



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, AUGUST 13, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 836 0632 0459 PASSWORD: 195629

Topic: Planning & Development Committee

Time: July 23, 2020 08:00 AM Central Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/83606320459?pwd=QnVab2Z2Q1NJRGlyM3VqWnJpeXVXZz09

Meeting ID: 836 0632 0459

Passcode: 195629 One tap mobile

+19292056099,,83606320459#,,,,,0#,,195629# US (New York)

+13017158592,,83606320459#,,,,,0#,,195629# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 836 0632 0459

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Find your local number: https://us02web.zoom.us/u/kcmjjJYiOS

Join by Skype for Business

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, August 12, 2020. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired –

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

Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, AUGUST 13, 2020 – 8:00 A.M.

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday, July 23, 2020 at 8:00 am.
- 4. Citizen Participation, Communications and Announcements
- 5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 011 (Clinton Township) Repaal (3 Lot CSM)
 - 2020 028 (Newark Township) Nass (1 Lot CSM)
 - 2020 032 (Beloit Township) Town of Beloit (2 Lot CSM)
 - 2020 033 (Fulton Township) Morrison (3 Lot CSM)
 - 2020 046 (Beloit Township) Wam (Lot Combination)
 - B. Information Item: Rock County Planning Administrative Quarterly Report
- 6. Community Development
 - A. **Action Item:** Amending the *Rock County Community Development Policies and Procedures* manual to implement:
 - Outreach for Rock County Cities & Villages (other than Beloit & Janesville) to retain and rehabilitate tax delinquent properties and,
 - Initiate a forgivable loan program for solar energy projects.
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Committee Reports

- 9. Directors Report
 - A. Proposed Planning, Community & Economic Development Agency and Land Conservation Department reorganization under one Department Head.
- 10. Adjournment

Future Meeting Dates

August 18, 2020 6:00 PM
(Joint Meeting Land Conservation Committee)
August 27, 8:00 AM
September 10, 2020 8:00 AM
September 24, 2020 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JULY 23, 2020 – 8:00 A.M. Meeting was teleconferenced using Zoom

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, July 23, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Retiring Planning Director), Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), Dana Sandwick; Rock County Planning Office Coordinator, and Michelle Schultz; Real Property Lister.

Others in Attendance: Jennifer Petruzzello; City of Janesville.

- 1. Call to Order
- Adoption of Agenda
 Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (5-0)
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, June 25, 2020 at 8:00 am.

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

4. Directors Report

Home Program/New Construction & Tax Foreclosed Lots: Rock Co. Cities and Villages excluding the Cities of Beloit/Janesville.

Jennifer Petruzzello from the City of Janesville gave an overview of how the City of Janesville acquires foreclosed homes and/or lots and then remodels or builds new homes for sale to LMI applicants as part of their Home Program. It has been suggested by Director Byrnes that this may be an option for the County as well.

Discussion and questions followed.

The Committee gave instructions to actively pursue this option going forward.

5. Citizen Participation, Communications and Announcements

6. Code Enforcement

- A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
- 2020 016 (Milton Township) Hanlon (1 Lot CSM)
 Moved by Supervisor Gustina with Conditions, Seconded by Supervisor Potter.
 Approved with Conditions (5-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). This Land Division is being processed as a "Non-Buildable Lot". Therefore, the Final CSM and Deed shall reflect the same.
- 3). Lot 1 shall be Rezoned to A2 at the discretion of the Town of Milton
- 4). Note on Final CSM "No Driveway access along CTH N"
- 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 Register of Deeds within 6 months of final approval.
- 2020 027 (Rock Township) Hendricks (1 Lot CSM)
 Moved by Supervisor Davis with Conditions, Seconded by Supervisor Potter.
 Approved with Conditions (5-0).

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Dedicate a 33 foot half road right of way along S. Duggan Rd. at the discretion of the Town.

- 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 Register of Deeds within 6 months of final approval.
- 2020 029 (Milton Township) Kelly (2 Lot CSM)
 Moved by Supervisor Potter with Conditions, Seconded by Supervisor Gustina.
 Approved with Conditions (5-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). 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 preplacement of the system.
- 3). Area of Slopes Greater than 16% on each lot shall be delineated and labeled "No Land Disturbance or Building".
- 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 Register of Deeds within 6 months of final approval.
- 2020 031 (LaPrairie Township) Bobolz (1 Lot CSM)
 Moved by Supervisor Potter with Conditions, Seconded by Supervisor Gustina.
 Approved with Conditions (5-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Dedicate a seventy foot road right of way along E. Maple Lane at the discretion of

the Town.

- 5). Land Division approval is conditioned on the approval of the rezone request, and any deed restrictions by the Town of LaPrairie.
- 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 Register of Deeds within 6 months of final approval.

7. Finance

- A. Information Item: Committee Review of Payments
 Reviewed. One bill was found in our packet to belong to 911 Communications.
 Accounting was notified.
- B. Action Item: Transfers No Transfers.
- 8. A. **Information Item:** Semi-Annual Report Attendance at Conventions / Conventions exceeding costs of \$1000 per event.
 - Mr. Byrnes and Ms. Schultz had no attendance from either Departments.
- 9. Committee Reports

Chair Sweeney communicated to all that there will be a Rock Koshkonong Lake District meeting August 15th at Race Track Park in Edgerton if anyone wanted to attend, it is free.

10. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter, **All in Favor**, **Time: 8:43 am.**

Respectfully Submitted - Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

August 13, 2020 (8:00 am) August 27, 2020 (8:00 am) September 10, 2020 (8:00 am) September 24, 2020 (8:00 am)



ROCK COUNTY

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker - P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: August 3rd, 2020

REGARDING MEETING DATE: August 13, 2020

Land Division Summary:

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

2020 011 (Clinton Township) - Repaal (3 Lot CSM)

2020 028 (Newark Township) - Nass (1 Lot CSM)

2020 032 (Beloit Township) – Town of Beloit (2 Lot CSM)

2020 033 (Fulton Township) – Morrison (3 Lot CSM)

2020 046 (Beloit Township) – Wam (Lot Combination)

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

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

The land division in Newark Township (2020 028) is on the agenda for the Town P&Z on Thursday, August 6th, and Town Board on Monday, August 11th. The matter was tabled in July pending a perc test and driveway permit approval. If the decision by the Town is to deny or table the proposal, our staff recommendation will be revised accordingly at the Committee meeting.

Please pay particular attention to the exhibit included in the packet for LD 2020 046, the lot combination in Beloit Township, though the documents may not be the best quality after being scanned. As noted in the staff review and recommendation, we are bringing this application to the Committee for consideration essentially as an appeal of the staff decision to not approve the preferred building site on the property. Considering the physical characteristics of the property we decided that it was important to have an approved building site before the lot combination was formally approved. In most instances lot combination requests are staff approval only.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51. SOUTH MAIN STREET JANESVILLE, WI 59545

TELEPHONE: [608] 757-5587 FAX: [608] 757-5586 EMAIL: PLANNING@CO.ROCK.WI,US WEB: WWW.CO.ROCK.WI,US



ii ii iii Application Number:	LD2020 011 Repaal			

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applications)	able) officials
and these parties have determined land division is feasible:	✓ Yes 🗌 No
	Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	_Yes [∕] No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re-	quirement: ☐Yes
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes 🗸 No
	√ Yes No
	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	all missing
information has been supplied by the applicant.	
	EnlestMi Indometion
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	U
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	ᅠᅵ
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	П
or PROPOSED, in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	片
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	-
(7) Any other public utilities:	-
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	- H -
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	- H
(14) Detention or retention areas:	
(15) Cemeteries:	ii i
(16) Bridges/culverts:	
(17) Rock outeroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW	
	Missing Indomesion
k. Scale, north arrow, and date of creation:	П
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u> </u>
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	
with the Agency's Geographic Information System (GIS), and application fee:	<u> </u>
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and or these parties have comments, said comments have been provided to the Agency:	-
If you answered No , the application must be provided to other reviewing parties before completing any f	
of this form.	artici occions
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies.	Autum mattachta
	` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 3 until accep	
3of wastewater disposal is approved by the necessary governmental a	gencies."
12. Agency recommendation rationals and findings of fact (Use additional sheet (2a) if necessary):	
// WK	
AGENCY SIGNATURE: 07/20/2020)
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	i
TOWN ACTION 13. Town action: Approve Approve With Conditions Deny	
13. Town action: Approve Approve With Conditions Deny 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
14. If you answered Approve with Conditions to 15, list conditions (use additional sheet (2a) if necessary):	
The state of the s	·····
2 No conditions were provided, however the Tow	
3. review and approval dictated the proposed 1	at layout
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE: ZTJ/y Zozo	
with P.	,
TITLE:	

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

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

ROCK C	OUNTY PLAN	INING AND DEVELOPMENT CO	OMMITTEE ACTION
16. Committee action:	Approve	Approve With Conditions	Deny
17. If you answered Approve	With Condition	ns to 16., list conditions (Use addition	nal sheet (2a) if necessary):
1.			
2.			
3.	•		
18. Committee action ration	ale and findings	of fact (Use additional sheet (2a) if ne	ecessary):
COMMITTEE SIGNATURE:	r – Rock County	Planning & Development Committee	DATE:

	AGENCY RECOMMENDATION
11. If you answer	ed Approve With Conditions to 10., list conditions:
4. Note o	on Final CSM: "Lots 1 & 2 contain existing buildings which utilize existing private sewage systems at the time of this survey
5	However, solls on the lot may be restrictive to the replacement of the existing systems."
6. Prop	osed lot lines must include the POWTS area with the building which utilizes the system.
7. Note	on Final CSM: No new Access to Hwy 140 unless approved by the the Wisconsin DOT.
8, The To	own of Clinton shall decide if the lot line between Lots 1 and 2 is satisfactory per the building setback standards of the Zoning Ordinance.
9. Final	CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
10. Final	CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
11.	

