map data layers known as Foundational Elements.

# 1 INTRODUCTION

In 1989, a public funding mechanism was created whereby a portion of county register of deeds document recording fees collected from real estate transactions would be devoted to land information through a new program called the Wisconsin Land Information Program (WLIP). The purpose of the land information plan is to meet WLIP requirements and aid in county planning for land records modernization.

## The WLIP and the Land Information Plan Requirement

In order to participate in the WLIP, counties must meet certain requirements:

- Update the county's land information plan at least every three years
- Meet with the county land information council to review expenditures, policies, and priorities of the land information office at least once per year
- Report on expenditure activities each year
- Submit detailed applications for WLIP grants
- Complete the annual WLIP survey
- Subscribe to DOA's land information listserv
- Coordinate the sharing of parcel/tax roll data with the Department of Administration in a searchable format determined by DOA under s. 59.72(2)(a)

## LAND INFORMATION

Any physical, legal, economic or environmental information or characteristics concerning land, water, groundwater, subsurface resources or air in this state.

'Land information' includes information relating to topography, soil, soil erosion, geology, minerals, vegetation, land cover, wildlife, associated natural resources, land ownership, land use, land use controls and restrictions, jurisdictional boundaries, tax assessment, land value, land survey records and references, geodetic control networks, aerial photographs, maps, planimetric data, remote sensing data, historic and prehistoric sites and economic projections.

– Wis. Stats. section 59.72(1)(a)

Any grants received and fees retained for land information through the WLIP must be spent consistent with the county land information plan.

## Act 20 and the Statewide Parcel Map Initiative

A major development for the WLIP occurred in 2013 through the state budget bill, known as Act 20. It directed the Department of Administration (DOA) to create a statewide digital parcel map in coordination with counties.

Act 20 also provided more revenue for WLIP grants, specifically for the improvement of local parcel datasets. The WLIP is dedicated to helping counties meet the goals of Act 20 and has made funding available to counties in the form of Strategic Initiative grants to be prioritized for the purposes of parcel/tax roll dataset improvement.

For Strategic Initiative grant eligibility, counties are required to apply WLIP funding toward achieving certain statewide objectives, specified in the form of "benchmarks." Benchmarks for parcel data—standards or achievement levels on data quality or completeness—were determined through a participatory planning process. Current benchmarks are detailed in the WLIP grant application, as will be future benchmarks.



### **WLIP Benchmarks (For 2016-2021 Grant Years)**

- Benchmark 1 & 2 – Parcel and Zoning Data Submission/Extended Parcel Attribute Set Submission
- Benchmark 3 – Completion of County Parcel Fabric
- Benchmark 4 – Completion and Integration of PLSS

More information on how Rock County is meeting these benchmarks appears in the Foundational Elements section of this plan document.

### **County Land Information System History and Context**

In 1989, Rock County Board of Supervisors created a Land Information Office charged with the responsibility of modernizing land records and associated information within the county.

### **County Land Information Plan Process**

County land information plans were initially updated every five years. However, as a result of Act 20, counties must update and submit their plans to DOA for approval every three years. The 2022-2024 plan, completed at the end of 2021, is the third post-Act 20 required update.

### **County Land Information Plan Timeline**

- DOA release of finalized instructions by March 31, 2021.
- April–September 2021: Counties work on land info plans.
- Draft plans due to DOA by September 30, 2021 (but sooner is advised).
- Final plans with county land info council approval due by December 31st, 2021.

### **Plan Participants and Contact Information**

Another requirement for participation in the WLIP is the county land information council, established by legislation in 2010. The council is tasked with reviewing the priorities, needs, policies, and expenditures of a land information office and advising the county on matters affecting that office.

According to s. 59.72(3m), Wis. Stats., the county land information council is to include:

- Register of Deeds
- Treasurer
- Real Property Lister or designee
- Member of the county board
- Representative of the land information office
- A realtor or member of the Realtors Association employed within the county
- A public safety or emergency communications representative employed within the county
- County surveyor or a registered professional land surveyor employed within the county
- Other members of the board or public that the board designates

The land information council must have a role in the development of the county land information plan, and DOA requires county land information councils to approve final plans.

This plan was prepared by the county LIO, the Rock County Land Information Council, and others as listed below.

<b>Rock County Land Information Council and Plan Workgroup</b>				
<b>Name</b>	<b>Title</b>	<b>Affiliation</b>	<b>Email</b>	<b>Phone</b>
+ <b>Sandy Disrud</b>	Register of Deeds	Rock County Register of Deeds Office	sandy.disrud@co.rock.wi.us	608-757-5641
+ <b>Michelle Roettger</b>	County Treasurer	Rock County Treasurer's Office	michelle.roettger@co.rock.wi.us	608-757-5675
+ <b>Michelle Schultz</b>	Real Property Lister, Land Information Office Rep	Rock County Real Property Office	michelle.schultz@co.rock.wi.us	608-757-5610
+ <b>Mary Mawhinney</b>	County Board Member	Rock County Board of Supervisors Dist. 4	mary.mawhinney@co.rock.wi.us	608-757-5510
+ <b>Deb DeWitt</b>	Realtor	Century21	debdewitt@c21affiliated.com	608-531-2506
+ <b>Kris Pehl</b>	Public Safety Officer, GIS Coordinator	Rock County 911 Communications Center	kris.pehl@co.rock.wi.us	608-757-5181
+ <b>Brad Heuer</b>	County Surveyor	Rock County Planning & Development	brad.heuer@co.rock.wi.us	608-757-5658
+ <b>James Sandvig</b>	IT Director, "At-Large" Land Council Member	Rock County Information Technology	james.sandvig@co.rock.wi.us	608-757-5000
+ <b>Jennifer Borlick</b>	GIS Manager, "At-Large" Land Council Member	Rock County Planning & Development	jennifer.borlick@co.rock.wi.us	608-757-5592
<b>Norm Tadt</b>	Senior Conservation Specialist	Rock County Land Conservation	norm.tadt@co.rock.wi.us	608-754-6617
<b>Duane Jorgenson</b>	Public Works Director	Rock County Public Works	duane.jorgenson@co.rock.wi.us	608-757-5453
<b>Adam Elmer</b>	Environmental Health Specialist	Rock County Public Health	adam.elmer@co.rock.wi.us	608-757-5440
<b>Kirby Benz</b>	GIS Specialist	City of Janesville	benzk@ci.janesville.wi.us	608-755-3079
<b>Keith Houston</b>	GIS Specialist	City of Beloit	houstonk@beloit.wi.gov	608-364-6697

+ Land Information Council Members designated by the plus symbol



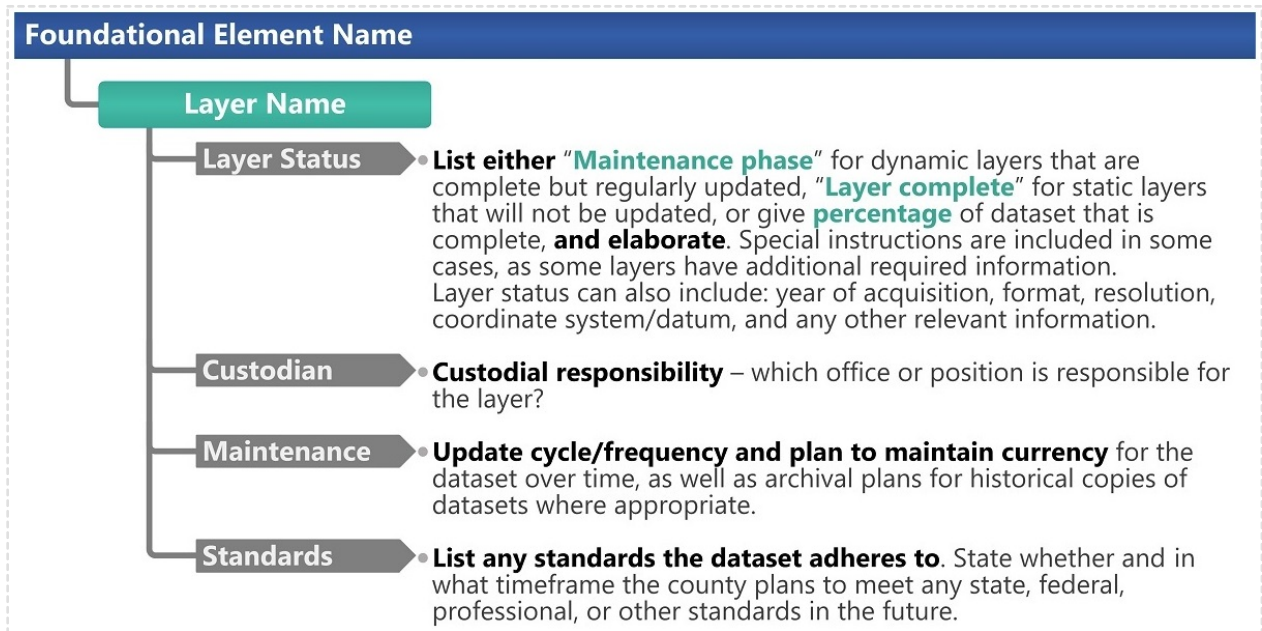
# 2 FOUNDATIONAL ELEMENTS

Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized “Framework Data” elements, the major map data themes that serve as the backbone required to conduct most mapping and geospatial analysis.

In the past, Foundational Elements were selected by the former Wisconsin Land Information Board under the guiding idea that program success is dependent upon a focus for program activities. Thus, this plan places priority on certain elements, which must be addressed in order for a county land information plan to be approved. Beyond the county’s use for planning purposes, Foundational Element information is of value to state agencies and the WLIP to understand progress in completion and maintenance of these key map data layers.

### FOUNDATIONAL ELEMENTS

- PLSS
- Parcel Mapping
- LiDAR and Other Elevation Data
- Orthoimagery
- Address Points and Street Centerlines
- Land Use
- Zoning
- Administrative Boundaries
- Other Layers



# PLSS

## Public Land Survey System Monuments

### Layer Status

#### PLSS Layer Status

	Status/Comments
Number of PLSS corners (selection, ¼, meander) <b>set in original government survey</b> that can be remonumented in your county	• 2,550 +/-
Number of PLSS corners capable of being remonumented in your county that <b>have been remonumented</b>	• 2,550 +/-
Number of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> <li>• <b>SURVEY GRADE</b> – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision</li> <li>• <b>SUB-METER</b> – point precision of 1 meter or better</li> <li>• <b>APPROXIMATE</b> – point precision within 5 meters or coordinates derived from public records or other relevant information</li> </ul>	• 2,550 +/-
Number of survey grade PLSS corner coordinates integrated into county digital parcel layer	• 2,550 +/-
Number of non-survey grade PLSS corner coordinates integrated into county digital parcel layer	• 47
Tie sheets available online?	• Yes <a href="http://www.co.rock.wi.us/Rock/SurvSearch/Surveyorphp.html">http://www.co.rock.wi.us/Rock/SurvSearch/Surveyorphp.html</a>
Percentage of remonumented PLSS corners that have <b>tie sheets available online</b> (whether or not they have corresponding coordinate values)	• 99%
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) <b>and a corresponding URL path/hyperlink value</b> in the PLSS geodatabase	• 99%
PLSS corners believed to be remonumented based on filed tie-sheets or surveys, but do not have coordinate values	• 0
Approximate number of PLSS corners believed to be lost or obliterated	• 150 (primarily meander corners)
Which system(s) for <b>corner point identification/ numbering</b> does the county employ (e.g., the Romportl point numbering system known as Wisconsin Corner Point Identification System, the BLM Point ID Standard, or other corner point ID system)?	• Rock Co. has a unique numbering systems for indexing online copies and hard copies. Online Indexing: Corners start at 0501 at NW corner of Township and increases going West to East and North to South, excluding center of sections followed by the first two letters of the township. (IE; 0501AV/NW corner Sec 6, Avon) Centers are similar but with a four-digit number starting with 4 and the last three digits reflect the corner number to the west followed by township letters. The hard copies are indexed by township books, then by a corner code index which is a Township grid with Letters (A-Z) on the Y axis increasing North to South and Numbers on the X axis (1-25) increasing West to East.
Does the county contain any <b>non-PLSS areas</b> (e.g., river frontage long lots, French land claims, private claims, farm lots, French long lots, etc.) or any special situations regarding PLSS data for tribal lands?	• No
Total number of PLSS corners along each bordering county	• West 51 corners, 51 remonumented North 61 corners, 61 remonumented East 51 corners, 51 remonumented South 61 corners, 61 remonumented
Number of PLSS corners remonumented along each county boundary	• 224
Number of remonumented PLSS corners along each county boundary with survey grade coordinates	• 224
In what ways does your county collaborate with or plan to collaborate with neighboring counties for PLSS updates on shared county borders?	• If corners are reset or replaced, Rock County will notify the neighboring counties of such changes.

## Custodian

- Rock County Surveyor

## Maintenance

- All PLSS corners will be maintained per statute.
- Maintain, index, and file the "U.S. Land Survey Monument Record", PLSS information, and oversee the perpetuation of the PLSS including PLSS monument maps and section summary sheets. Assure that existing PDF files for PLSS corners are appended as new ties are received.
- Oversee the PLSS in Rock County's Geographic Information System including, but not limited to; determining the accuracy of PLSS data, (defined by DOA WLIP Instructions), determining those PLSS corners in need of remonumentation and scheduling, performing or contracting the work for the same. (Wis. Statutes Ch. 59.45 & 59.74 A-E 7.08)
- Maintain, index, and file survey records of railroad right of way maps, road right of way maps, certified survey maps, plat of surveys, subdivision plats, field notes, condominium maps, assessor's maps, and cemetery maps. Supervise the Rock County Geographic Information System as it pertains to this function. (Wis. Statutes Ch. 59.45, 59.74, 59.74, 157.07)
- Oversee the scanning of filed survey documents and coordinate with the IT department to assure on-line availability.
- Perform on-going remonumentation of PLSS corners in Rock County.

## Standards

- Statutory Standards for PLSS Corner Remonumentation
  - s. 59.74, Wis. Stats. Perpetuation of section corners, landmarks.
  - s. 60.84, Wis. Stats. Monuments.
  - ch. A-E 7.08, Wis. Admin. Code, U.S. public land survey monument record.
  - ch. A-E 7.06, Wis. Admin. Code, Measurements.
  - s. 236.15, Wis. Stats. Surveying requirement.
- SURVEY GRADE standard from Wisconsin County Surveyor's Association:
  - **SURVEY GRADE** – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision
  - **SUB-METER** – point precision of 1 meter or better
  - **APPROXIMATE** – point precision within 5 meters or coordinates derived from public records or other relevant information
- The dataset adheres to the standards listed above.

## Other Geodetic Control and Control Networks

e.g., HARN, Height Mod., etc.

### Layer Status

- Rock County does not maintain Control networks on the County GIS

### Layer Status

- Geographic Positioning Reference Frameworks

## Custodian

- Geodetic Control and Control Networks  
Rock County uses the Wisconsin Coordinate Reference System, (WISCRS – Rock Datum), for all current work. Wisconsin is fortunate to have Wisconsin Height Modernization Monuments, (HMP), monuments installed and maintained by the Wisconsin Department of Transportation, (WDOT), geodetic unit; HMP monuments allow for an easy connection to the NSRS. The recent SG definition recommends that coordinates obtained by way of remonumentation projects funded with WLIP dollars be in a coordinate system permitted by WI. Statute 236.18(2).



- **Public Land Survey System**

Most Wisconsin lands are subdivided according to the Public Land Survey System. The geodetic reference framework for the Rock County GIS is the Public Land Survey System, (PLSS); the corners of the PLSS must be connected to the National Spatial Reference System, (NSRS), and the WDOT HMP monuments allow for an easy connection. Utilizing GNSS equipment and the WISCORS network, the Surveyors office efficiently and accurately provides coordinate data for PLSS corners.

The County Surveyor is the statutory custodian of PLSS monument records. Records are entered into the Surveyor database and made available on-line, (searchable and PDF files).

- The PLSS corners and lines are in the GIS at three different positional accuracy levels as defined by the latest Instructions for Preparing County Land Information Plans. Rock County has corners defined as Survey Grade, Sub-meter and Approximate that support accurate mapping and exist in an ESRI geodatabase. The County Surveyor's coordinates are available on the county's website and the State Cartographers Office, (SCO), 'PLSS Finder' application.

### **Maintenance**

- The County Surveyor will continue maintaining and perpetuating the PLSS monuments and determine coordinates for PLSS corners. The goal is to establish Survey Grade County coordinates for all PLSS monuments as part of a progressive remonumentation effort. Rock County acknowledges coordinates exist in two NAD83 adjustments, (2007 & 2011), however, does not believe these difference impact the intended purpose of the GIS.

### **Standards**

- Rock County adheres to standards that are statutorily defined in Wisconsin; also, to the "Survey Grade" definition as developed by the Wisconsin County Surveyors Association.

# Parcel Mapping

## Parcel Geometries

### Layer Status

- **Progress toward completion/maintenance phase:** In Rock County, 100% of the parcels maintained by the County are available in a commonly-used digital GIS format.
- **Projection and coordinate system:** Rock County uses NAD 1983 HARN Wisconsin CRS Rock (US Feet) and the Transverse Mercator Projection
- **Integration of tax data with parcel polygons:** The County does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- **Online Parcel Viewer Software/App and Vendor name:** ESRI ArcGIS Online, In-house
- **Unique URL path for each parcel record:** No

### Custodian

- Rock County Real Property Description Office

### Maintenance

- **Update Frequency/Cycle:** Parcel Polygons are updated daily, in conjunction with the annual Property assessment cycle.

### Standards

- **Data Dictionary:** Is available as a separate document upon request. The Dictionary contains a brief explanation of each attribute field.

## Parcel Geometries – City of Beloit

### Layer Status

- **Progress toward completion/maintenance phase:** 100% of the City maintained parcels are available in a commonly-used digital GIS format.
- **Projection and coordinate system:** The City of Beloit uses NAD 1983 HARN Wisconsin CRS Rock (US Feet)
- **Integration of tax data with parcel polygons:**
  - The City does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- **Online Parcel Viewer Software/App and Vendor name:** Portico by Geocortex, Sidwell
- **Unique URL path for each parcel record:** No

### Custodian

- City of Beloit, Engineering Division

### Maintenance

- **Update Frequency/Cycle.** Parcel polygons are updated daily, in conjunction with the annual assessment cycle.

### Standards

- **Data Dictionary:** The City of Beloit does not use a data dictionary for the parcel dataset. The City of Beloit will create one if the need arises.

## Parcel Geometries – City of Janesville

### Layer Status

- **Progress toward completion/maintenance phase:** 100% of the City maintained parcels are available in a commonly-used digital GIS format.
- **Projection and coordinate system:** The City of Janesville uses NAD 1983 HARN Wisconsin CRS Rock (US Feet)
- **Integration of tax data with parcel polygons:**

- The City does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- Online Parcel Viewer Software/App and Vendor name:** Geocortex Essentials HTML5, In house.
- Unique URL path for each parcel record:** Yes

#### Custodian

- City of Janesville, Planning Division

#### Maintenance

- Update Frequency/Cycle.** Parcel polygons are updated daily, in conjunction with the annual assessment cycle.

#### Standards

- Data Dictionary:** The City of Janesville parcel dataset data dictionary is a custom enterprise geodatabase data model. All City of Janesville parcel enterprise geodatabase data includes FGDC-compliant metadata.

## Assessment/Tax Roll Data

### Layer Status

- **Progress toward completion/maintenance phase:** NA
- **Tax Roll Software/App and Vendor name:** Rock County uses a custom Visual Basic application with an Oracle Database that was developed in house. In the next year the data base will be converted to a Microsoft SQL Server implementation.
- **Municipal Notes:** The City of Beloit uses **Market Drive** from Assessment Technologies for Assessments and exports the data to Rock County. The County produces the tax bills and tax roll for the City of Beloit. The City of Beloit Engineering Division maintains its parcel mapping and the City Assessors Office does the real property listing for the City of Beloit. The City of Janesville uses **Property Assessment & Tax Billing Module** – from contractor/vendor GCS Software. The City of Janesville Planning Division maintains its parcel mapping, the City Assessors Office performs the real property listing and the City Clerk/Treasurers office generates the tax bills.

### Custodian

- Rock County is the custodian for all Municipalities excluding the Cities of Beloit and Janesville. The Cities of Beloit and Janesville are each custodians of their own data respectively.

### Maintenance

- **Maintenance of the Searchable Format standard:** To maintain the Searchable Format standard, the County has modified its method of owner maintenance and site address maintenance to reduce the amount of human labor required to produce the searchable format. The County has requested the same modifications of the Municipalities that perform their own real property listing.
- **Searchable Format Workflow:** The County maintains the parcel/tax roll data in the Searchable Format or close enough to the Searchable Format that **little to no human labor is required** for the annual submission of parcel/tax roll data to DOA.

### Standards

- Wisconsin Department of Revenue Property Assessment Manual and attendant DOR standards
- DOR XML format standard requested by DOR for assessment/tax roll data

## Non-Assessment/Tax Information Tied to Parcels

### Storm Water Management Facilities Database

#### Layer Status

- Rock County is currently developing and maintaining this layer
- Data is available via a combination of an ESRI GIS file and an Excel Spreadsheet and contains



the Tax ID# which allows for a database join to other Land Information Records.

- Storm Water Management Facilities are constructed, as required by County Ordinance and related permit, as part of new development projects, located either within recorded easement on private land or on outlots platted during a land division process.
- A maintenance plan is required to ensure that facilities continue to function as plan.
- Spreadsheet/database is used to manage and track ongoing maintenance activities

#### Custodian

- Rock County Land Conservation Department

#### Maintenance

- As needed based on additional permits and ongoing on-site maintenance activities

#### Standards

- Chapter 4, Part 8, Rock County Code of Ordinances. Storm Water Management. Identifies standards and procedures for ensuring the storm water management facilities are properly constructed and maintained in order to ensure County Ordinance compliance.
- S. 59.693 Wis. Stats. Enabling Legislation authorizing Counties to adopt Construction Site Erosion Control and Storm Water Management Ordinances

## ROD Real Estate Document Indexing and Imaging

### Layer Status

- **Grantor/Grantee Index:** Grantor Index is complete from 1849 to present. Grantee Index is complete from 1876 to present. The Grantor/Grantee index is available online through the software from 1963 to present.
- **Tract Index:** The tract index is complete for all recorded documents with a legal description. The first recordings were in 1839. The index is PLSS based. Parcel numbers have been indexed beginning 01/01/2017 to present. Documents that have a legal description are tracted online through the software from 1978 to present.
- **Imaging:** All real estate documents have been scanned and are available for viewing by users, with the exception of old mortgages and lis pendens. The scanned documents are indexed by document number, and volume and page. Also, all Tract and Abstract Books have been scanned. The scanning project includes approximately 592,000 documents consisting of 968,500 images.
- **ROD Software/App and Vendor Name:** Rock County uses Laredo/Tapestry software from Vendor Fidlar Technologies.

### Custodian

- Rock County Register of Deeds

### Maintenance

- As changes occur, daily.

### Standards

- s. 59.43, Wis. Stats. Register of deeds; duties, fees, deputies.
- ch. 706, Wis. Stats. Conveyances of real property; Recording; Titles.
- s. 59.72(5),(6) Wis Stats. Land Records Modernization

## LiDAR and Other Elevation Data

### LiDAR

#### Layer Status

- **Most recent acquisition year:** 2020
- **Accuracy:** Waiting for documentation from Vendor
- **Post spacing:** Waiting for documentation from Vendor
- **Contractor's standard, etc.:** ASPRS Class II accuracy standards
- **Next planned acquisition year:** 2030
- **QL1/QL2 acquisition plans:** None

#### Custodian

- Rock County Planning, Economic and Community Development

## Maintenance

- No maintenance of this data, save updating point cloud classification are planned at this time

## Standards

- USGS Lidar Base Specification

## LiDAR – City of Janesville

### Layer Status

- **Most recent acquisition year:** 2020
  - **Accuracy:** *Horizontal Accuracy Requirements:* Calculated to meet horizontal accuracy according to ASPRS (2014) standards.
  - *Vertical Accuracy Requirements:* LiDAR point cloud calibrated to support the development of a bare earth surface model (DEM) to meet the following requirements
    - RMSEz (non-vegetated)  $\leq 5$  cm (Point Cloud and DEM)
    - NVA  $\leq 10$  cm at 95% confidence level according to NSSDA standards (Point Cloud and DEM)
    - VVA  $\leq 15$  cm at 95<sup>th</sup> percentile level according to ASPRS guidelines (DEM Only)
- **Post spacing:** 30 ppsm nominal pulse density, single swath
- **Contractor's standard, etc.:** USGS "National Geospatial Program LiDAR Base Specification Version 2.1", Quality Level 0 (QL0).
- **Next planned acquisition year:** 2030
- **QL1/QL2 acquisition plans:** N/A

### Custodian

- City of Janesville

## Maintenance

- No maintenance of this data

## Standards

- USGS Lidar Base Specification
- LiDAR Data meets horizontal accuracy according to ASPRS (2014) standards

## LiDAR Derivatives

### 2010 LiDAR Derived DEM

#### Layer Status

- The Bare Earth DEM was developed from LAS points and breaklines collected from a LiDAR flight flown 2010-2012. The DEM is a raster data set in ESRI GRID format with an X, Y, Z value located at the center of each 10 ft. by 10 ft. cell.

#### Custodian

- Rock County, Planning, Economic and Community Development Agency

#### Maintenance

- No maintenance is scheduled at this time

#### Standards

- The DEM was generated from a DTM meeting ASPRS class II Standards

### 2010 LiDAR Derived 2' Contours

#### Layer Status

- The Bare Earth DTM was developed from LAS points and breaklines collected from a LiDAR flight flown in the Spring of 2010-2012. The DTM is used to develop a TIN (Triangulated Irregular Network)

#### Custodian

- Rock County, Planning, Economic and Community Development Agency

#### Maintenance

- None planned at this time

#### Standards

- Two-foot contours meeting National Map Accuracy Standards were generated from the TIN

## 2010 LiDAR Derived 1' Contours

### Layer Status

- Derived from LAS point cloud in LP360 software using Triangulated Irregular Network

### Custodian

- Rock County, Planning, Economic and Community Development Agency

### Maintenance

- None planned at this time

### Standards

- No accuracy/standards report available at this time

## 2005 2' Contours – City of Janesville

### Layer Status: Complete

- Derived stereoscopically using 2005 orthophotos.