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates three new lots from two existing lots/parcels (6-5-172 and 6-5-172A) in Clinton Township. There are existing residences and buildings on the two existing parcels. One residence was divided from the larger parcel via Certified Survey Map in 1977 (CSM Vol 7, Page 40), which resulted in current parcel 6-5-172A. The boundaries of that CSM are effectively being modified through this action to create Lot 1 (~2.5 acres). Lot 2 (~1.5 acres) will include the other residence and outbuildings. Lot 3 (~16.5 acres) will be crop land.

Each existing parcel is currently zoned Ru2 (General Rural District Two) by the Town of Clinton (formerly the A2 District, 10 minimum lot size). The area of Lot 3 will remain zoned Ru2. As part of this proposal, the Town will consider a rezone to Rural Residential (RR: 40,000 sq ft to 3 acre lot size) for Lots 1 and 2 based on the provisions in the Zoning Ordinance.

The minimum setback standard in the Town of Clinton Zoning Ordinance is five feet. The proposed division creates structural setbacks which are less than five feet on the lot line between Lots 1 and 2. Therefore, the Town should consider whether this situation is acceptable and/or if a variance application (and approval) is required.

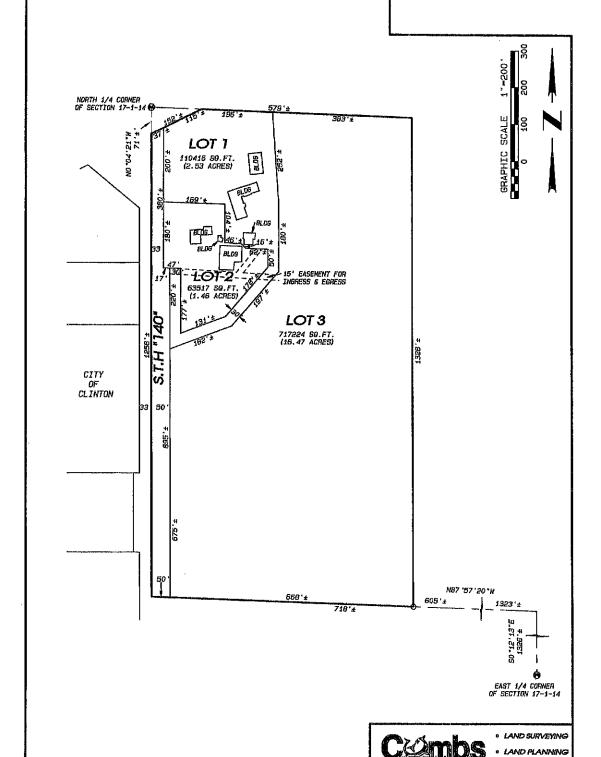
This proposed Land Division is within the extraterritorial review jurisdiction of the Village of Clinton.

				TOWN ACTIO	ON			
14.	If you answe	ered Approve Wi	th Condtions to	13., list additional c	onditions:			
				,				
15.	Town action	rationale and fin	dings of fact:					
		ROCK COU	VTY PLANNIN	NG AND DEVELO	PMENT COM	IMITTEE ACT	ION	
17.	If you answe	ered Approve Wit	h Conditions to	16., list conditions:				
	3,					•		
	4.							
	5.							
	6.	-						
	7.							
	8.							
•	9.							
	10.							
18.	Committee a	action rationale a	nd findings of fa	ct:				
			,					

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T. 1N., R. 14E. OF THE 4TH P.M., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.

Project No. 119 - 456 For: REPAAL



5

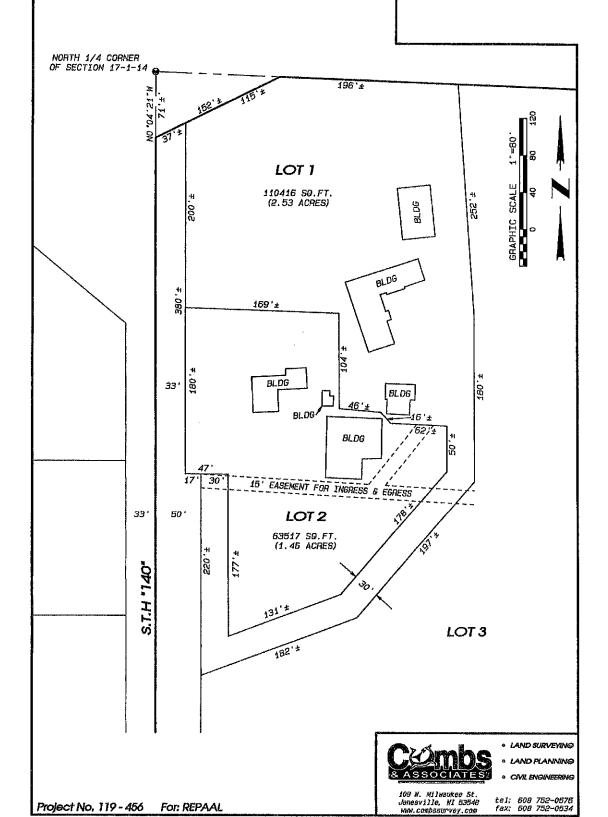
CIVIL ENGINEERING

tel: 60B 752-0575 fax: 60B 752-0534

109 W. Milwąukee St. Janesville, WI 53548 WWW.combssurvey.com

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T. 1N., R. 14E. OF THE 4TH P.M., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



ROCK COUNTY PLANNING, ECONOMICA EN TOUR DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

FEB 2 4 2020 TELEPHONE: (608) 757-5587 FEB BEEN AND TELEPHONE: (608) 7



AGENCY USE ONLY

Application Number: LDZ0Z0

Received By – Date <u>Z – Z 4 – 2020</u> (MM/DD/YYYY): <u>Z – Z 4 – 2020</u>

	PREL	IMINA	RY LA	AND DI	VISI	ON	API	PLICAT	ION	FΟ	RM	
			PRO	POSED LAND	DIVISIO	N CLAS	SIFICA	TION:			· · ·	
	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 Plat of Survey for lots greater than 35 acres											
1.	Applicant has cont (if land division is land division is fea	within Extra-	Rock Cour Ferritorial	nty Planning, E Plat Approval	conomi Jurisdic	ic & Cor tion (E1	nmuni [J) area	ty Developm a) officials an	ent Agend d these pa	cy, and arties	d City(s)/\ have dete ☑ Yes	/illage ermined
2.	Land division is co	nsistent with	Town's C	omprehensive	Plan	Future I	and U	se Map:			Yes	□Ŋo
3.	Land division area	s is located in	a Farmlar	nd Preservatio	n zoninį	g distric	t certif	ied by the St	ate of Wis	sconsi	in: Yes	☑ No
	If you answered You Land division mee							d Preservati	op zoning	distri	ct require	ment:
								_	Not Appl		Yes	□No
5.	Land division will	require a zon	ing chang		T (NIE	↑ D: II 4 A	Ť O N				✓ Yes	∐No
6	LANDOWNER OR A	ALITHOBIZED	LANDOW	APPLICAN			ПОИ	,				
	Name:			A A. REPAA					Telepho	ne'	608-71	3-0056
<u> </u>	Address:	8627 S. ST				City:	CLIN	ITON	State:	lwi		53525
ь.	Name:		,			11.	1000		Telepho	1	1	00020
	Address:	<u> </u>				City:	1.		State:		Zip:	
7.	AGENT (SURVEYO	R AND DEVEL	OPER)						1			l
a.	Surveyor name:	COMBS AN	ND ASSO	CIATES, IN	C		********		Telepho	ne;	752-05	75
	Address:	109 W. MIL	WAUKE	E ST		City:	JANE	ESVILLE	State:	WI	Zip;	53548
b.	Developer name:	-					•		Telepho	ne:]	
	Address:		·			City:			State:		Zip:	
8.	identify the indivi	dual from 6. c	or 7. that '	will serve as the				☐ 6a. [_6b.	7a.	☐ 7b.	
	eason for applicat		ropusei:				(e) e(()	ms not mot	sciesi (s.) ii	ne er	_	
10.	Land division area	a location:	Section					NW 1/4 of			20.00	4704
11.	Land division area	a is located w			al Plat Δ	nnrova		ex parcel numbers				-1/2A
	Yes V No		identify:			фртова	301130	1001011 (213) 2	aca or a c	ary(3)	village.	
12.	Land division area			(check all that ad [] Co				State high	way [S. highway	,
13.	Landowner's cont (Square feet or ac			14. Land divi (Square i			20 Acr		rrent zoni a: RU2	ng of	land divis	ion
16.	Number of new/a by land division: 3		created	17. Future zo created	_				. Future z RU2	oning	of paren	lot:
19.	by land division: 3 created by land division: RR/ RU3 RU2 19. Covenants or restrictions will be placed on the land division area: Yes V No If Yes, identify covenants or restrictions:											
20. A residential building is currently located in the land division area: Yes V No												
	If Yes, the building			ite onsite was					•		y sewer sy	/stem
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 22. Public improvement construction will begin on (mm/dd/yyyy):												
			APPLIC	CANT STATE	MENT	T AND	SIGN	IATURE				
for	s the undersigned, a said landowner. I de uired per said docur	o hereby verify	that I have	e reviewed and	complet	ted this a	pplicat	ion form, and	submitted	all inf	ormation a	ontact is
LAN	DOWNER/PRIMARY	CONTACT SIG	NATURE:	RI	1	Cu	L		DATE: _	z /:	21/20	20

REVISED 8/2019

Page 1 of 2

ROCK COUNTY	PRELIMINARY LAND DIVISION APPLICATION FORM	Ард	olication	Number LV ZOZI
	ADDITION CHECKLIST			manager and the second
	APPLICATION CHECKLIST	1527 TENNYS	K COMPANY	September 2. Septe
A North American	- 1 //operity and a pick of company	Yes	: No	Comment
1. Have you included a map clearly mark			П	
and containing all of the following infi	ION PLAT", identifying the land division area	<u> Y </u>	╵╙	
a. Location of the land division area		Ø	П	au B
	sion of all EXISTING streets and property lines,			•
	applicable), in and adjacent to the land	✓	П	
division area:	approvotary, m and dagateure to the faria		_	,
- Ra A Life	wn, and City/Village (if applicable) zoning			
	POSED lot(s) and outlot(s), in and adjacent to	V		
the land division area:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		_	
d. Approximate location and dimen-	sion of all PROPOSED lot(s), outlot(s) and	1771	П	
blocks(s), numbered for reference		Ø		
e. Indication of all PROPOSED lot(s)	and outlot(s) use if other than single-family	V		
residential, in the land division are	ea:	IV.	ш	
f. Distance from all PROPOSED lot(s	s) and outlot(s) point of beginning to section	V		
corner or quarter corner, in the la	nd division area:	\\	ш	
g. Approximate location, dimension	(if applicable), and name (if applicable) of all	П		
of the following, whether EXISTI	NG or PROPOSED, in the land division area:			
(1) Buildings:		V		
(2) Streets, alleys, and public wa	ays:			
(3) Driveways:		✓	Щ.	
(4) Rall lines:		 	M	NONE
(5) Private water wells or water			ļ. <u>Ų.</u>	,
	reatment systems or public sanitary sewer	✓		
systems: (7) Any other public utilities:			П	
(8) Easements (Utility, drainage	way nedestrian way etc.)	 	뷺	NONE PROPOSED
(9) Vegetative land cover type:		H	 	SEE AIR PHOTO
	eas (Floodplain, steep slope, etc.):	十一	爿	NONE
	cultural resources, and woodlands:	$\vdash \vdash \vdash$	V	NONE .
(12) Surface water features:	***************************************	1 17	7	NONE
(13) Drainageways:	The state of the s		7	NONE
(14) Detention or retention areas	5:		7	NONE
(15) Cemeteries:	77.0		17	NONE
(16) Bridges/culverts:			V	NONE:
(17) Rock outcroppings:			V	NONE
h. Approximate location, dimension	, name (if applicable), and purpose of all		ļ	NONE
	recreation lands, or any other public or		☑	NONE
	conditions, in the land division area:	_		
•	n with existing public sanitary sewer and	l		NONE
	itive means of providing water supply and			
treatment and disposal of sewage		ļ	ļ	
	and discharging stormwater, in the land		☑	NONE
division area:			<u> </u>	11011
k. Scale, north arrow, and date of cr		V	ᄖ	
'I. Any other information required by			Ø	NOTHING REQUESTED
	not to exceed two hundred (200) feet to the	regr		
	n sequence if more than one (1) page is		╽╙	
required, and total map pages identifi	T. Control of the con		 	
3. Has the map been prepared by a land		V	┞╙	
	ation form information and has the required	4		
party signed this application form?		1	l	

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:

5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information

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



System (GIS), and the application fee?

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 58545

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



n 	LD2020 028 Nass

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes 🗌 No
	✓ Yes □ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🗸 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	☐ Yes ▼ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes ☑ No
6. Land division will require a zoning change:	✓ Yes □ No
7. Preliminary minor land division application is complete:	☑Yes ☐ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti-	
information has been supplied by the applicant.	
	Missing Jaconastion
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (If applicable), in and adjacent to the land division area:	led
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	11
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	П
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rall lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	_
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	니
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:	-
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW							
		. Missing . Goidenweith					
k. Scale, north arrow, and date of creation:							
I. Any other information required by the Agency:							
7b. Map prepared at a scale not to exceed two hundred (200) feet to the Inch, with the	map pages						
numbered in sequence if more than one (1) page is required, and total map pages is	dentified on each						
page:							
7c. Map prepared by a land surveyor licensed in Wisconsin:							
7d. All required application form information and required party's signature on the app		Ц					
7e. A hard copy of the application form and the map, an electronic copy of the map in a with the Agency's Geographic Information System (GIS), and application fee:	a format compatible						
8. Preliminary minor land division application is complete:		✓ Yes					
9. Preliminary minor land division application has been provided to other reviewing par	rties for review and co	nment, and if					
these parties have comments, sald comments have been provided to the Agency:	✓ Yes ☐ No						
If you answered No , the application must be provided to other reviewing parties bef of this form.	fore completing any fu	rther sections					
AGENCY RECOMMENDATION							
10. Agency recommendation: Approve Approve Approve With Conditions	Deny						
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):							
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).							
2. Note on Final CSM:"No buildings which produce wastewater are allowed							
3of wastewater disposal is approved by the necessary governmental agencies."							
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if no	ecessary):						
(land							
AGENCY SIGNATURE: DA	TE: 6/19/2020						
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency							
TOWN ACTION	C 12 4						
13. Town action: Approve Approve With Conditions Deny	. (n) If						
14. If you answered Approve With Conditions to 13., list conditions (Use additional shee		1					
SCHEWICE TOVICENT TO CONTE	1 - 8/6/202	o at					
2. Town Board on Blio Zozo							
3.							
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):							
TOWN SIGNATURE:	TE:	i					
TOWN SIGNATURE: DAT	1 le 1						
TITLE:							

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

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

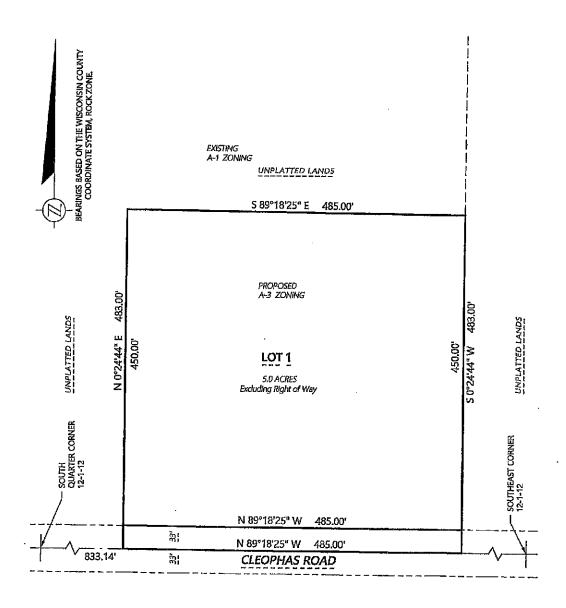
	ROCK COUNTY PLANA	IING AND DEVELOPMENT C	OMMITTEE ACTION
16. Committee ac	ction: Approve	Approve With Conditions	Deny
17. If you answer	ed Approve With Conditions	to 16., list conditions (Use additio	nal sheet (2a) if necessary):
1.			•
2.			
3.			
18. Committee ac	tion rationale and findings of	fact (Use additional sheet (2a) If n	ecessary):
COMMITTEE SIGNA	ATURE:		DATE:
TITLE:	Chair - Rock County P	anning & Development Committe	<u>e</u>