### Custodian

- City of Janesville

### Maintenance

- None planned at this time.

### Standards

- Meets National Map accuracy standards for 2' contours (one half the contour interval accuracy at 90% confidence level in well-defined areas).

## 2005 DEM – City of Janesville

### Layer Status: Complete

- Derived from 2005 contours.

### Custodian

- City of Janesville

### Maintenance

- None planned at this time.

### Standards

- Meets National Map accuracy standards.

## 2000 2' Contours

### Layer Status: Complete

- Derived stereoscopically using 2000 orthophotos.

### Custodian

- Rock County Planning, Economic and Community Development Agency

### Maintenance

- None planned at this time.

### Standards

- Meets ASPRS Class II accuracy standards.

## 2000 DEM

### Layer Status: Complete

- Derived from 2000 contours.

### Custodian

- Rock County Planning, Economic and Community Development Agency.

### Maintenance

- None planned at this time.

### Standards

- Meets ASPRS Class II accuracy standards



## Other Types of Elevation Data

### Layer Status

- Rock County does not have any.

## Orthoimagery

### Orthoimagery

#### Layer Status

- **Most recent acquisition year:** 2020
- **Resolution:** 6"
- **Contractor's standard:**
- **Next planned acquisition year:** 2025

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- No maintenance Planned at this time.

#### Standards

- Following the National Standard for Spatial Data Accuracy, 6" imagery shall meet +/- 2' Horizontal Accuracy at a 95% Confidence Level.
- To maximize surface feature detail, the flight shall take place in the spring during leaf-off conditions. The imagery shall be acquired between the hours of 10:00 am and 2:00 p.m., when the sun is at a 35° or greater angle, and only when the ground is not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows. The orthophotographs shall be acquired with an average forward lap of 60% and average side lap of 30%.

## Orthoimagery – City of Janesville

### Layer Status

- **Most recent acquisition year:** 2020
- **Resolution:** 3"
- **Contractor's standard:**
- **Next planned acquisition year:** 2025

### Custodian

- City of Janesville

### Maintenance

- No maintenance Planned at this time.

### Standards

- Meets ASPRS Level 2 horizontal accuracy standards at 1" = 50' map scale. The 3-inch pixel orthoimagery was produced to meet or exceed a horizontal accuracy of 0.7 feet RMSE according to ASPRS Positional Accuracy Standards for Digital Geospatial Data.
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired when the sun angle was at 30 degrees or greater above the horizon with an average side lap of 30% and an average forward lap of 60% (+/- 5%).

## Historic Orthoimagery

### 2016 6" Resolution, True Color Orthoimagery

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- No maintenance Planned at this time.

### **Standards**

- Following the National Standard for Spatial Data Accuracy, 6" imagery shall meet +/- 2' Horizontal Accuracy at a 95% Confidence Level.
- To maximize surface feature detail, the flight shall take place in the spring during leaf-off conditions. The imagery shall be acquired between the hours of 10:00 am and 2:00 p.m., when the sun is at a 35° or greater angle, and only when the ground is not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows. The orthophotographs shall be acquired with an average forward lap of 60% and average side lap of 30%.

## **2010, 12" Resolution, True Color Orthoimagery**

### **Layer Status**

- Complete

### **Custodian**

- Rock County Planning, Economic and Community Development

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 35° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## **2011, 6" Resolution, True Color Orthoimagery Insets**

### **Layer Status**

- Complete.
- Covers the cities of Janesville and Beloit, and the Village of Clinton.

### **Custodian**

- Rock County Planning, Economic and Community Development and City of Janesville, City of Beloit and Village of Clinton

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 30° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## **2008, 12" Resolution, True Color Orthoimagery**

### **Layer Status**

- Complete.
- Coverage for the Rock River at peak flood height during flood of 2008.

### **Custodian**

- Rock County Planning, Economic and Community Development, City of Janesville, City of Beloit

### **Maintenance**

- No maintenance Planned at this time.

### **Standards**

- Meets ASPRS Class II Accuracy Standards.

## 2005, 6" Resolution, Black and White Orthoimagery

### Layer Status

- Complete.

### Custodian

- City of Janesville

### Maintenance

- No maintenance Planned at this time.

### Standards

- Meets National Map Accuracy Standards for 100 scale Ortho's (3.33 feet horizontal accuracy at 95% confidence level.)

## 2000, 12" Resolution, Black and White Orthoimagery

### Layer Status

- Complete.

### Custodian

- Rock County Planning, Economic and Community Development, City of Janesville, City of Beloit

### Maintenance

- No maintenance Planned at this time.

### Standards

- Meets ASPRS Class II Accuracy Standards
- To maximize surface feature detail, the flight took place in the spring during leaf-off conditions. The imagery was acquired between the hours of 9:00 am and 3:00 p.m., when the sun was at a 30° or greater angle, and only when the ground was not obscured by snow, haze, fog, severe sun glare, or clouds or their shadows.

## 1996, 12" Resolution, Black and White Orthoimagery

### Layer Status

- Complete.
- Coverage for the towns of Harmony, Janesville, La Prairie, Rock, and Turtle; and the City of Janesville.

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- No maintenance Planned at this time.

### Standards

- Unknown Accuracy.
- Unknown Contractor Standards.

## 1993, 1 meter resolution, Black and White Orthoimagery

### Layer Status

- Complete.

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- No maintenance Planned at this time.

### Standards

- Unknown Accuracy.
- Unknown Contractor Standards.

## 1990, 1" = 400' Scale, Black and White Scanned Orthoimagery

### Layer Status

- Complete.

### Custodian

- Rock County Planning, Economic and Community Development



**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1990, 1" = 200' Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.
- Coverage for the towns of Beloit, Fulton, Harmony, Janesville, La Prairie, Milton, Rock, and Turtle; and the cities of Janesville and Beloit.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1978, 1"=400' Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1969, 1"=1000" Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

**1966, Unknown Scale, Black and White Scanned Orthoimagery**

**Layer Status**

- Complete.

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- No maintenance Planned at this time.

**Standards**

- Unknown Accuracy.
- Unknown Contractor Standards.

## 1950, Unknown Scale, Black and White Scanned Orthoimagery

### Layer Status

- Complete.

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- No maintenance Planned at this time.

### Standards

- Unknown Accuracy.
- Unknown Contractor Standards.

## Other Types of Imagery

e.g., Oblique Imagery, Satellite Imagery, Infra-red, etc.

### Layer Status

- Rock County does not have other types of Imagery.

## Address Points and Street Centerlines

### Address Point Data

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- As Needed

#### Standards

- Wisconsin GIS NG9-1-1 Data Standard (Site/Structure Address Point)
- In accordance with Chapter 4.6 of the Rock County Code of Ordinances. Located on the principle structure, for emergency response purposes.

### Structure Address Points – City of Beloit

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- As needed

#### Standards

- In accordance with Chapter 4.6 of the Rock County Code of Ordinances. Located on the principle structure, for emergency response purposes.
- Wisconsin GIS NG9-1-1 Data Standard (Site/Structure Address Point)

### Structure Address Points – City of Janesville

#### Layer Status

- Complete

#### Custodian

- City of Janesville, Planning Division

#### Maintenance

- As needed, in conjunction with new addresses or requested changes

## Standards

- Layer created in ArcGIS for each parcel from Address records maintained in MSGovern database. Where appropriate the address point is located on the primary structure for each parcel.
- Wisconsin GIS NG9-1-1 Data Standard ([Site/Structure Address Point](#))

## Street Centerlines

### Layer Status

- Complete

### Custodian

- Rock County 911 Communications Center is the custodian for emergency response purposes. Actual authority over the streets is held by the local Municipality.

### Maintenance

- As changes occur.

### Standards

- Street Centerlines were originally created by private vendor TopComp, Inc. TopComp, Inc. collected GPS points by driving each road in both directions. A single line was then drawn down the middle of the two lines to create a street centerline. All street centerlines are broken at intersections and municipal boundaries. Block ranges are assigned to each centerline segment depicting "to" and "from" on both even and odd sides.
- Wisconsin GIS NG9-1-1 Data Standard ([Road Centerline](#))

## Street Centerlines – City of Janesville

### Layer Status

- Complete

### Custodian

- City of Janesville, Planning Division

### Maintenance

- As needed.

### Standards

- Layer created from CAD file in ArcGIS and attributed from historic records, most notably the 80 scale hardcopy maps. New streets are added from Engineering as built drawings.
- Wisconsin GIS NG9-1-1 Data Standard ([Road Centerline](#))

## Building Footprints

### Layer Status

- Complete

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- Updated in concurrence with release of new aerial imagery

### Standards

- Current and some historic building footprints in unincorporated areas of Rock County.

## Building Footprints – City of Janesville

### Layer Status

- In process

### Custodian

- City of Janesville, Planning Division

### Maintenance

- As time permits



## Standards

- Layer created in ArcGIS from orthoimagery. To date, all structures located within the floodplain and downtown have been digitized.

## Other Types of Address Information

### Driveway Locations

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- As needed

#### Standards

- Historic, current and future address points (in subdivisions) were assigned or are assigned in non-incorporated areas of the county. In accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### Address Points

#### Layer Status

- Deprecated

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- No maintenance planned at this time.

#### Standards

- Historic Address points created as addresses were assigned in non-incorporated areas of the county. In accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### Address Range

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- As needed.

#### Standards

- Used to assign addresses in accordance with Chapter 4.6 of the Rock County Code of Ordinances.

### Rights of Way

#### Layer Status

- Complete, for the Rock County maintained parcels
- How maintained:** Rights of Way are maintained as part of the parcel polygon and line layers.

#### Custodian

- Rock County Real Property

#### Maintenance

- Annually inconjunction with the Assessment cycle

#### Standards

- Based on recorded documents, local town road documents.

## Trails

e.g., Recreational Trails, Snowmobile Trails

### Layer Status

- In Process

### Custodian

- Rock County 911 Communications Center

### Maintenance

- Updated as changes occur

### Standards

- Information is provided by local clubs

## Sidewalks – City of Janesville

### Layer Status

- Complete

### Custodian

- City of Janesville, Planning Division

### Maintenance

- As needed

### Standards

- Layer created in ArcGIS from orthoimagery where sidewalk was present. When no sidewalk was visible, an offset of the parcel line was used. The sidewalks are classified as one of the following: Planned - City Funded, Planned - Unfunded, Unplanned - Unfunded, or Planned, Non-City Funded. The sidewalk layer was used to create the City's Pedestrian Transportation Corridor Plan (PTCP) Map

## Land Use

### 2016 and 2010 Land Use

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- None planned at this time. Rock County has Town Zoning Authority. As such, there is no uniform form of communication between individual towns and the county. A new current land use layer is created with each orthoimagery flight.

#### Standards

- The Rock County Land Use Inventory was designed using a Classification System designed by Planning Staff to be able to capture land use traits important in staff decisions. The main purpose of the inventory is to describe what actually takes place in physical or observable terms.

### 2009 Comprehensive Plan (Land Use and Future Land Use) – City of Janesville

#### Layer Status

- Complete

#### Custodian

- City of Janesville, Planning Division

#### Maintenance

- As needed, per statute

#### Standards

- The City of Janesville consulted with Vandewalle & Associates. The Comprehensive Plan was prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in s66.1001, Wisconsin Statutes.

## 2000 Land Use

### Layer Status

- Complete

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- None planned at this time. Rock County has Town Zoning Authority. As such, there is no uniform form of communication between individual towns and the county. A new current land use layer is created with each orthoimagery flight.

### Standards

- Land Use described using American Planning Association Land Based Classification System.

## Current Land Use – City of Beloit

### Layer Status

- Complete

### Custodian

- GIS Specialist, City of Beloit Engineering Division

### Maintenance

- Continuously maintained

### Standards

- Land Use described using American Planning Association Land Based Classification System.

## Future Land Use

### Layer Status

- Complete

### Custodian

- Individual Towns

### Maintenance

- Rock County Planning, Economic and Community Development updates the data as it is supplied by individual towns.

### Standards

- s. 66.1001, Wis. Stats. Comprehensive planning.
- Created by "stitching" together the land use plans as provided by the towns in their Comprehensive Plan updates for Comprehensive Plan 2035. This is a general overview and does not supersede the plans as adopted by the towns.

## Zoning

### County General Zoning

#### Layer Status

- Not administered by Rock County

### General Zoning - City of Beloit

#### Layer Status

- Complete, in maintenance

#### Custodian

- GIS Specialist, City of Beloit Engineering Division

#### Maintenance

- As needed

#### Standards

- City of Beloit uses common planning standards in the maintenance of this layer.



## General Zoning - City of Janesville

### Layer Status

- Complete

### Custodian

- City of Janesville, Planning Division

### Maintenance

- As needed when zoning amendments or annexations occur.

### Standards

- Zoning classifications are designated by City ordinance. The zoning map is the official record of zoning districts in the City of Janesville. Amendments to the zoning map, including annexations of new lands, are approved by the City Council and reflected on the official zoning map.

## Shoreland Zoning

### Layer Status

- Rock County does not maintain a GIS representation of County shoreland zoning boundaries.

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- As needed

### Standards

- As defined in s59.692(1)(b)

## Farmland Preservation Zoning

### Layer Status

- Not administered by Rock County

## Floodplain Zoning

### Layer Status

- Administered by Rock County using the map service from FEMA
- The County's floodplain zoning is identical to the FEMA map

## Airport Protection

### Layer Status

- Rock County does maintain a GIS representation of airport protection zoning boundaries
- **Airport protection zoning map depicts:**
  - Height limitation restrictions
  - General zoning overlay for airport protection

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- None planned

### Standards

- As defined in the County of Rock Code of Ordinances Chapter 4.4

## Municipal Zoning Information Maintained by the County

e.g., Town, City and Village, Shoreland, Floodplain, Airport Protection, Extra-Territorial, Temporary Zoning for Annexed Territory, and/or Zoning Pursuant to a Cooperative Plan

### Layer Status

- In progress. 19 Towns have maps and data housed at the County for Distribution

### Custodian

- Individual Town Governments

### **Maintenance**

- Rock County Planning, Economic and Community Development updates the data as it is supplied by the individual Towns.

### **Standards**

- Town records supersede County records.

## **Administrative Boundaries**

### **Civil Division Boundaries**

#### **Cities and Villages**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County Planning, Economic and Community Development

##### **Maintenance**

- As needed

##### **Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk.

### **Civil Division Boundaries**

#### **Cities, Villages and Towns - Area**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County Planning, Economic and Community Development

##### **Maintenance**

- As needed

##### **Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk. The Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister.

### **Civil Division Boundaries**

#### **Cities, Villages and Towns - Area**

##### **Layer Status**

- Complete

##### **Custodian**

- Rock County Real Property Lister

##### **Maintenance**

- Daily, in conjunction with the annual Assessment cycle.

##### **Standards**

- Boundaries are updated throughout the year as annexations are recorded in the Rock County Register of Deeds Office. Once a year the Wisconsin Secretary of State Website is checked for additional annexations that have not been recorded.

### **Civil Division Boundaries – City of Beloit**

#### **City - Area**

##### **Layer Status**

- Complete

**Custodian**

- GIS Specialist, City of Beloit Engineering Division

**Maintenance**

- Daily, in conjunction with the annual Assessment cycle.

**Standards**

- City of Beloit will adhere to all statutory standards in maintenance of the layer.

**Civil Division Boundaries – City of Janesville****City - Area****Layer Status**

- Complete

**Custodian**

- City of Janesville, Planning Division

**Maintenance**

- As needed

**Standards**

- Boundaries are updated throughout the year as annexations are recorded.

**MPO Planning Boundary – City of Janesville****Layer Status**

- Complete

**Custodian**

- City of Janesville, MPO

**Maintenance**

- Next Update in 2020, in conjunction with Decennial Census.

**Standards**

- The Planning boundary is determined by the MPO and it is reviewed and adjusted in conjunction with the urbanized area adoption.

**MPO Adjusted Urbanized Area Boundary – City of Janesville****Layer Status**

- Complete

**Custodian**

- City of Janesville, MPO

**Maintenance**

- Next Update in 2020, in conjunction with Decennial Census.

**Standards**

- The MPO adjusted urbanized area boundary is derived from the U.S. Census Bureau after each Decennial Census. The Census Bureau determines the urbanized areas and the MPO may make minor adjustments before adopting the boundary.

**Civil Division Boundaries****Cities, Villages and Towns - Line****Layer Status**

- Complete

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- As needed

**Standards**

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk. Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister.



## School Districts

### Layer Status

- **Progress toward completion/maintenance phase:** Complete
- **Relation to parcels:** The School Districts layer was created with the tax code from the parcels database. Gaps in the data caused by non-taxable features were filled in according to adjacent parcels.
- **Attributes linked to parcels:** Wisconsin Department of Revenue School District code.

### Custodian

- Rock County Planning, Economic and Community Development

### Maintenance

- As needed by Rock County Planning, Economic and Community Development.

### Standards

- The school district layer is derived from the assessor's data. If there is an issue with the school district information the municipal assessor should examine the data and make sure the appropriate district is getting documented. Agency also updates boundaries based on improved information from the Surveyor's Office and Real Property Lister

## Election Boundaries

### Rock County Board of Supervisors Supervisory Districts

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development.

#### Maintenance

- This layer is not updated until the decennial census redistricting.

#### Standards

- Supervisory Districts that have been reconciled to county data from the Supervisory Districts as supplied by the Wisconsin Legislative Technology Services Bureau (LTSB). It was adopted by the Rock County Board of Supervisors on 3/22/2012.

## Election Boundaries

### Rock County Ward Boundaries

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development.

#### Maintenance

- Boundaries are updated throughout the year as annexations are reported to the Planning, Economic and Community Development Agency and County Clerk.

#### Standards

- Voting wards that have been reconciled to county data from the Voting Wards as supplied by the Wisconsin Legislative Technology Services Bureau (LTSB). It was created by dissolving Rock\_County\_Voting\_Details\_2011 on JVTD2, the municipal ward field.

## Utility Districts

### Sanitary Districts

#### Layer Status

#### Completed

#### Custodian

- Rock County Planning, Economic and Community Development

#### Maintenance

- As needed

#### Standards

- 208 Water Quality Districts for the Beloit Area and City of Janesville are denoted. Tax information

was used to determine if specific parcels were included in the Consolidated Koshkonong Sewer Districts. Municipalities that are not part of a 208 Water Quality district, but do have municipal sewer utilities are also denoted.

### **Utility – Water Distribution System – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division, Engineering Division, and Water Utility

#### **Maintenance**

- As Needed

#### **Standards**

- Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

### **Utility – Sanitary Sewer System – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division, Engineering Division, and Water Utility

#### **Maintenance**

- As Needed

#### **Standards**

- Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

### **Utility – Storm Sewer System – City of Janesville**

#### **Layer Status**

- Complete

#### **Custodian**

- City of Janesville, Planning Division, Engineering Division, and Operations

#### **Maintenance**

- As Needed

#### **Standards**

- Created from a CAD file, historic 80 scale hardcopy maps, and field books. Layers maintained in ArcGIS to support inventory, daily operation, and maintenance.

## Emergency Service Boundary – Law/Fire/EMS

### Layer Status

- **Law Enforcement:** Complete
- **Fire:** Complete
- **EMS:** Complete

### Custodian

- Rock County 911 Communications Center

### Maintenance

- Updated as changes occur

### Standards

- Wisconsin GIS NG9-1-1 Data Standard (Emergency Service Boundary)
- Boundaries are determined by each local municipality

## Public Safety Answering Points (PSAP) Boundary

### Layer Status

- Complete

### Custodian

- Rock County 911 Communications Center

### Maintenance

- Updated as changes occur

### Standards

- Wisconsin GIS NG9-1-1 Data Standard (PSAP Boundary)
- Boundaries of the PSAP's primary call-taking responsibility

## Provisioning Boundary

### Layer Status

- Complete

### Custodian

- Rock County 911 Communications Center

### Maintenance

- Updated as changes occur

### Standards

- Wisconsin GIS NG9-1-1 Data Standard (Provisioning Boundary)
- GIS data provisioning responsibility

## Other Public Safety

### City Boundaries

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- Updated as changes occur

#### Standards

- Boundaries are determined by each local municipality



## Other Public Safety

### Emergency Service Number (ESN boundaries)

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- Updated as changes occur

#### Standards

- An ESN is a three-digit number representing a unique combination of emergency service agencies (Police, Fire, EMS) designed to serve a specific range of addresses within a particular geographical area. ESN facilitates the selective routing of calls to the appropriate PSAP.

## Other Public Safety

### Reporting District Boundaries

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- Updated as changes occur

#### Standards

- Boundaries are determined by each local municipality

## Other Public Safety

### Fire Reporting District Boundaries

#### Layer Status

- Complete

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- Updated as changes occur

#### Standards

- Boundaries are determined by each local municipality

## Other Public Safety

### Common Places

#### Layer Status

- Complete / Ongoing

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- Common Places are updated as the 911 Communications Center receives changes, additions or deletions.

#### Standards

- Common Places are all known businesses, landmarks, schools, campgrounds, mobile home parks, towers, cemeteries, hospitals, etc. This information is provided to the 911 Center by Rock County Law Enforcement Agencies, Fire/EMS Departments, and Municipalities.

## Other Public Safety

### Tow Boundaries

### **Layer Status**

- Complete

### **Custodian**

- Rock County 911 Communications Center

### **Maintenance**

- Updated as changes occur

### **Standards**

- Boundaries are determined by each law enforcement agency.

## **Lake Districts**

### **Layer Status**

- Complete, Layer is derived from the Assessment Database

### **Custodian**

- Rock County Real Property Description

### **Maintenance**

- Annually, in conjunction with the Assessment Process.

### **Standards**

- As extracted from the tax parcel database

## **Native American Lands**

### **Layer Status**

- Rock County does not have Native American Lands Layer

## **Other Administrative Districts**

### **Federal Lands**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development.

#### **Maintenance**

- As Needed

#### **Standards**

- As extracted from the tax parcel database.

## **Other Administrative Districts**

### **Wisconsin DNR Land**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development.

#### **Maintenance**

- As Needed

#### **Standards**

- As extracted from the tax parcel database.

## **Other Administrative Districts**

### **Rock County Parks**

#### **Layer Status**

- Complete

#### **Custodian**

- Rock County Planning, Economic and Community Development.

#### **Maintenance**

- As Needed, supplied by Rock County Department of Public Works

## Standards

- As supplied by the Rock County Department of Public Works

## Other Layers

### Hydrography Maintained by County or Value-Added

e.g., Hydrography maintained separately from DNR or value-added, such as adjusted to orthos; Elevation-Derived Hydrography

#### Layer Status

- Complete

#### Custodian

- Rock County Planning, Economic and Community Development.

#### Maintenance

- As Needed

#### Standards

- The primary data layer of reference was the USGS 7.5 Top Quad DRGs for Rock County. The data has been updated as new more accurate data has been acquired including, but not limited to, 2016 6" orthoimagery, 2010 12" digital orthoimagery, 2010 LiDAR, NAIP imagery, oblique orthoimagery, DNR data, etc.
- USGS Elevation-Derived Hydrography Specifications

### Cell Phone Towers

#### Layer Status

- Complete/Ongoing

#### Custodian

- Rock County 911 Communications Center

#### Maintenance

- As changes occur

#### Standards

- Cell Phone towers are included in the public safety common place layer.

### Bridges and Culverts

#### Layer Status

- Complete/Ongoing

#### Custodian

- Rock County Public Works

#### Maintenance

- Created by Rock County Land Conservation, to be maintained by Rock County Public Works
- As Needed

#### Standards

- Survey was started Summer of 2019, and was completed Spring 2021 (On and off months, as intern was completing this project). Survey was conducted on all county highways and town roads. City culverts were not included, and state highways were not included. Attributes like road condition, inlet/outlet type, erosion, culvert material, etc were taken. It should be noted that this survey was done in all four seasons.

### Other/Miscellaneous

#### Fire Hydrants / Water Sources

#### Layer Status

- Completed

#### Custodian

- Rock County 911 Communications Center



**Maintenance**

- As Needed

**Standards**

- Developed with assistance from local fire departments.

**Other/Miscellaneous**

**Railroads - Line**

**Layer Status**

- Completed

**Custodian**

- Rock County Planning, Economic and Community Development

**Maintenance**

- As Needed

**Standards**

- Updated when known changes occur.

**Other/Miscellaneous**

**Railroads - Line**

**Layer Status**

- Completed

**Custodian**

- Rock County 911 Communications Center

**Maintenance**

- As Needed

**Standards**

- Updated when known changes occur.

**Other/Miscellaneous**

**Zip Code Boundaries**

**Layer Status**

- Completed

**Custodian**

- Rock County 911 Communications Center

**Maintenance**

- As Needed

**Standards**

- Updated when known changes occur.

# 3 LAND INFORMATION SYSTEM

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The WLIP seeks to enable land information systems that are both modernized and integrated. Integration entails the coordination of land records to ensure that land information can be shared, distributed, and used within and between government at all levels, the private sector, and citizens.