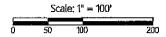


	AGENCY RECOMMENDATION
.1. If voi	answered Approve With Conditions to 10., list conditions:
EE II YOU	Dedicate a thirty-three foot half right of way along W. Cleophas Rd at the discretion of the Town.
	5. Land Division approval is conditioned on the approval of the rezone request by the Town of Newark.
	6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
	7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
	8.
	9.
	10.
	11.
12 Agon	cy recommendation rationale and findings of fact:
Newark size) by District " Ordinan land use	Township. The property is currently zoned Agricultural District One (A1; greater than 35 acre lot the Town of Newark. As part of this proposal, the Town will consider a rezone to Agricultural Three (5-10 lot size) for the area of proposed Lot 1 based on the provisions in the Zoning ce. The proposed iot has been designed to meet the standards of the A3 District. The future plan for this area is Agriculture, Woodlands and Scattered Residential. TOWN ACTION answered Approve With Conditions to 13., list additional conditions:
·	
5. Town	action rationale and findings of fact: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you	answered Approve With Conditions to 16., list conditions:
	3.
	4.
	5.
	A CONTRACTOR OF THE CONTRACTOR
	6.
	6. 7.
	7. 8.
	7.

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE 4TH P.M., TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.





ORDER NO: 33626 BOOK: SEE FILE FIELD CREW: XXX DRAWN BY: JDT DATE: May 28, 2020 FOR THE EXCLUSIVE USE OF: PHILLIP NASS 13417 E STATE RD 67 SHARON, WI 53585

Batterman
engineers surveyors planners

2857 Bertells Drive Beloit, Wisconsin 53511 608365.4464 www.thibatterman.com



12

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 52545

RECEIVED



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

JUN 1 1 2020

AGENCY USE ONLY 028 AGENCY USE ONLY OZ &

Application Number: LDZOZO

Received By-Date 6-11-2020

(MM/DD/YYYY): 6-11-2020

BOCK CO BI ANNING ECONOMIC AND

PREL	IMINA	RY L	4ND L	iVISI	ON	AF	PLICA	4710	N FC	DRM		
		PRO	POSED LAN	ID DIVISIO	N CLAS	SSIFIC	ATION:					
iViajor Land Div Subdivision Plat Red		LVZLI CS	linor Land D M for lots 35 acr vey for lots great	es or less			er to Adjo at of Survey or		ner _		mbination Required	
1. Applicant has conf	tacted Town,	Rock Cou	nty Planning	, Economi	ic & Cor	mmui	nity Develo	pment A	gency, a	nd City(s)	/Village	
(if land division is land division is fea	within Extra-	Territorial	Plat Approv	/al Jurisdic	tion (E	TJ) are	ea) officials	s and the	e partie	s have de	termined	
					.					✓ Ye	s No	
2. Land division is co										 ✓ Ye		
3. Land division area	a is located in	a Farmiai	nd Preservat	ion zoning	g distric	ct cert	ifled by th	e State of	Wiscon	sin: 🔲 Ye	≋ ☑ No	
If you answered Y 4. Land division mee							nd Preserv	/ation zor			_	
5. Land division will	require a zon	Ing chang	e:					NOL A	фрисар	ie Υ] Υι 		
			-	NIT INIE	DRAA	TIO				<u> </u>	23 □140	
6. LANDOWNER OR A	AUTHORIZED	IANDOM	APPLICA			4HÛ]	V					
a. Name:	Phillip A. N		IACIA UTLI IVE	WHAT WILL IN				Tolo	phone:	262.7	70 0896	
Address:	13417 E. S		nd 67		City:	Sha	IPAR.	Stat	-			
b. Name;	Philnase17				City:	Ona	uOII			Zip:	53585	
Address:	Finitiass 17	ovægni	an cont			1			phone:	<u> </u>		
7. AGENT (SURVEYO	D AND DEVE	ODERI			City:	.l		Stat	9:	Zlp:		
			.					17.7				
	RH Battern).		I	1_			phone:	<u> </u>	1	
	2857 Barte	lis Drive			City:	Belo	oit	Stat		Zip:	53511	
b. Developer name:								Tele	phone:			
Address:					City:	<u></u>		Stat	9;	Zip:		
8. Identify the individ	dual from 6, o	or 7. that					6a.	<u> </u>	 7a.	7b.		
9.Reason for applicati The owner is creating a include an explana	5 acre lot.			Farm co	onsolid	lation	 Create				st Lot Line n form.	
		Town of	Newark			<u> </u>	SW 1/4	of SE	1/4			
10. Land division area	a location:	Section	12			1	Tax parcel number(s) - 6-14-90A					
11. Land division area	a is located w	ithin the I	xtra-Territo	rial Plat A	pprova	il Juris	diction (ET	J) Area of	a City(s)/Village:		
Yes 🗹 No		identify:	City(s)/Vil									
12. Land division area							¬ c L.		J-1	e Limboo		
13. Landowner's cont		/Town ro		County hig Avision are		L	State hi	Current :		S. highwi fland div		
(Square feet or ac				e feet or a		5.38		area: A-1		i idila aiv.	131011	
16. Number of new/a by land division: 1	idditional lots		17. Future		new/a	dditio		18. Futu A-1	re zonin	g of pare	nt lot:	
Covenants or restIf Yes, Identify cov		•	on the land	division ar	ea:	∏ Ye	s 🔽 No				•	
20. A residential build	ling is curren	ly located	l in the land	division a	rea:		s 📝 Na					
if Yes, t he buildin			ate onsite w							ry sewer	system	
21. Public improveme			sal/plan will			•	ement con	struction	will begi	in on		
be submitted by (шву аау үүүү		- A B1T-CT-A	•	nm/dd,		•					
I, as the undersigned, a for said landowner. I d required per said docur	o hereby verify	r applying : that I hav	e reviewed a	ision in uniond nd complet	ncorpor ed this a	ated R	ock County	, or am ser and submi my knowl	tted all ir edge and	formation belief		
ANDOWNED/DDIMARV	CONTACT SIC	MATI IRE.	411	gu				DATE-	6/91	roro	. ;	

APPLICATION CHECKLIST			
	Yes	Mo	Comment
Have you Included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	Ø		The state of the s
and containing all of the following information?			1
a. Location of the land division area by section, township, and range:	Ø		
 Approximate location and dimension of all EXISTING streets and property lines, 		-	
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area;	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		
 f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: 	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of ali of the following, whether EXISTING or PROPOSED, in the land division area:	Ø		
(1) Buildings:			
(2) Streets, alleys, and public ways:	<u> </u>		
(3) Driveways:			
(4) Rail lines:	 -	LQ.	N/A
(5) Private water wells or water supply systems:	<u> </u>	V	N/A
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		Ø	N/A
(7) Any other public utilities:		7	N/A
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	N/A
(9) Vegetative land cover type:	☑		crop land
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		I	N/A
(11) Productive agricultural solls, cultural resources, and woodlands:		7	N/A
(12) Surface water features:		V	N/A
(13) Drainageways:		V	N/A
(14) Detention or retention areas:	1	<u> </u>	N/A
(15) Cemeteries:	14	<u> </u>	N/A
(16) Bridges/culverts:	- 닐	<u> </u>	N/A
(17) Rock outcroppings:	<u> </u>	_ []	N/A
 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: 		Ø	N/A
 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: 		Ø	N/A
j. Preliminary concept for collecting and discharging stormwater, in the land		Ø	N/A
division area:		_	1471
k. Scale, north arrow, and date of creation:	Image: second color of the points of the poi	ᆜ	
Any other information required by the Agency:		V	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	127	_	
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?		-	<u> </u>
3. Has the map been prepared by a land surveyor licensed in Wisconsin?		Ц.	
4. Have you provided all required application form information and has the required party signed this application form?			
5. Have you included a hard copy of this application form and the map, an electronic			
copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			