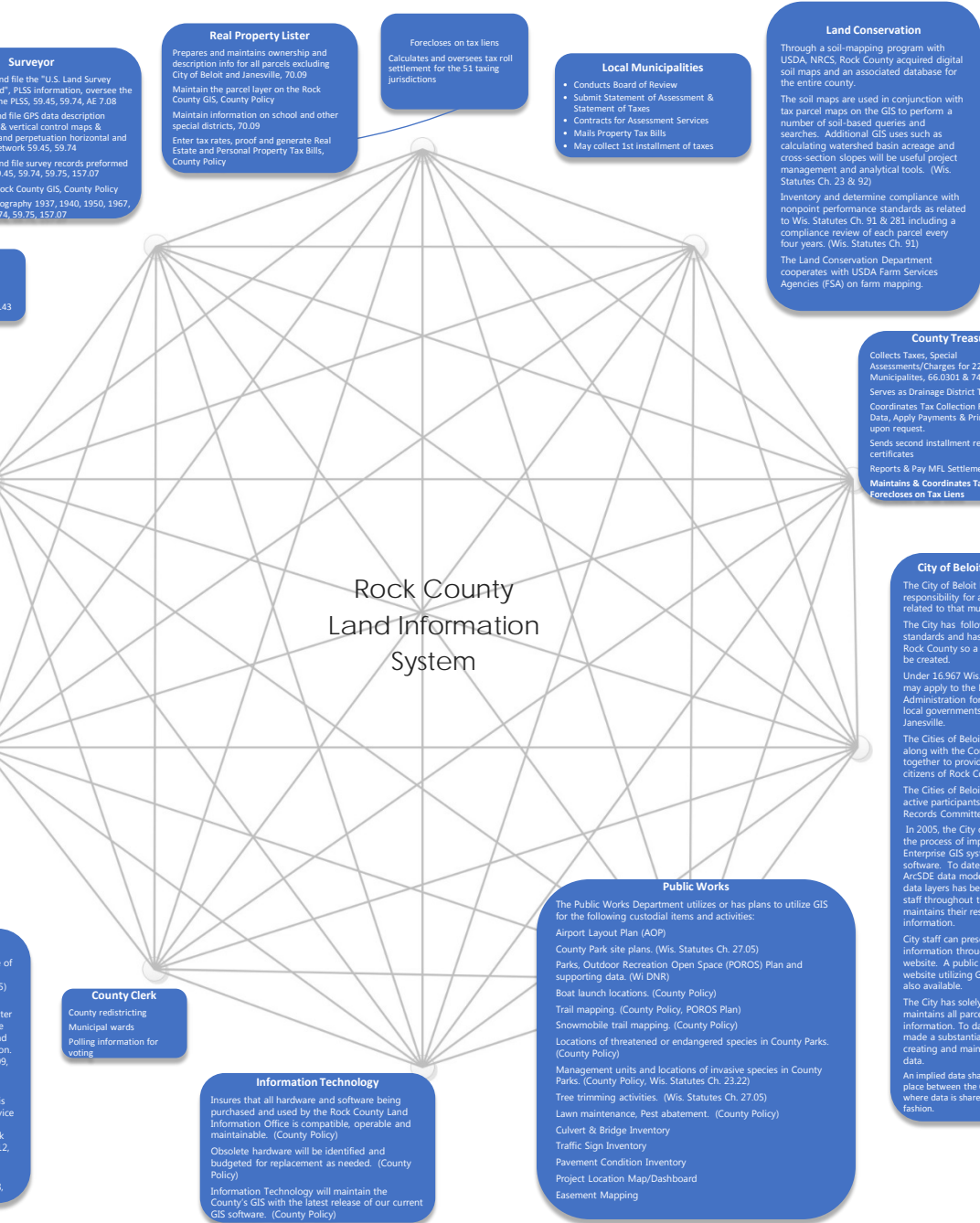
One integration requirement is listed under s. 16.967(7)(a)(1), Wis. Stats., which states that counties may apply for grants for:

The design, development, and implementation of a land information system that contains and integrates, at a minimum, property and ownership records with boundary information, including a parcel identifier referenced to the U.S. public land survey; tax and assessment information; soil surveys, if available; wetlands identified by the department of natural resources; a modern geodetic reference system; current zoning restrictions; and restrictive covenants.

This chapter describes the design of the county land information system, with focus on how data related to land features and data describing land rights are integrated and made publicly available.

## **Current Land Information System** **Diagram of County Land Information System**

# Rock County Land Information System



**Surveyor**  
Maintain, index and file the "U.S. Land Survey Monument Record", PLSS information, oversee the perpetuation of the PLSS, 59.45, 59.74, AE 7.08  
Maintain index and file GPS data description forms, horizontal & vertical control maps & records, oversee and perpetuation horizontal and vertical control network 59.45, 59.74  
Maintain, index and file survey records performed in Rock County 59.45, 59.74, 59.75, 157.07  
Oversee PLSS in Rock County GIS, County Policy  
Maintain Air Photography 1937, 1940, 1950, 1967, 1989, 59.45, 59.74, 59.75, 157.07

**Real Property Lister**  
Prepares and maintains ownership and description info for all parcels excluding City of Beloit and Janesville, 70.09  
Maintain the parcel layer on the Rock County GIS, County Policy  
Maintain information on school and other special districts, 70.09  
Enter tax rates, proof and generate Real Estate and Personal Property Tax Bills, County Policy

**Forecloses on tax liens**  
Calculates and oversees tax roll settlement for the 51 taxing jurisdictions

**Local Municipalities**

- Conducts Board of Review
- Submit Statement of Assessment & Statement of Taxes
- Contracts for Assessment Services
- Mails Property Tax Bills
- May collect 1st installment of taxes

**Land Conservation**  
Through a soil-mapping program with USDA, NRCS, Rock County acquired digital soil maps and an associated database for the entire county.  
The soil maps are used in conjunction with tax parcel maps on the GIS to perform a number of soil-based queries and searches. Additional GIS uses such as calculating watershed basin acreage and cross-section slopes will be useful project management and analytical tools. (Wis. Statutes Ch. 23 & 92)  
Inventory and determine compliance with nonpoint performance standards as related to Wis. Statutes Ch. 91 & 281 including a compliance review of each parcel every four years. (Wis. Statutes Ch. 91)  
The Land Conservation Department cooperates with USDA Farm Services Agencies (FSA) on farm mapping.

**Register of Deeds**  
Record Deeds, Certified survey maps, Subdivisions and Condominiums, 59.43  
Maintain tract index of real property, 59.43

**911 Communications Center**  
Maintains address, street centerline, reporting district, common places, fire, police, EMS, town address and city information for 911 purposes, County Policy  
Enter into Countywide Enhanced 911 and Joint Powers Agreements with each Municipality in Rock County, 146.70

**County Treasurer**  
Collects Taxes, Special Assessments/Charges for 22 of 29 Municipalities, 66.0301 & 74  
Serves as Drainage District Treasurer  
Coordinates Tax Collection Receiving Data, Apply Payments & Print receipts upon request.  
Sends second installment reminder & tax certificates  
Reports & Pay MFL Settlements  
Maintains & Coordinates Tax Auction, Forecloses on Tax Liens

**Planning & Development**  
Maintain maps and data to regulate land divisions. (Wis. Statutes Ch. 59.07(51), 59.97, 59.971, 87.30, 236.45, 703.27(1))  
Maintain maps and data to regulate the Rock County Airport Overlay Zoning District. (Wis. Statutes Ch. 32.05, 59.52, 59.58, 59.68, 60.61, 62.23, 85.02, 85.15, 114.135, 114.136 & Wis. Admin. Code TRANS 56)  
Maintain maps and data to oversee and regulate the Rock County Comprehensive Plan 2035. (Wis. Statutes Ch. 66.1001)  
Maintain maps and data to oversee and regulate the Rock County Agriculture Preservation Plan Update 2005. (Wis. Statutes Ch. 91)  
Maintain maps and data to oversee and regulate the Rock County 2009-2014 Parks, Outdoor Recreation and Open Space Plan. (County Policy)  
Maintain maps and data to oversee and regulate the County Trunk Highway Access Control Regulations. (Wis. Statutes Ch. 83.027, 83.07, 83.08)  
Maintain maps and data to regulate the Rock County Floodplain Ordinance (Wis. Statutes Ch. 59.69, 59.692, 59.694, 61.35, 62.23, 87.30)  
Maintain maps and data to regulate the Rock County Zoning Ordinance (Wis. Statutes Ch. 23.32, 59.97, 59.971, 87.3, 114.136, 114.26)

**City of Beloit and Janesville**  
The City of Beloit has taken responsibility for all information related to that municipality.  
The City has followed WILIP cadastral standards and has coordinated with Rock County so a seamless map could be created.  
Under 16.967 Wis. Stats. Rock County may apply to the Department of Administration for grants on behalf of local governments, such as Beloit and Janesville.  
The Cities of Beloit and Janesville along with the County will work together to provide cost savings to the citizens of Rock County.  
The Cities of Beloit and Janesville are active participants of the County Land Records Committee.  
In 2005, the City of Janesville began the process of implementing an Enterprise GIS system utilizing ESRI software. To date, a comprehensive ArcSDE data model with all core GIS data layers has been developed and staff throughout the organization maintains their respective GIS information.  
City staff can presently access any GIS information through an internal website. A public ArcGIS Server, GIS website utilizing Geocortex software is also available.  
The City has solely developed and maintains all parcel related information. To date, the City has made a substantial investment in creating and maintaining its cadastral data.  
An implied data sharing agreement is in place between the Cities and the County where data is shared freely in a timely fashion.

**Public Works**  
The Public Works Department utilizes or has plans to utilize GIS for the following custodial items and activities:  
Airport Layout Plan (AOP)  
County Park site plans. (Wis. Statutes Ch. 27.05)  
Parks, Outdoor Recreation Open Space (POROS) Plan and supporting data. (WI DNR)  
Boat launch locations. (County Policy)  
Trail mapping. (County Policy, POROS Plan)  
Snowmobile trail mapping. (County Policy)  
Locations of threatened or endangered species in County Parks. (County Policy)  
Management units and locations of invasive species in County Parks. (County Policy, Wis. Statutes Ch. 23.22)  
Tree trimming activities. (Wis. Statutes Ch. 27.05)  
Lawn maintenance, Pest abatement. (County Policy)  
Culvert & Bridge Inventory  
Traffic Sign Inventory  
Pavement Condition Inventory  
Project Location Map/Dashboard  
Easement Mapping

**County Clerk**  
County redistricting  
Municipal wards  
Polling information for voting

**Information Technology**  
Insures that all hardware and software being purchased and used by the Rock County Land Information Office is compatible, operable and maintainable. (County Policy)  
Obsolete hardware will be identified and budgeted for replacement as needed. (County Policy)  
Information Technology will maintain the County's GIS with the latest release of our current GIS software. (County Policy)

**Health Department**  
Soil type and soil limitation information is used for the issuance of septic permits. (Rock County Ordinance 13.23, WAC Comm 83-85)  
Address maps and parcel maps are used for hazardous site analysis, water well location, communicable disease outbreak, chronic disease cluster and toxic air release inventory information. (Rock County Ordinance 13.08, 13.09, 13.11 - 13.26)  
Underground water flow modeling, bedrock and water table depth. This has improved the department's service to the public in addition to aiding projects in other departments. (Rock County Ordinance 13.08, 13.09, 13.12, 13.13, 13.23)  
Maintain data on wells, radon, and lead. (Rock County Ordinance 13.08, 13.09, 13.12, 13.13)



# County Parcel Data Workflow Diagram



## Technology Architecture and Database Design

This section refers to the hardware, software, and systems that the county uses to develop and operate Computer systems and communication networks for the transmission of land information data.

Rock County has a Land Records Portal through which Land Records data can be obtained (<http://www.co.rock.wi.us/land-records>). Offices that participate in Land Records in the County are listed and linked, and include: Administrator's Office; 911 Communications Center; Land Conservation; Planning, Economic and Community Development; Public Health; Public Works; Real Property Lister; Register of Deeds; Surveyor and Treasurer. Links to the City of Beloit and City of Janesville are also included as they participate in Land Records activities as well. The interactive maps and apps that are included on this page are Rock County Land Records, Town Zoning, Building Site Permit App, Airport Zoning App, Shoreland Zoning, Floodplain Zoning, Countywide Zoning Jurisdictions and Supervisory Districts. Property Division Maps are available via PDF. The Treasurer's Office Tax Database Search and the Surveyor Database Search are linked in this portal as well. It is the intent of Rock County to continue to expand this portal as new maps and apps are created and as technologies evolve. Most maps and apps are housed internally on County Servers. Data and hard copy maps may be also obtained for a nominal fee through this portal. Data is replicated from the internal servers to the public facing servers on a nightly basis. Rock County does maintain some apps, maps and data on ArcGIS Online (<https://rockcountylio.maps.arcgis.com/home/index.html>). These apps include FEMA's National Flood Hazard Layer, Rock County; Rock County Land Records; Airport Zoning; Farmland Preservation Plan Eligibility; Elected Officials; Countywide Zoning Jurisdictions; Lottery Credit Search; and Town Zoning in Rock County; Rock County is evaluating future distribution sources as new technology becomes available

### Hardware

- 3 - Windows 2019 Servers - 64-bit Standard Edition (1 with SQL Server 2019)
- One server is used for our internal Land Information data development. On this server, we utilize an ArcGIS SDE database in a SQL Server 2019 environment. This server is also used as a GIS departmental server which provides storage space for all GIS related data.
- The second server is where ArcGIS Server is installed and where all of the map services that support applications will reside.
- The third server is where Portal for ArcGIS, Data Store, and the internal Web Adaptor Software resides as well as any internal GIS applications.

### Software

Rock County uses the following ESRI software to create/maintain Land Information data:

- 11 - ArcGIS Desktop (Advanced) Concurrent Use licenses
- 2 - ArcGIS Desktop (Basic) Concurrent Use licenses
- 2 - ArcGIS 3D Analyst for Desktop Concurrent Use License
- 2 - ArcGIS Network Analyst for Desktop Concurrent Use License
- 2 - ArcGIS Spatial Analyst for Desktop Concurrent Use License
- 17 - ArcGIS Desktop (Basic) Single-Use licenses
- 4 - ArcGIS 3D Analyst for Desktop Single Use License
- 4 - ArcGIS Spatial Analyst for Desktop Single Use License
- 4 - ArcGIS Network Analyst for Desktop Single Use License
- 1 - ArcGIS Tracking Analyst for Desktop Single Use License
- 2 - ArcGIS for Server Enterprise Standard (Windows) Up to Four Cores License
- 1 - ArcGIS Image Extension for Server Enterprise Standard Up to Four Cores License
- Land Information data is stored in an ArcGIS SDE geodatabase as well as File geodatabase's.
- Additional Software used:
  - Pictometry Extension for ArcGIS Desktop
  - Xtools Pro for ArcGIS
  - Gizinta

- Clean my Org
- ArcGIS Admin Tools Pro
- **County currently uses ArcGIS Pro:** No
- **County plans to upgrade to ArcGIS Pro:** Yes, by estimated date: 2023

## Website Development/Hosting

- Rock County maps and apps have all been moved an ArcGIS Enterprise/ArcGIS Online Environment.
- Tax Database Search web app which is created using Java/HTML
- Surveyor Database Search web app which is created using PHP/HTML
- Property Division Maps displayed as Static .pdf maps

## Metadata and Data Dictionary Practices

### Metadata Creation

- **Metadata creation and maintenance process:** The County uses a template to complete portions of the metadata that remain consistent across all metadata such as the custodian and contact information. The County manually completes the description, summary, attributes and keywords (tags) for the content that remains. Minimum metadata requirements include the information stored in the template as well as Description, Summary and tags.

### Metadata Software

- **Metadata software:** The County uses Esri ArcCatalog to create and maintain metadata.
  - The software does generate metadata consistent with the FGDC Content Standard for Digital Geospatial Metadata, and ISO geographic metadata standard 19115.
- **Metadata fields manually populated:** The County The County manually completes the description, summary, attributes and keywords (tags) for the content that remains.

### Metadata Policy

- **Metadata Policy:** The County uses Esri ArcCatalog to create and maintain metadata. The software generates metadata consistent with the FGDC Content Standard for Digital Geospatial Metadata. The County uses a template to complete portions of the metadata that remain consistent across all metadata such as the custodian and contact information. The County manually completes the description, summary, attributes and keywords (tags) for the content that remains. Minimum metadata requirements include the information stored in the template as well as Description, Summary and tags.

## Municipal Data Integration Process

### • **City of Beloit:**

The City of Beloit is an active participant of the Land Records Committee. The City of Beloit maintains a Cloud-Based Enterprise GIS system utilizing ESRI software. Core GIS data layers have been developed and staff throughout the organization maintain their respective GIS information. City of Beloit staff also maintains public and internal interactive mapping websites to distribute geographical data. The City of Beloit has solely developed and maintains all parcel related information. To date, the City of Beloit has made a substantial investment in creating and maintaining its cadastral data. The City and County continue to work together to foster a collaborative effort in regards to technology, appropriate data exchange, standards, and acquisition projects to ensure a seamless integration of land records and other appropriate data. To further aid in the GIS data accessibility between the City and County, appropriate real-time ArcGIS Server connections should be further implemented and utilized. An implied data sharing agreement also is in place between the City and the County where data is shared freely in a timely fashion.

### • **City of Janesville:**

The City of Janesville is an active participant of the Land Records Committee. The City of Janesville maintains an Enterprise GIS system utilizing ESRI software. Core GIS data layers have been developed and staff throughout the organization maintain their respective GIS information. City staff also maintains public and internal interactive mapping websites to distribute geographical data. These websites utilize REST-based architecture created with the help of

Geocortex software products. The City of Janesville has solely developed and maintains all parcel related information. To date, the City has made a substantial investment in creating and maintaining its cadastral data. Additional WLIP funds received by Rock County may also be designated to the City of Janesville to support core Land Information activities and functions as agreed upon by the City of Janesville and Rock County.

The City and County continue to work together to foster a collaborative effort in regards to technology, appropriate data exchange, standards, and acquisition projects to ensure a seamless integration of land records and other appropriate data. To further aid in the GIS data accessibility between the City and County, appropriate real-time ArcGIS Server connections should be further implemented and utilized. An implied data sharing agreement also is in place between the City and the County where data is shared freely in a timely fashion.



## Public Access and Website Information

### Public Access and Website Information (URLs)

#### Public Access and Website Information

##### GIS Webmapping Application(s)

Link - URL	GIS Download Link - URL	Real Property Lister Link - URL	Register of Deeds Link - URL
<a href="https://rockcountylio.maps.arcgis.com/apps/webappviewer/index.html?id=5c76dc24747143a3a0003060a0f2e9a6">https://rockcountylio.maps.arcgis.com/apps/webappviewer/index.html?id=5c76dc24747143a3a0003060a0f2e9a6</a>	NONE	<a href="http://www.co.rock.wi.us/Rock/TaxSearch/disclaimer.php">http://www.co.rock.wi.us/Rock/TaxSearch/disclaimer.php</a>	<a href="http://www.co.rock.wi.us/registerofdeeds-realestate/registerofdeeds-online-search">http://www.co.rock.wi.us/registerofdeeds-realestate/registerofdeeds-online-search</a>

#### Single Landing Page/Portal for All Land Records Data

##### URL

<https://www.co.rock.wi.us/land-record-maps-apps-data>

#### Web Services/REST End Points

##### URL

<https://www.co.rock.wi.us:8443/rockpub/rest/services>

#### Municipal Website Information

Municipal Website	Municipal Website URL
City of Janesville GIS Web Map	<a href="http://gis.ci.janesville.wi.us/Html5Viewer/Index.html?viewer=Janesville">http://gis.ci.janesville.wi.us/Html5Viewer/Index.html?viewer=Janesville</a>
City of Beloit GIS Web Map	<a href="https://portico.mygisonline.com/html5/?viewer=beloitcitywi">https://portico.mygisonline.com/html5/?viewer=beloitcitywi</a>

## Data Sharing

### Data Availability to Public

#### Data Sharing Policy

- Rock County shares data with the public for the cost of reproduction.
- <https://www.co.rock.wi.us/land-record-terms-and-conditions>

#### Open Records Compliance

- Rock County provides the rest service endpoint for our services. Data is provided at the cost of reproduction. Rock County is currently exploring third party open data distribution options.

### Data Sharing Restrictions and Government-to-Government Data Sharing

#### Data Sharing Restrictions

- The Rock County Land Information/GIS Data Agreement is included in Appendix A. This agreement covers data that is being requested as a deliverable and is distributed upon receipt by the County of a data request. It requests that Rock County be cited as a source, requests reciprocity of the end product, and requests that the data not be distributed to other secondary users unless the user is a contracted agent of the recipient. Disclaimers are also provided on the maps and apps available through the portal and reminds end users that the data contained in these services is not a substitute for a field survey.

#### Government-to-Government Data Sharing

- Data available to the public is also available to government entities and educational institutions. There is no reproduction fee or shipping/handling fees charged.

## Training and Education

- Rock County utilizes many resources for Training and Education, which is conducted as time and resources allow. The County regularly sends members to the Esri Wisconsin User Group, Wisconsin Land Information Association regional meetings and annual conferences, and the Esri International User Conference. If resources allow, workshops scheduled as part of the conferences are accessible to Land Records personnel. The County also takes advantage of online training and courses (free or at a cost) and, when necessary, instructor led courses that are not associated with the aforementioned conferences and meetings.

# 4 CURRENT & FUTURE PROJECTS

This chapter lists the current and future land information projects the county is currently undertaking or intends to pursue over its planning horizon. A project is defined as a temporary effort that is carefully planned to achieve a particular aim. Projects can be thought of as the means to achieving the county's mission for its land information system.

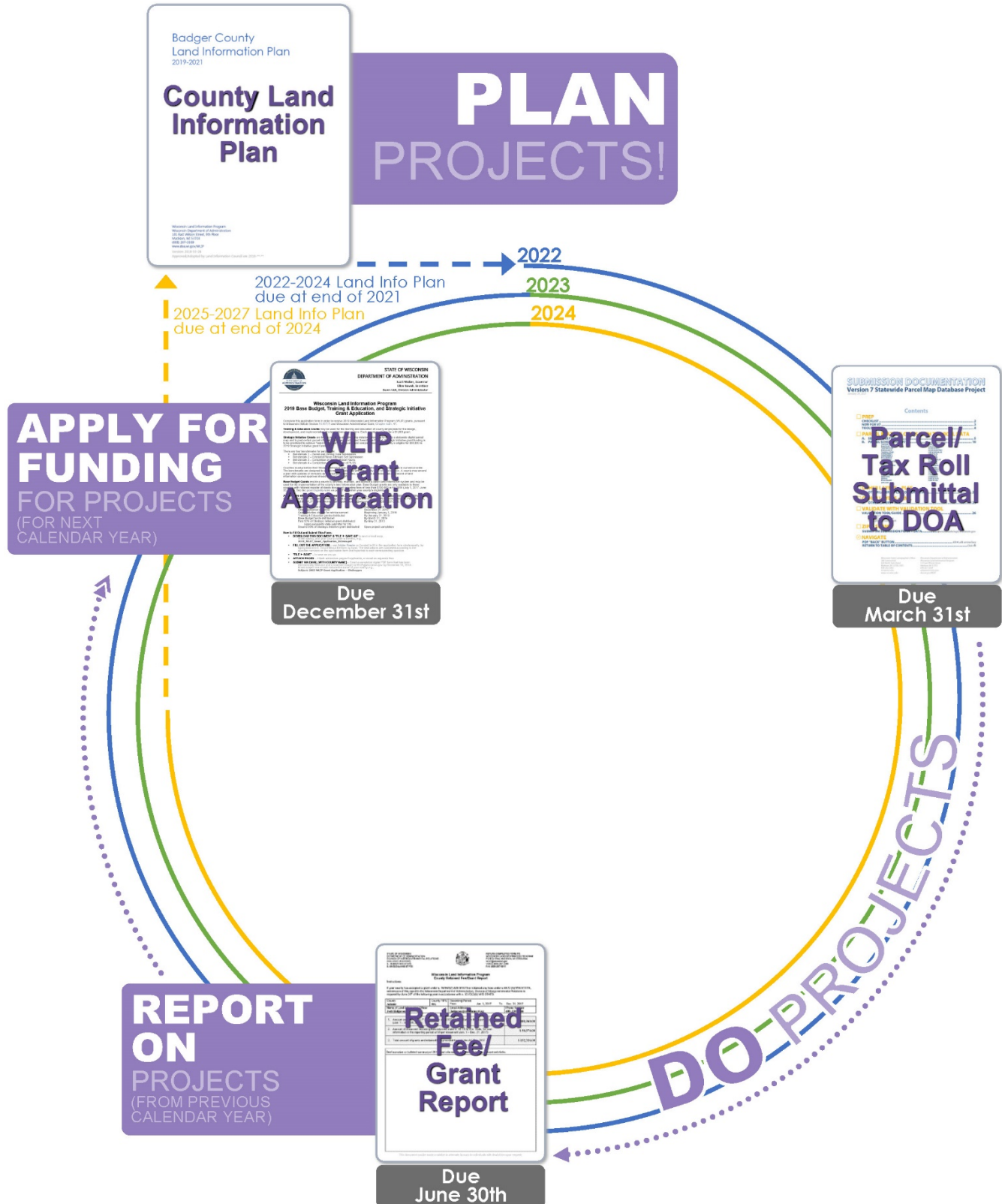


Figure 1. The WLIP Land Information Plan/Grant Project Cycle

## Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)

### Project Title: Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)

#### Project Description/Goal

##### How Searchable Format Will Be Maintained

- Rock County has requested the Cities of Beloit and Janesville make changes to their database structure / data maintenance for Owner information and site address which will facilitate easier submission of parcel data in the searchable format by Rock County.

#### Business Drivers

- The Project Plan to Maintain Searchable Format for Benchmarks 1 & 2 is a requirement for those counties who utilize Strategic Initiative funds for parcel/tax roll formatting to prepare the data submission to DOA.

#### Objectives/Measure of Success

- The objective is to continue to meet the Searchable Format for Benchmarks 1 & 2 (Parcel and Zoning Data Submission, Extended Parcel Attribute Set Submission).
- No further conversion of the Cities data upon loading into the County System.

#### Project Timeframes

Timeline – Project Plan to Maintain Searchable Format **Example**		
Milestone	Duration	Date
Project start	–	January 1, 2022
Provide data schema to Cities	1-3 months	January- March, 2022
Cities provide to their Vendor	3-6 months	April – September, 2022
Cities provide test data to the County	1-3 months	September – November, 2022
Cities submit data in new format for Tax Collection	1 month	November, 2022
Project complete		March 1, 2023

#### Responsible Parties

- Rock County, Real Property Lister (20%)
- Rock County Computer Programmer/Analyst II (40%)
- City of Janesville staff and software vendor Govern (30%)
- City of Beloit staff and software vendor Market Drive (30%)

#### Estimated Budget Information

- See table at the end of this chapter for project budget information.



# Project Plan for PLSS (Benchmark 4)

## Project Title: Project Plan for PLSS (Benchmark 4)

### Project Description/Goal

#### Planned Approach

- 98% of Rock county's PLSS corners have survey grade accuracy coordinates referenced to NAD83. The survey department is working on restoring the PLSS corners that have approximate coordinates and establish "Survey Grade" coordinates using modern GNSS survey equipment

#### Current Status

- **Tally of the total number of corners:** See PLSS Layer Status table in Chapter 2.
- **Remonumentation status:** See PLSS Layer Status table in Chapter 2.
- **Coordinate status (accuracy class) if known:** See PLSS Layer Status table in Chapter 2.