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

REVISED 8/2019

Page 2 of 2



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

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



10	
11	
ii.	LD2020 032 Town of Belo
II	
Application Number:	
ii	
11	1

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	lcable) officials
and these parties have determined land division is feasible:	✓ Yes ☐ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 📝 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district i	equirement:
·	Yes ✓ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	☐ Yes ☑ No
6. Land division will require a zoning change:	✓ Yes No
7. Preliminary minor land division application is complete:	✓ Yes 🔲 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	7a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	1
information has been supplied by the applicant.	
	स्तांख्यां
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	├ ────
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (If applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	🗖
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	 -
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW								
		AMISSING						
k. Scale, north arrow, and date of creation:		П						
Any other information required by the Agency:	·							
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the ma	p pages							
numbered in sequence if more than one (1) page is required, and total map pages ident page:	tifled on each							
7c. Map prepared by a land surveyor licensed in Wisconsin:								
7d. All required application form information and required party's signature on the application	tion form:							
7e. A hard copy of the application form and the map, an electronic copy of the map in a for with the Agency's Geographic Information System (GIS), and application fee:	mat compatible							
8. Preliminary minor land division application is complete:		✓ Yes						
 Preliminary minor land division application has been provided to other reviewing parties these parties have comments, said comments have been provided to the Agency: If you answered No, the application must be provided to other reviewing parties before of this form. 	☑ Yes ☐ No							
AGENCY RECOMMENDATION								
10. Agency recommendation: Approve Approve With Conditions	Deny							
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).								
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,								
3soils on the jot may be restrictive to the replacement of the existing systems."								
12. Agency recommendation rational and findings of fact (Use additional sheet (2a) if neces	sary):							
AGENCY SIGNATURE: DATE:	7/15/2020							
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency								
TOWN ACTION	1							
13. Town action: Approve Approve With Conditions Deny								
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2	a) If necessary):							
1.								
2. No conditions provided								
3.								
15. Town action rationale and findings of fact (Use additional sheet (2a) If necessary):								
TOWN SIGNATURE: DATE:								
TITLE:								

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

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

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

16

	AGENCY RECOMMENDATION
11.	If you answered Approve With Conditions to 10., list conditions:
	4. Proposed lot lines must include the POWTS with the building which utilizes the system.
	5. Note on Final CSM:"No buildings which produce wastewater are allowed on Lot 2 until acceptable means
	6of wastewater disposal is approved by the necessary governmental agencies."
	7. County Hwy D is an Access Controlled Hwy, where by new access points are limited. The proposal to relocate the
	8existing southern access on proposed Lot 1 to the area of Lot 2 shall be approved prior to the Final CSM.
	9. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
	10. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
	11.
40	

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two new lots from an existing 15.031 acre parcel (6-2-184.1) in Beloit Township, the former Beloit Town Hall and Public Works area. There are buildings on proposed Lot 1 (6.8 acres). The property is currently zoned C-1 (Conservancy District) by the Town. As part of this proposal, the Town will consider a rezone to B-3 (General Business District) for the area of proposed Lot 1 based on the provisions in the Zoning Ordinance. Lot 2 will remain zoned C-1.

County Hwy D is an Accessed Controlled Highway, meaning that access points are ilmited to those that were existing/permitted prior to ordinance adoption (1974) or that can meet the standards in the Ordinance. The primary standards are to allow only one access per existing parcel and any new access (for a proposed new lot such as this) must be spaced 600 feet from an adjacent access point on the same side of the Highway. Each of the existing entrances on the parent parcel are permitted and therefore conforming even though not spaced to the current standard. For this proposal, the plan is to relocate the existing southern access to the area of proposed Lot 2. If the 600 foot spacing requiring cannot be met based on the proposed development layout, historically the Public Works Department has approved these types of requests with out a variance because the layout will at least be closer to conforming to ordinance standards. In other words, if greater separation distance can be achieve it will be an improvement over existing conditions and therefore permissible.

The proposed land division is within the Extraterritorial Review Jurisdiction of the City of Beloit.

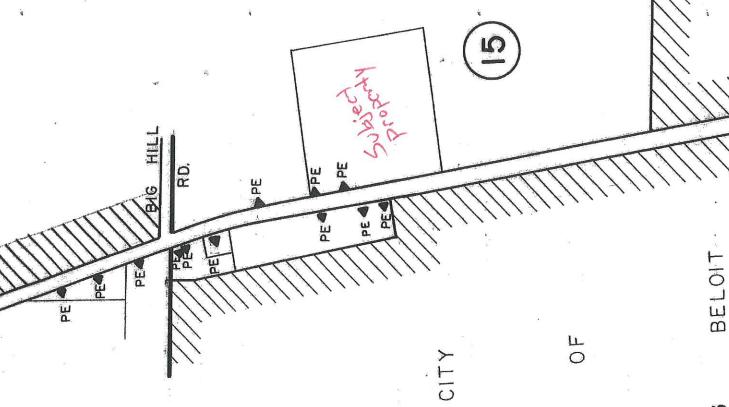
TO	٧N	LACT	NOI

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

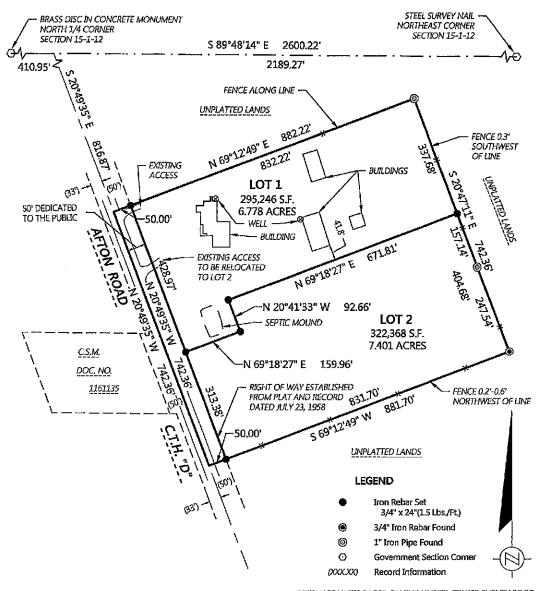
17. If you ans	swered Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
18 Committe	ea action rationale and findings of facts



SEC. 3,4, 10,15,23

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NE 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 1 N., R. 12 E., OF THE 4TH P.M., BEING ALSO PART OF OUT-LOT 15-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE Scale: 1'' = 200'SYSTEM, ROCK ZONE, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15-1-12 BEARING S 89°48'14" E

ORDER NO: 33540

BOOK: SEE FILE FIELD CREW: JOT DRAWN BY; DGM DATE: June 17, 2020

Name: JA33500-33599A33540 - TOB - TOPO-CSMASURVEYARHB DRAWING FILES

FOR THE EXCLUSIVE USE OF: TOWN OF BELOIT 2445 S. AFTON ROAD **BELOIT, WI 53511**

engineers surveyors planners

2857 Bartells Drive 608.365.4464

Reinit Wisconsin 53571 www.rhbatterman.com.



ROCK COUNTY PLANNING, ECONOMIC & CONCUMENT OF THE PROPERTY OF DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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

JUN 2 3 2020 FOCK CO. PLANNING, ECONOMIC AND

AGENCY USE ONLY
Application Number: LDZ020-03Z

Received By – Date 6 ~ 23 - 2020

PREL	IMINA	RY L	AND DIV	ISION.	À	PPLICAT	ION	FOI	RM_	7
,			POSED LAND D		_					7 367
Major Land Div Subdivision Plat Rec		▼ CSI	inor Land Divisi M for lots 35 acres or l vey for lots greater the	less L		sfer to Adjoining Plat of Survey or CSM	g Owner		Lot Comi CSM Re	
Applicant has cont (if land division is land division is feat	within Extra-	Rock Cou	nty Planning, Ec	onomic & Con	nmı I) a	unity Developme rea) officials and	ent Agenc I these pa	y, and arties h	City(s)/\ nave dete	ermined
2. Land division is co	nsistent with	Town's C	omprehensive P	lan – Future L	and	Use Map:		•	✓ Yes	
3. Land division area							ate of Wis	consir		
If you answered Y										
4. Land division mee				applicable Fa	ırml		n zoning Not Appl		Yes	No No
5. Land division will	require a zon	ing chang							✓ Yes	i ∏ No
			APPLICANT		TIC)N				
6. LANDOWNER OR	· · · · · · · · · · · · · · · · · · ·		NER REPRESENT	<u>TATIVE</u>			l <u></u>	. 1	000.00	1.0000
a. Name:	Town of Be				ь.	1.19	Telepho		608-36	· · · · · ·
Address:	2445 S. Aff	on Road		Clty:	Re	eloit	State:	WI T	Zip:	53511
b. Name:				1 00	ı		Telepho	ne:		
Address: 7. AGENT (SURVEYO	OD AND DEVE	ODED)		Clty:	<u>L</u> .		State:		Zip:	L
a. Surveyor name:	R.H. Batter		•••				Telepho	no:	608-36	5 1161
Address:	2857 Barte			City:	Bo	eloit	State:	wi	Zip:	53511
b. Developer name:					Ве	NOIL .			608-28	4
Address:	PO Box 59			City:	0.	outh Beloit	Telephone:		Zlp:	61080
8. Identify the individ	L		will corno ac tha		Щ.			[701] 7a.		0 1000
9.Reason for applicat To create a separate de Enclude an explan	velopeable lot.			arm consolid:	atio	n 🔲 Create Co	-			t Lot Line
10. Land division are	a location:	Town of	Beloit			All 1/4 of	NE 1/	/4		
	0 (00de)011.	Section	15			Tax parcel nun	nber(s) -	6-2-18	84.1	
11. Land division are: V Yes No	If Yes,	identify:	City(s)/Village	of City of B			rea of a C	ity(s)/	Village:	
12. Land division area			(check all that a			State highw	T	Tue	. highway	
13. Landowner's con (Square feet or ac	tiguous prope		14. Land divisi		15 (15. Cur	rent zoni a: C-1			
16. Number of new/a by land division:	additional lots	created	17. Future zon		fibl	ional lot(s) 18.	Future z C-1 (Lo	-	of paren	t lot:
19. Covenants or rest		e placed				Yes V No		·,		
If Yes, identify co	venants or re	trictions:								
20. A residential build					_	Yes 🔽 No	nuklia	14		
If Yes, the buildin 21. Public improvement			ate onsite waste sal/plan will			vement constru	Public sa			įstem
be submitted by (say prair win	(mm/dd/	-			води	···	
			CANT STATE	MENT AND	SIC	GNATURE _				
I, as the undersigned, a for said landowner. I d required per said docu	o hereby verify	that I hav	e reviewed and co	ompleted this a	ppli	ication form, and	submitted	all info	ormation :	
. Adamon hor agin agon		ANVIII				and some of this				