#### Goals

- **Number of corners to be remonumented and/or rediscovered:** 47
- **Number to have new coordinates established:** 47
- **Accuracy class for these new coordinates:** Survey Grade
- **Way in which these points will be integrated into the parcel fabric:** The County Surveyor will enter the new PLSS information into the County enterprise geodatabase which will make the PLSS corners available for all Land Information Offices to integrate into the parcel fabric using ESRI ArcGIS.

#### Missing Corner Notes

- **Documentation for any missing corner data:** Corners that will not be reestablished at this time are mostly meander and center of section corners.

#### County Boundary Collaboration

- The Rock County Surveyor Department collaborates with neighboring counties by informing them when discrepancies have been found or changes have been made to the PLSS data along the County borders.

### Business Drivers

- The Project Plan for PLSS is a requirement for those counties who utilize Strategic Initiative funds for work related to PLSS completion and integration.
- Improved accuracy of corner locations for GIS and Survey Mapping.
- Updated monument records
- Modernization and reestablishment of corner locations that have not been recovered or are considered lost.

### Objectives/Measure of Success

- The objective is to meet Benchmark 4 (Completion and Integration of PLSS) by December 31, 2023.

### Project Timeframes

Timeline – Project Plan for PLSS		
Milestone	Duration	Date
Project start	–	January 1, 2022
County Surveyor Remonumentation	2 years	January 1, 2022 – December 31, 2023
Project complete	–	December 31, 2023

### Responsible Parties

- Rock County Surveyor (95%) - Project management, quality control, research and calculation, field survey work, PLSS/GIS integration and maintenance, replacement of lost or damaged monuments.
- Land Information Officer (5%)- Project Management, delivery.

### Estimated Budget Information

- See table at the end of this chapter.

# Project #1: Redaction and Indexing of Recorded Documents

## Project Description/Goal

- Redact all documents that are available on the internet.
- Index all documents with document number, document type, volume and page, recording date, document date, grantor/grantee, tract / legal description, associated document number and PIN
- Land Info Spending Category: Other Parcel Work

## Business Drivers

- All documents must be redacted per state statute.
- Complete indexing information will assist in searching by the Register of Deeds, Real Property Lister, Assessors, Title companies, other government agencies and the public.

## Objectives/Measure of Success

- The Rock County Register of Deeds Office checks current records daily to verify that all Social Security Numbers have been redacted.
- Back scanned records that traditionally contained SSN's have also been redacted.
- Redaction continues on all back scanned documents as they are indexed.
- Complete indexing creates an electronic index and allows documents to be searchable by all of the fields that they are indexed by.

## Project Timeframes

Milestone	Duration	Date
Redaction/Indexing Project	Ongoing	2012 - present

## Responsible Parties

- Rock County Register of Deeds staff (100%)

## Estimated Budget Information

- See table at the end of this chapter.

# Project #2: Owner Updates from the Cities of Beloit and Janesville to Rock County

## Project Description/Goal

- The Cities of Beloit and Janesville perform their own Property Listing functions. The Rock County Treasurers Office collects the tax payments for parcels within the Cities of Beloit and Janesville. However owner updates for this purpose are only provided on an bi-annual cycle
- Land Info Spending Category: Other Parcel Work

## Business Drivers

- More frequent owner updates would allow for a more accurate owner information to be displayed on receipts produced in the Rock County Treasurer’s Office.

## Objectives/Measure of Success

- Successful development and implementation of a data exchange process which can be used by the Cities to provide ownership data to Rock County on a Quarterly cycle.

## Project Timeframes

Milestone	Duration	Date
Meet with Cities		March – May 2022
Cities send sample data		August 2022
Quarterly updates		2023

## Responsible Parties

- Rock County, Real Property Lister (20%)
- Rock County Computer Programmer/Analyst II (40%)
- City of Janesville staff and software vendor Govern (30%)
- City of Beloit staff and software vendor Market Drive (30%)

## Estimated Budget Information

- See table at the end of this chapter.

# Project #3: Maintenance Dashboard for Culvert & Bridge Inventory in GIS

## Project Description/Goal

- Develop an inventory of all bridges and culverts within Rock County or on the County Highway System in the GIS.
- Land Info Spending Category: Other

## Business Drivers

- Provide for efficiencies in service and a complete database of these structures for use in the Rock County Department of Public Works and Rock County Land Conservation.

## Objectives/Measure of Success

- Compilation of the Bridge and Culvert information in one location will reduce research time in the office and reduce the time locating the structure in the field.
- Provide the ability to have a maintenance dashboard for inspection purposes.

## Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2022
Vendor performs services		June – November 2022
County reviews dashboard		December 2022
Project Complete		February 2023

## Responsible Parties

- Rock County Department of Public Works Staff (15%)
- Rock County Land Conservation Staff (10%)
- GIS Vendor (75%)

## Estimated Budget Information

- See table at the end of this chapter.



## Project #4: Traffic Sign Inventory in GIS

### Project Description/Goal

- Develop an inventory of all traffic signs on the County Highway System in GIS.
- Land Info Spending Category: Other

### Business Drivers

- Currently traffic signs are tracked in a separate software that is accessible to limited staff.
- Using GIS as the medium for the traffic sign inventory would allow for increased, consistent access to the data.

### Objectives/Measure of Success

- Compiling the traffic sign inventory in one consistent location will increase usability and accessibility for Rock County Public Works staff.

### Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2022
Vendor performs services		June – November 2022
County reviews		December 2022
Project Complete		February 2023

### Responsible Parties

- Rock County Department of Public Works Staff (25%)
- GIS Vendor (75%)

### Estimated Budget Information

- See table at the end of this chapter.

# Project #5: Pavement Condition Inventory in GIS

## Project Description/Goal

- Develop an inventory of the pavement condition on the County Highway System in GIS.
- Land Info Spending Category: Other

## Business Drivers

- Currently pavement condition is tracked in a separate software that is provided by the State, which has limitations.
- Using GIS as the medium for the pavement condition inventory would allow for increased, consistent access to the data.

## Objectives/Measure of Success

- Compiling this information in the GIS will allow for more efficient planning efforts and mapping to more effectively understand and communicate the current conditions of the Rock County highway system to stakeholders.

## Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2023
Vendor performs services		June – November 2023
County reviews		December 2023
Project Complete		February 2024

## Responsible Parties

- Rock County Department of Public Works Staff (25%)
- GIS Vendor (75%)

## Estimated Budget Information

- See table at the end of this chapter.

# Project #6: Permitting / Routing System for Oversize/Overweight Loads

## Project Description/Goal

- Develop a permitting / routing system for routing oversize or overweight loads through the County Highway System utilizing GIS.
- Land Info Spending Category: Other

## Business Drivers

- Increase efficiency and tracking for Public Works staff working with an oversize/overload request.

## Objectives/Measure of Success

- Decreased turnaround time for oversize/overload permit requests.

## Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2024
Vendor performs services		June – November 2024
County reviews		December 2024
Project Complete		February 2025

## Responsible Parties

- Rock County Department of Public Works Staff (25%)
- GIS Vendor (75%)

## Estimated Budget Information

- See table at the end of this chapter.

## Project #7: Easement tracking for ROW work permits

### Project Description/Goal

- Develop a permitting system for work being performed within the County Highway System ROW utilizing GIS.
- Land Info Spending Category: Other

### Business Drivers

- Increase efficiency and tracking for Public Works staff working with ROW work permits.

### Objectives/Measure of Success

- Decreased turnaround time for ROW work permit requests.

### Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2024
Vendor performs services		June – November 2024
County reviews		December 2024
Project Complete		February 2025

### Responsible Parties

- Rock County Department of Public Works Staff (25%)
- GIS Vendor (75%)

### Estimated Budget Information

- See table at the end of this chapter.



## Project #8: Land Division Collaboration Portal

### Project Description/Goal

- Create a Portal where county and local personnel can coordinate the land division and zoning updates in a more streamlined and efficient way
- Land Info Spending Category: Other

### Business Drivers

- Eliminate excess server storage needs by having documents in a central location for access by personnel.
- Eliminate excess email server storage needs as large documents are being emailed across and out of the county system.
- Reduce redundancy and errors by having all documents in one central location.

### Objectives/Measure of Success

- Portal that is accessible by county and local personnel

### Project Timeframes

Milestone	Duration	Date
Project Start		May, 2023
Develop Portal	6 months	May – December, 2023
Train County Staff and test internally	6 months	January – June, 2024
Train and distribute to all interested parties	1 month	June – July, 2024
Portal & License Maintenance		Annually

### Responsible Parties

- Rock County Planning (80%)
- Rock County Information Technology (20%)

### Estimated Budget Information

- See table at the end of this chapter.

## Project #9: Digitize Historic Planning & Development Archives

### Project Description/Goal

- Scan and index historic documents in the Planning & Development archive including, but not limited to Land Divisions, Town Zoning, Comprehensive Plans and other reference materials
- Land Info Spending Category: Other

### Business Drivers

- There is no access to these files when staff must work remotely.
- Searching through the paperwork to find needed files is unnecessarily time consuming and tedious.
- There are no back-ups of records that are supposed to be kept in perpetuity under public record retention schedules

### Objectives/Measure of Success

- Files sorted, scanned and indexed
- Method to retrieve files remotely

### Project Timeframes

Milestone	Duration	Date
Project Start		January, 2022
Sort & Organize Files	6 months	January – June, 2022
Scan & Index documents	18 months	July, 2022 – December, 2023
Develop/purchase record retrieval system	6 months	July, 2023 – December, 2023
Update docuemnts	As needed	

### Responsible Parties

- Rock County Planning (75%)
- Rock County Information Technology (25%)

### Estimated Budget Information

- See table at the end of this chapter.

# Project #10: Rock County Implementation of ESRI Parcel Fabric Model

## Project Description/Goal

- Increase editing efficiency and reduce duplication of efforts between departments.
- Land Info Spending Category: Digital Parcel Mapping

## Business Drivers

- Keep up with changing technology
- Enhance statewide parcel map data submission

## Objectives/Measure of Success

- Successful Implementation

## Project Timeframes

Milestone	Duration	Date
Meet with Vendor		March – May 2022
Vendor performs services		June – November 2022
County reviews		December 2022
Project Complete		February 2023

## Responsible Parties

- Rock County, Real Property Lister (20%)
- Rock County Computer Programmer/Analyst II (10%)
- GIS Vendor (70%)

## Estimated Budget Information

- See table at the end of this chapter.

## **Project #11: Creation, Maintenance & Update Digital Parcel Data – City of Janesville**

### **Project Description/Goal**

- The City of Janesville develops and maintains all parcel related information within the City limits. To date, the City has approximately 26,000 parcels. Maintaining its cadastral data and related tax roll data is a substantial investment and is funded solely by the City. The City has two GIS professionals, and each dedicate a portion of their time throughout the year to update GIS parcel files and records as property splits occur. The costs associated with maintaining this parcel data include staff time, staff development/training, and software licensing.
- The City of Janesville wishes to take advantage of grant funding when deemed eligible by the Department of Administration
- Land Info Spending Category: Parcel Mapping

### **Business Drivers**

- Creation and maintenance of parcel data keeps the parcels within the City limits updated on a timely basis

### **Objectives/Measure of Success**

- Successful creation and maintenance of parcel data keeps the parcels up to date and helps the County fulfil parcel management requirements as outlined by State Statues

### **Project Timeframes**

- The City's GIS staff maintain parcel data throughout the year. The City of Janesville will provide appropriate parcel data and related tax roll data to Rock County no later than March 1<sup>st</sup> of each year to meet the State's yearly submittal deadline of March 31.

### **Responsible Parties**

- City of Janesville Staff (95%)
- Rock County Land Information Officer (5%)

### **Estimated Budget Information**

- See table at the end of this chapter.



## Project #12: Conversion of City of Janesville Parcels to Parcel Fabric

### Project Description/Goal

- The City of Janesville intends to convert current parcel mapping data to the ESRI Parcel Fabric Data Model.
- The City of Janesville wishes to take advantage of grant funding when deemed eligible by the Department of Administration.
- Land Info Spending Category: Digital Parcel Mapping

### Business Drivers

- The ESRI Parcel Fabric Data Model will increase efficiencies in parcel data maintenance and store archival parcel data for looking backward in time at parcel divisions, combinations and annexations

### Objectives/Measure of Success

- Improve efficiency for parcel maintenance and preservation of historical parcel data

### Project Timeframes

- 2023 (Estimated)

### Responsible Parties

- City of Janesville GIS Staff (25%)
- GIS Consultant (75%)

### Estimated Budget Information

- See table at the end of this chapter.

## Ongoing Costs Not Associated with a Specific Project

You may include an optional section for "Ongoing Costs," which are costs not associated with a specific project. This may include ongoing technology expenditures like software licenses or staffing costs for general tasks like production of maps for other county departments and responding to public requests for GIS data.