LANDOWNER/PRIMARY CONTACT SIGNATURE:

DATE:

APPLICATION CHECKLIST			
	Yes	No.	Comment
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?	Ø		
a. Location of the land division area by section, township, and range:	Ø	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
Including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	V		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all	Ø		
of the following, whether EXISTING or PROPOSED, in the land division area:	1		
(1) Buildings:	V	井	
(2) Streets, alleys, and public ways: (3) Driveways:		닏	***************************************
(4) Rall lines:	<u> </u>	片	
(5) Private water wells or water supply systems:	 	R	
(6) Private waste waste water supply systems. (6) Private onsite wastewater treatment systems or public sanitary sewer	1	<u> </u>	· · · · · · · · · · · · · · · · · · ·
systems:	✓		
(7) Any other public utilities:	П	7	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	Ħ	7	
(9) Vegetative land cover type:		Ø	**************************************
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	
(11) Productive agricultural soils, cultural resources, and woodlands:		Ø	
(12) Surface-water features:		[V]	
(13) Drainageways:		V	
(14) Detention or retention areas:		<u>7</u>	
(15) Cemeteries:		<u> </u>	
(16) Bridges/culverts:		Ø	
(17) Rock outcroppings:		Ø	1
 h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: 		Ø	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		Ø	
 Preliminary concept for collecting and discharging stormwater, in the land division area: 		Ø	· · · · · · · · · · · · · · · · · · ·
k. Scale, north arrow, and date of creation:	7		
I. Any other information required by the Agency:	4		
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	✓		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic information	V		

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

REVISED 8/2019

Page 2 of 2

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

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



ជ ២ ៧	LD2020 033 Morrison
# Application Number:	
II II	1
Hees	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
the state of the s	☑ Yes ☐ No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	☐ Yes 🗸 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	☐ Yes 🗸 No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	□Yes ☑No
	✓ Yes No
	✓ Yes
If you answered Yes to 7., proceed to 9. If you answered No to 7., Indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	l all missing
Information has been supplied by the applicant.	Tribulation than the same annual or
	Misime
112.000	information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", Identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
ownership (If applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
 d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), 	l n
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Bulldings:	<u> </u>
(2) Streets, alleys, and public ways:	 -
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities:	
	
	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	H
(14) Detention or retention areas:	- 1
(15) Cemeteries:	H
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	- robs
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
		iMlssing amoniami
k. Scale, north arrow, and date of creation:		
Any other information required by the Agency:		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with		
numbered in sequence if more than one (1) page is required, and total map page	iges Identified on each	
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the		<u></u>
7e. A hard copy of the application form and the map, an electronic copy of the may with the Agency's Geographic Information System (GIS), and application fee:	ip in a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		omment, and if
these parties have comments, said comments have been provided to the Agend		
If you answered No, the application must be provided to other reviewing parti-	es before completing any f	urther sections
of this form.		
AGLIYOT RECOMMENDATION		
10. Agency recommendation: Approve Approve With Condition		•
11. If you answered Approve With Conditions to 10., list conditions (Use addition		
1. Existing easuments shall be shown and proposed utility easement(s) shall be placed on lot	as requested by utility companies	(where applicable).
2. Note on Final CSM: "Lots 2 and 3 contain 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 replacem 	ent of the existing syste	ms."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2)	ı) if necessary):	
MME	7/19/2020	
AGENCY SIGNATURE:	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Do	eny	
14. If you answered Approve With Conditions to 13., list conditions (Use additiona	I sheet (2a) if necessary):	
1. Rezone was approved by the Town with the condition that the Final	al CSM is approved and r	ecorded.
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessar	/):	
TOWN SIGNATURE:	DATE: 6-9-2020	
TITLE:		
111=47	1	

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

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

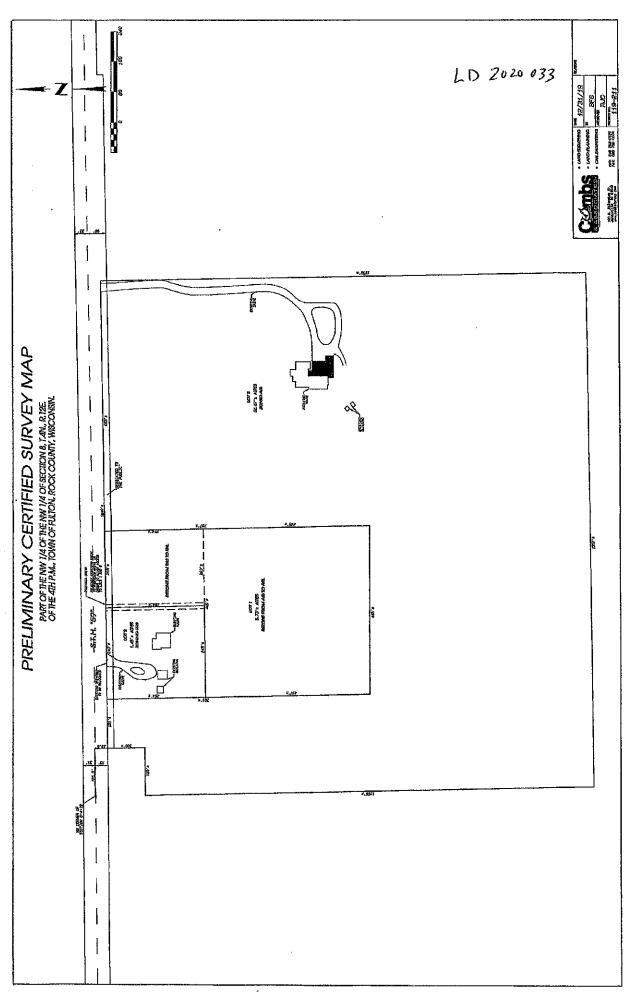
	ROCK COUNTY PLAN	NNING AND DEVELOPMENT	COMMITTEE ACTION
16. Committee act	ion: Approve	Approve With Conditions	☐ Deny
17. If you answered	d Approve With Conditio	ns to 16., list conditions (Use addit	tional sheet (2a) if necessary):
1.			
2.			
3.			
18. Committee acti	on rationale and findings	of fact (Use additional sheet (2a) if	f necessary):
COMMITTEE SIGNAT	TURE:		DATE:
TITLE:	Chair - Rock County	/ Planning & Development Commit	itee

AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions:
4. Proposed lot lines must include the POWTS with the building which utilizes the system.
5. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means
6of wastewater disposal is approved by the necessary governmental agencies."
7. The proposed shared driveway is located in an area of mapped wetlands. An appropropriate wetland determination
8and delineation (if needed) shall be completed prior to Final CSM.
9. If wetlands are delineated on site, all necessary permits for filling wetlands shall be obtained prior to Final CSM.
10. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
11. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates three new lots from two existing parcels (6-6-60.2 and 6-6-60.3) Fulton Township. There is an existing residence and buildings on proposed Lots 2 and 3. Parcel 6-6-60.2 is currently zoned RRS by Town of Fulton. Parcel 6-6-60.3 is currently zoned AG by the Town. As part of this proposal, the Town has preliminarily approved a rezone to RRL (Rural Residential-Large Density) for the area of proposed Lot 1 (1.1 acres) based on the provisions in the Zoning Ordinance. The future land use plan for this area is Exclusive Agriculture and Limited Residential.
The location of the proposed shared driveway to Hwy 59 has been approved by the DOT. However, there are mapped wetlands in that location. Therefore, a wetland determination, delineation and appropriate permits for wetland fill shall be obtained prior to final approval of the CSM.
This CSM is located in the Extraterritorial Review Jurisdiction of the City of Edgerton.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list additional conditions:
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3,
4.
5.
6.
7.
8.

24

10.

18. Committee action rationale and findings of fact:



ROCK COUNTY PLANNING, ECONOMIC & COMPANY ED DEVELOPMENT AGENCY S1 SOUTH MAIN STREET JANESVILLE, WI 53345

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



AGENCY USE ONLY

Application Number: LDZ0Z0_033

Received By – Date (MM/DD/YYYY):

6-26-2020

PREL	IMINA	RY LA	ND DI	/ISI	ON.	Δl	PPLICAT	ION	FO	RM	
			POSED LAND					<u>\$</u> .			
Major Land Division Subdivision Plat Required Minor Land Division Subdivision Plat Required Minor Land Division Subdivision Plat Required Minor Land Division Subdivision Plat Required Plat of Survey for lots greater than 35 pares Plat of Survey for lots greater than 35 pares											
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.											
2. Land fill/ision it consistent with Townic Company Disc. Supply 1. Supply											
3. Land division area								te of Wk	consh		∐ No
If you answered Y	es, proceed to	4. If you	answered No	, procee	d to 5.						
4. Land division mee			_	er applic	able Fa	armi		n zoning (Not Appli			
5. Land division will	require a zon	ing change	:		.,.					✓ Yes	□No
			APPLICAN			TIC	N.		•		
6. LANDOWNER OR	1			ITATIVE							
a. Name:	BILLY D. J	ODIE L. I	MORRISON					Telepho	ne:	608-290)-5010
Address:	5323 W. S	TATE RO	AD 59		City:	EL	GERTON	State:	WI	Zip:	53534
b. Name:								Telepho	ne:		
Address:					City;			State:		Zip:	
7. AGENT (SURVEYO	1.			_							
a. Surveyor name:	-		CIATES, IN	C r		_		Telepho	ne:	752-057	′ 5
Address:	109 W. MIL	WAUKE	EST		City:	JA	NESVILLE	State:	WI	Zip:	53548
b. Developer name:				· · ·		_		Telepho	ne:	<u> </u>	
Address:					City:	L		State:		Zip:	
8. Identify the indivi	dual from 6. d	or 7. that y						6b. 🗸	7a.	7b.	
9.Reason for applicat	ion: []Sale/	ownership	PROPERTY Transfer					nforming	Lot	∏ Adjast	Lot Line
10. Land division are	o lonation.	Town of	FULTON	· · · · · · · · · · · · · · · · · · ·	***		NW 1/4 of	NW 1,	/4		
Lo. Land division are	a iocation:	Section	8				Tax parcel nun	nber(s) -	6-6-6	0.3	
11. Land division are Yes No	If Yes,	identify:	City(s)/Villag	ge of		Llui	isdiction (ETJ) A	rea of a C	ity(s),	Village:	
12. Land division are	a is located as	ljacent to	(check all that	apply):	_						
13. Landowner's con	tiguous prop	erty area		sion are	a		State highw			i. highwa land divis	
(Square feet or a	· · · · · · · · · · · · · · · · · · ·		(Square 1			.1.554		a; RRS&			
16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 3 created by land division: RRL AG											
19. Covenants or res	venants or re	strictions:					Yes 🔽 No				
20. A residential buil if Yes, the building			i in the land di ite onsite was				Yes No	Dishling	12	y sewer s	
21. Public improvem	-7	ion propos	sal/plan will				vement constru				rstem
be submitted by):		(r	nm/dd,	Јуγу	/ y) s				
			CANT STATE								
I, as the undersigned, for said landowner. I d	am a landowne lo hereby yerif	r applying y that I hav	for a land division e reviewed and	on în unii complet	ncorpor ed this	atec appl	l Rock County, or lication form, and	am serving submitted	g as th I all find	e primary formation :	contact as

26

REVISED 8/2019

LANDOWNER/PRIMARY CONTACT SIGNATURE:

Page of 1

required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	1	13.7	- Continuent
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", Identifying the land division area	V		<u> </u>
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	7		, , , , , , , , , , , , , , , , , , ,
b. Approximate location and dimension of all EXISTING streets and property lines,			
Including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning		ļ	
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to	173		1
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	+	 	
blocks(s), numbered for reference, in the land division area:	✓		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family		 	
residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	-		
corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings: (2) Streets, alleys, and public ways:	V		
(2) Streets, alleys, and public ways: (3) Driveways:			
(4) Rail lines:	<u> </u>	<u> </u>	
(5) Private water wells or water supply systems:	<u> </u>	₹	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	<u> </u>	ᆜ	
systems;			
(7) Any other public utilities:	17		
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H	7	NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V.	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		7	NONE
(12) Surface water features: (13) Drainageways:		1	NONE
(14) Detention or retention areas:	├		NONE
(15) Cemeteries:	<u> </u>	<u> </u>	NONE
(16) Bridges/culverts:	片片	<u> </u>	NONE
(17) Rock outcroppings:	⊢片	<u> </u>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		V	NONE
dedicated public parks or outdoor recreation lands, or any other public or		Ø	NONE
private reservation, including any conditions, in the land division area:	<u> </u>	14.1	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and	П	V	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		V	NONE
division area:		17.7	NONE
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		Z	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	☑		•
3. Has the map been prepared by a land surveyor licensed in Wisconsin? Output Description:	1 1 22		
Have you provided all required application form information and has the required	Ø	ᆚ	
party signed this application form?	Ø		
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 foo?	ا ننا ا	£3	

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

REVISED 8/2019

Page 2 of 2

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 59545

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



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🖁 Application Number:	
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n.	

PRELIMINARY LOT COMBINATION – APPLICATION: REVIEW AND ACTION FORM

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and Ci	ty(s)/Village (if
0.143.00.11 1.4 1 1.4	Yes No
2. Lot combination is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	requirement: Yes No
5. Lot combination is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Pl	
,,,,,,,,,,,,,,,,,,,	Yes V No
6. Lot combination will require a zoning change:	Yes 🔽 No
7. Preliminary lot combination application is complete:	Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a. – 7e. After
all missing information is supplied, proceed to 8. Agency action (10.) will not be taken until all missing information	
been supplied by the applicant.	
	Wife(fit)
76. A many planets of WORLD MINIARY LOT COMPANIATION!! 11 stf. t. sh. [s. s. s	Antoniation.
7a. A map clearly marked "PRELIMINARY LOT COMBINATION", identifying the lot combination area and containing all of the following information:	
a. Location of the lot combination area by section, township, and range:	
b. Location and dimension of all EXISTING streets and property lines, including name and ownership (if	
applicable), in and adjacent to the lot combination area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the lot combination area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the lot combination area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the lot	
combination area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the lot combination area:	
g. Approximate location, dimension (if applicable) and name (if applicable) of all of the following,	
whether EXISTING or PROPOSED, in the lot combination area: (1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways	
(4) Rail lines:	H
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems;	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Surface water features:	
(10) Drainageways:	
(11) Detention or retention areas:	╀┈┝┼
(12) Cemeteries: (13) Bridges/culverts:	
h. Scale, north arrow, and date of creation:	
i. Any other information required by the Agency:	
7b. Map prepared at a convenient scale not to exceed two hundred (200) feet to the inch, with the map	
pages numbered in sequence if more than one page is required, and total map pages identified on each page:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, one (1) electronic copy of the map in a format	
compatible with the Agency's Geographic Information System (GIS), and the application fee:	Ц

AGENCY REVIEW	
8. Preliminary lot combination application is complete:	☑ Yes
9. Preliminary lot combination application has been provided to other reviewing par	
these parties have comments, said comments have been provided to the Agency	
If you answered No , the application must be provided to other reviewing partie of this form.	s before completing any further sections
AGENCY ACTION	
10. Agency action: Approve Deny	
11. Agency action rationale and findings of fact:	
The applicant currently owns two lots in Beloit Township. The purpose of the the property into one "new" lot. Lot combinations require a Certifled Survey one buildable lot comparable to those in the neighborhood.	is application is to formally combine ν Map. It is the intention to create
Lot combination requests are typically reviewed and approved solely by str. Committee. Staff has spent many months working on this proposal with the surveyor. There are physical features on the property that make locating a Firstly, the soils are so shallow to bedrock that a on-site waste water syste Health Department has approved the system to be installed on an Outlot at the area) and the Town will permit the service line to be bored under the To steep slopes in excess of 28%. The Ordinance states the P&D should seek 16% by limiting building sites in those areas. Staff has agreed to administrationaries, reducing it from 50 feet from the right-of-way to 30 feet to allow the entirely out of the steep slope area (which is consistent with the Town of Bed Despite the relaxing of the standards noted above, staff and applicant are building site, i.e. as close to the road as possible and nearly out of the steep shown a conceptual residence (with attached garage) with over a 4,000 square is a 3000 sq ft buildable area that is consistent with County Ordinance of the reduced road setback). The applicant has made good points in their into the neighborhood, privacy, etc, when homes have a staggered setback approve this request as presented because it is not consistent with the Ordinance of the P&D Committee for consideration as the first avenue of appeal.	e owner, potential buyer and suitable building site challenging. It cannot be placed on the lot. The cross the road (similar to others in own Road. Secondly, there are to preserve slopes greater than atively approve a front setback the new home to be built almost eloit setback requirement). still in disagreement over a suitable to place so the lot. The applicant has a ft footprint. Staff has determined be requirements (with the exception application letter regarding fitting k pattern. However, staff cannot dinance, therefore we are bringing it
Conditions of approval (if considered): 1. A building site suitable to the physical features of the lot and all applicable prior to Final CSM. 2. This lot combination shall be finalized via a CSM, approved by all applicate	•
shall be recorded within 6 months of this preliminary approval.	O Comment of the Comment
AGENCY SIGNATURE:	DATE: 8/4/2020
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
TOWN ACTION	
12. Town action: Approve Deny	
13. Town action rationale and findings of fact:	
13. Town action fationale and inidings of fact;	
	•
TOWN SIGNATURE;	DATE:
TITLE:	
,	·