Rock County has the following ongoing annual costs associated with Land Information / GIS:

### Software License/Maintenance Costs

- ESRI ArcGIS Software \$40,435
- ESRI ArcServer Software (in-house server) \$10,000
- ESRI ArcServer Software (web server) \$5,000
- ESRI Image Extension \$5,000
- Fidlar- Land Records System \$70,850
- Fidlar Bastion Software \$17,400
- Trimble Handheld software \$400
- Admin Tools for ArcGIS \$500
- Clean my Org tools \$1,000

### Hardware Maintenance Costs

- Large Format Scanner Maintenance \$1,845
- Large Format Scanner Consumables (Rollers, Pads, Lamps) \$2,500
- Trimble Handheld Units \$1,500
- Scanners ROD Office \$1,195
- MFP in Planning \$2,400
- MFP in Land Conservation 2,400
- Maintenance on 13 PC's \$52,250
- Annual Recommended Replacement of Hardware cost varies
- Charter Fiber Connection to Land Conservation \$12,240
- Mobile hotspot for Land Conservation GPS Unit \$312

### Training & Education

- WLIA Annual Conference (5 people) Approx \$1,750
- WLIA Annual Membership Dues Approx \$200
- EWUG Annual Conference Approx (5 people) \$1,750
- WLIA Regional Conferences (Summer & Fall) Approx \$1,000
- ESRI User Conference (2 people) Approx \$4,000
- Online GIS Training Classes & Instructor Led Courses Approx \$2,500

### Staffing

- Cross charge for Cartographer to support parcel mapping Approx. \$27,262
- Cross charge for Land Information Officer to support compliance with WLIP Approx. \$47,604
- Cross charge for County Surveyor to support surveys & tie sheets on the web Approx. \$47,486
- Outside Consulting for Web Development \$5,000
- Land Information Office Intern Approx. \$19,377

### Paper, Printing & Office Supplies

- Roll Paper \$1,285
- Ink Jets \$465
- Printheads \$690
- Color LaserJet Cartridges \$1,000
- Dvd's & CD's for data distribution \$40
- Data Mailers \$50

## Completed Projects

These projects were described in previous Land Records Modernization Plans and were completed as of 2021.

- **Planning**
  - Re- delineation of re-study of or FEMA floodplain mapping
  - Update of Hydrology Layer
  - Address Mapping
  - 2016 Orthoimagery
  - 2020 Orthoimagery
  - Establish Land Evaluation Site Assessment (LESA) Procedure and supporting data to conform with Rock County Comprehensive Plan 2035.
  - Establish Purchase of Development Rights (PDR)/Purchase of Agricultural Conservation Easements Program and supporting data to conform with Rock County Comprehensive Plan 2035.
  - Update Agricultural Preservation Plan and supporting data
  - Establish Digital Submission procedure and database for regulatory documents.
  - Address Ordinance Modernization and Sign Inventory project has been completed.
  - Remonumentation of the County Boundary project has been completed.
  - Archiving of Hard Copy Documents project has been completed.
  - 2016 Land Use Inventory project has been completed.
  - 2020 LiDAR
  
- **Department of Public Works – Parks**
  - Update Parks, Outdoor Recreation and Open Space Plan and supporting data.
  
- **9-1-1 Communications**
  - Use county-owned GPS equipment to create a fire hydrant/water source database to assist Rock County fire departments
  - Determine Determine feasibility of in-house GPS maintenance of new street centerlines
  - Utility Boundaries Layer has been completed
  - Shortest Path Routing has been completed
  
- **Information Technology**
  - Migration from Esri ArcIMS web mapping technology to esri ArcGIS Server technology.
  - Migration from an Oracle SDE implementation to to Microsoft SQL Server implementation.
  - Improve network infrastructure in order to deliver higher bandwidth for GIS users.
  - Implement GIS data replication for business continuity and disaster recovery.
  - ArcGIS Pro Conversion
  - Enterprise Geodatabase Consolidation
  
- **Register of Deeds**
  - Completion of Optical Imaging / Back scanning project 2013 – 2015.
  - Upgrade of Fidar Software to Avid.

## Estimated Budget Information (All Projects)

Estimated Budget Information			Land Info Plan Citations	Project Total
Project Title	Item	Unit Cost/Cost	Page # or section ref.	
<b>Project Plan to Maintain Searchable Format (Benchmarks 1 &amp; 2)</b>	Rock County Real Property Lister	\$500	Page 43	
	Rock County IT Department	\$1,500		
	City of Beloit / Market Drive	\$2,000		
	City of Janesville / Govern	\$2,000		<b>\$6,000</b>
<b>Project Plan for PLSS (Benchmark 4)</b>	County Surveyor	\$25,000	Page 44	
	Rock County Land Information Officer	\$200		<b>\$25,200</b>
<b>1) Redaction &amp; Indexing of Recorded Documents</b>	Register of Deeds Staff	\$42,000	Page 45	<b>\$42,000</b>
<b>2) Owner Updates from COB &amp; COJ</b>	Rock County Real Property Lister	\$500	Page 46	
	Rock County IT Department	\$1,500		
	City of Beloit / Market Drive	\$2,000		
	City of Janesville / Govern	\$2,000		<b>\$6,000</b>
<b>3) Maintenance Dashboard for Culvert &amp; Bridge Inventory in GIS</b>	Rock County Public Works	\$500	Page 47	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>4) Traffic Sign Inventory in GIS</b>	Rock County Public Works	\$500	Page 48	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>5) Pavement Condition Inventory in GIS</b>	Rock County Public Works	\$500	Page 49	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>6) Permitting/Routing System for oversize/overweight loads</b>	Rock County Public Works	\$500	Page 50	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>7) Easement Tracking for ROW Work permits</b>	Rock County Public Works	\$500	Page 51	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>8) Land Division Portal</b>	Rock County Planning	\$20,000	Page 52	
	Rock County IT Department	\$5,500		<b>\$25,000</b>
<b>9) Digitize Historic Planning Archives</b>	Rock County Planning	\$20,000	Page 53	
	Rock County IT Department	\$5,500		<b>\$25,000</b>
<b>10) Rock County Parcel Fabric Implementation</b>	Rock County Real Property	\$500	Page 54	
	GIS Vendor	\$24,500		<b>\$25,000</b>
<b>11) Update Digital Parcel Data City of Janesville</b>	City of Janesville	\$5,000	Page 55	
	Rock County Land Information Officer	\$200		<b>\$5,200</b>
<b>12) City of Janesville Parcel Fabric Conversion</b>	City of Janesville	\$10,000	Page 56	
	Rock County Land Information Officer	\$200		
	GIS Vendor	\$40,000		<b>\$50,200</b>
<b>Ongoing Costs</b>	Software Maintenance	\$150,585	Page 57	
	Hardware Maintenance	\$76,642		
	County Staff	\$146,729		
	Training & Education	\$11,200		



	Office/Printing Supplies	\$3,530		<b>\$388,686</b>
<b>GRAND TOTAL</b>				<b>\$723,286</b>

Note. These estimates are provided for planning purposes only. Budget is subject to change.

## **Rock County Land Information / GIS Data Agreement**

### **Disclaimer:**

The maps and data provided are for informational and advisory purposes only. Rock County makes no warranty, expressed or implied; including warranties of merchantability and fitness for a particular purpose. Determining fitness of use for this data is the sole responsibility of the user. Rock County Land Information Office disclaims accuracy and advises that if specific and precise accuracy is required, it should be determined by certified maps, surveys, plats, or other official means. Rock County will not be responsible for any damages, which result from third party use of the data and maps herein, or for any use, which ignores this warning. The responsibility for data updates resides with the recipient, not the supplier.

### **Metadata:**

Rock County has completed, and will deliver, dataset-related information such as currency, accuracy, compilation, scale, and contact information in a FGDC compliant metadata (.xml) file with each dataset when possible.

### **Citation:**

Any use of the provided information shall be accompanied with Rock County listed as a Data Source.

### **Other Users:**

Recipient agrees not to provide the information identified in this agreement to secondary users, unless the user is a contracted agent of recipient in which case the provided information can only be used in completing contracted services.

### **Reciprocity:**

Recipient agrees to provide a description of data use, hardcopy duplicate, and digital copy of the product containing the supplied data by any contracted agent, if requested by the Rock County LIO/GIS Manager.

### **Requests and Pricing:**

Current price list is available here: <http://www.co.rock.wi.us/geospatial-support-services-fees> . Most products are available in ESRI shapefile format and file geodatabase format. In addition, data from some departments may be provided in other formats such as .dxf, .dwg, .xls, .dbf, jpeg, tiff, bmp, .pdf, etc. In most cases, digital data on floppy disk, CD, or DVD can be mailed within 5 working days of receipt of order. If upon receipt of the data it is unusable due to damage or defect the data will be replaced. No refunds will be given.

# Rock County Land Information / GIS Data Agreement

Date: \_\_\_\_\_

Requestor/Recipient \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Deliverables Description:

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Data Format:

\_\_\_\_\_

Planned Use:

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\_\_\_\_\_  
\_\_\_\_\_

The undersigned parties hereby agree to the terms above. This agreement will remain in force until either party receives official notice of cancellation.

Requestor/Recipient Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Provide/Supplier Signature \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

## Rock County Land Information Office Fee Schedule

## Hard Copy Maps

<u>Products</u>	<u>Price</u>	
Hardcopy of Existing Digital Maps from Planning Department	\$0.15	A ( 8.5" x 11" )
	\$0.15	B ( 11" x 17" )
	\$12.00	( 18" x 24" )
	\$14.00	D ( 24" x 36" )
	\$18.00	E ( 36" x 48" )
Hardcopy of Existing Digital Maps Maps from Real Property Office	\$0.15	A ( 8.5" x 11" )
	\$0.15	B ( 11" x 17" )
	\$8.00	C ( 17" x 22" )
	\$8.00	( 18" x 24" )
	\$9.00	D ( 22" x 34" )
	\$9.00	E ( 34" x 44" )

## Digital Vector Data in Esri shapefile or file geodatabase format

- Cost is determined by transfer time. If files can be transferred in under 15 minutes, no charges will accrue. Data transfers taking more than 15 minutes will be charged at \$50/hour not to exceed \$150.
- Vector data include, but are not limited to:
  - Countywide Planimetric Package: Roads, Airport, Hydrology Lines, Hydrology Polygons, Railroads, Section Lines, Section Points, MCD Boundaries
  - Land Use
  - Parcels
    - Ownership data or tax database must be requested separately.
    - Does not include the cities of Janesville or Beloit
  - Zoning
    - Does not include incorporated municipalities or the towns of Beloit or Newark
    - Town zoning records are the authoritative records and take precedence over County records.
  - Addresses
  - Countywide Environmentally Sensitive Areas or Environmentally Sensitive Open Space Areas

## Raster Data and Topographic Data

- Cost is determined by transfer time. If files can be transferred in under 15 minutes, no charges will accrue. Data transfers taking more than 15 minutes will be charged at \$50/hour not to exceed \$200 per data set.
- Raster data include, but are not limited to:
  - Most recent year (2016) orthoimagery flight
  - Historic orthoimagery flights: 2010, 2008 (flood), 2000, 1996, 1993
  - \*Scanned orthoimagery flights: 1990, 1978, 1969, 1966, 1950
  - Please contact the cities of Beloit, Janesville and Milton for imagery data within those municipalities.
- Topography data include, but are not limited to
  - 2010-2012 Bare earth and point cloud LiDAR
  - 2010 – 2012 LiDAR derived contours
  - 2000 – Contours
  - Please contact the cities of Beloit and Janesville for imagery data within those municipalities.

## Streaming Data

- Data can be streamed at no charge from: <https://www.co.rock.wi.us:8443/rockgis/rest/services>

## Custom Map and Data Production

- \$75/ hour + deliverables
- Availability based on approval of department head.

## Disclaimers

- If data request exceeds 4 GB the requestor must provide hard drive. Hard drive will be returned when payment is received
- Payment due when services are rendered.
- All Hardcopy Map and Graphic Products Printed on 24lb Bright White Color Bond.
- All Digital GIS Data Delivered in Rock County Coordinate System.
- Digital Data Will Be Uploaded or emailed when possible.
- If Data is Mailed or Shipped the Data Requestor is Responsible for All Mailing/Shipping Costs.
- If the data is unusable due to damage or defect, the data will be replaced. No refunds will be given.
- \*Scanned images are of varying quality. No guarantees are made of usability.



ROCK COUNTY

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

11/02/2021

<b>Account Number</b>	<b>Account Name</b>	<b>PO#</b>	<b>Check Date</b>	<b>Vendor Name</b>	<b>Description</b>	<b>Inv/Enc Amt</b>
10-1720-0000-64200	Training	P2100721	10/14/2021	US BANK	WRPLA ASM ROOM	246.00
<b>Real Property Descripton PROG TOTAL</b>						<b>246.00</b>

I have reviewed the preceding payments in the total amount of **\$246.00**

Date: Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp	P2100296	10/14/2021	US BANK	COPY PAPER & CALENDARS	57.32
<b>Planning PROG TOTAL</b>						<b>57.32</b>
64-6420-0000-64918	Marketing	P2102032	10/14/2021	MLM LLP	CARW RETAIL CONFERENCE & RAINM	833.33
<b>Economic Development Program PROG TOTAL</b>						<b>833.33</b>
64-6451-0000-64904	Sundry Expense	P2100292	10/21/2021	LANGE ENTERPRISES INC	ADDRESS SIGNS & INSTALLATION	2,026.82
<b>Address Signs PROG TOTAL</b>						<b>2,026.82</b>
64-6470-0000-63110	Admin Expense	P2100295	10/14/2021	RSM US LLP	ACCTG SVCS & ADMIN EXP	488.25
		P2100296	10/14/2021	US BANK	BILL.COM & QUICKBOOKS FOR SBL	115.38
<b>Small Business Loan Program PROG TOTAL</b>						<b>603.63</b>

I have reviewed the preceding payments in the total amount of **\$3,521.10**

Date: \_\_\_\_\_ Dept Head \_\_\_\_\_  
 Committee Chair \_\_\_\_\_