PLEASE RETURN THIS FORM TO:

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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R.H. Batterman and Co., Inc. 2857 Bartells Drive Beloit, WI 53511 P 608.365.4464 F 608.365.1850

July 23, 2020

Rock County Planning 51 South Main Street Janesville, WI 53545

LD2020 046

Re:

Certified Survey Map Submittal (Lot Combination)

RHB Project #33432

Dear Committee Members:

Attached please find a Certified Survey Map application package for a Lot Combination for your review and approval. Normally a Lot Combination request would be Staff review only, but for this submittal, Committee review and approval is being requested to address the Conservation Easement Area limits. The Conservation Easement Area limits being requested is within the 16% slopes (as defined as Steep Slope Area in the County Ordinances) by 40' – 50', according to the map provided by Rock County. However, this also allows for a remaining distance of in excess of 150' to the Rock River.

The Conservation Easement for slopes has already been established on the lot to the north on a Certified Survey Map in 2004, as mapped on the attached Preliminary Certified Survey Map. In addition, the existing structure improvements to the south are located generally parallel with the Conservation Easement to the north to the Rock River.

This request is to establish the Conservation Easement in line with the adjacent existing improvements. The hardship endured with adhering with the Rock County mapped steep slopes would mean this proposed home would be placed at a substantial offset to the adjacent homes, also meaning being set at a higher elevation. This poses drainage concerns (contradicting the original intent of protecting runoff) and not to mention privacy issues for both this property and the neighboring homes.

Furthermore, the home builder/owner plans on including the remaining lands to the Rock River (except for the allowed 5' path) in the Conservation Easement on the Certified Survey Map and also provide a Mitigation Plan (as provided in the Rock County Ordinances) on the Site Plan to conserve the remaining steep slopes

If you have any questions or need anything further, please let us know. Thank you.

R. H. BATTERMAN & CO., INC.

Engineers - Surveyors - Planners

Kristin J. Belongia, PLS

pc: Jeffery H & Yvonne W Wam





Front yard: Soft A building envelope Roughly a 3000 Sqft building envelope

 $1 \operatorname{Inch} = 50 \operatorname{Feet}$

20% and greater

Slope Value





for LOT COMBINATION and SITE DEVELOPMENT

CONCEPT PLAN

OF LOTS 11 AND 12, BLOCK 4, OF THE RAVINES, AND ABANDONED RAILROAD LIVING BASTERLY THEREOF, BENEV PART OF GOVERNMENT LOT 4 OF SECTION 13, T.1 M, R. 12 E, OF THE 4TH P.M, DELOIT TOWNSHIP, ROCK COUNTY, WISCONSM.

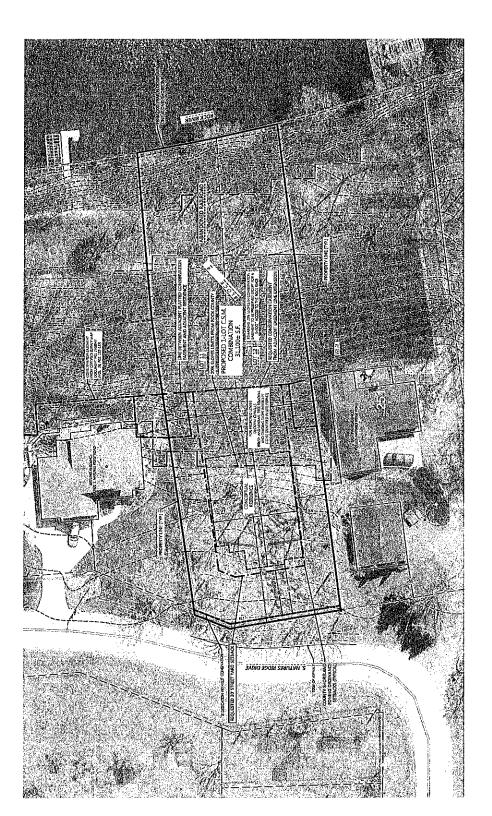
40 2020 OY

for LOT COMBINATION and SITE DEVELOPMENT

CONCEPT PLAN

OF LOTS 11 AND 12, BLOCK 4, OF THE RAVINES, AND ABANDONED RAILROAD LYING EASTERLY THEREOF, BEING PART OF GOVERNMENT LOT 4 OF SECTION 14, T. 1 N., R. 12 E., OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN.





960 0202 Q7

Rock County Planning Administrative Quarterly Report

		Q1			Q2			Q3			Q4		Yea	r End To	otals
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr
2011					Series and series										
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31
2012						0.00	THE REAL PROPERTY.								
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48
BP	3	0	3	8	0	8	4	0	4	2	0	2	17	0	17
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36
2013															
ВОА	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48
BP	4	0	4	9	0	9	10	0	10	5	0	5	28	0	28
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21
2014	2		1	2	1		2	0	2	0	0	0	7	2	F
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5
LD BP	14	0	9	18	0	11	19 6	0	9	0	0	0	51 12	0	29 12
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45
2015	2	U	4	1/	U	1/	10	U	10	10	U	10	40	U	43
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40
BP	14	0	14	19	0	19	12	0	12	14	0	14	59	0	59
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47
2016										10			I Charles	Salahira)	
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13
LD	14	0	14	18	0	18	11	0	11	14	0	14	57	0	57
BP	8	0	8	21	0	21	10	0	10	10	0	10	49	0	49
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54
2017															
ВОА	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8
LD	12	0	12	24	0	24	20	0	20	28	0	28	28	0	84
BP	9	0	9	25	0	25	10	0	10	11	0	11	55	0	55
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57
2018															
BOA	1	0	1	2	0	2	1	0	1	0	0	0	4	0	4
LD	16	0	16	19	0	19	17	0	17	35	0	35	87	0	87
BP	19	0	19	51	0	51	11	0	11	18	0	18	99	0	99
SLP	12	0	12	13	0	13	12	0	12	11	0	11	48	0	48
2019															
BOA	1	0	1	2	0	2	0	0	0	1	1	0	4	3	1
LD	13	0	13	21	0	21	19	0	19	27	0	27	80	0	80
BP	9	0	9	29	0	29	17	0	17	12	0	12	67	0	67
SLP	2	0	2	19	0	19	8	0	8	6	0	6	35	0	35
2020															
воа	0	0	0	0	0	0									
LD	15	0	15	15	0	15									ACRES!
SAMMENT	CALCULATION OF THE PARTY OF THE		STREET, STREET	43	TATAL SECTION OF										
BP	28	0	28	PARTIE VALUE	0	43				E DIVISION	CMPC S				
SLP	8	0	8	21	0	21				365366					

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

07/30/2020

FOR THE MONTH OF JULY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1721-0000-63407	Computer Supply					
		P2000479	07/16/2020	US BANK	LR: PAPER & INK FOR RP PLOTTER	142.52
					Land Records PROG TOTAL	142.52
I have reviewed the	e preceding paym	ents in the t	total amount o	f \$142.52		
Date:			Dept Head	·····		
		Com	mittee Chair _	<u> </u>		

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

07/30/2020

FOR THE MONTH OF JULY 2020

	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63107	Legal Notices	P2000555	07/16/2020	ADAMS PUBLISHING GROUP OF SO		153.22
					Planning PROG TOTAL	153.22
64-6451-0000-64901	Tax Deed Expense	P2000556	07/02/2020	LANGE ENTERPRISES INC	FIRE ADDRESS SIGNS	3,296.99
					Address Signs PROG TOTAL	3,296,99
64-6470-0000-63110	Admin Expense	P2000559	07/16/2020	US BANK	RECORDING FEES FOR SBLF	62.00
		•		Sn	nall Business Loan Program PROG TOTAL	62.00
64-6730-0000-62420	Mach/Equp R&M	P2000554	07/09/2020	HARRIS ACE HARDWARE LLP	GLOVES AND HANDLES	35.97
			<u>.</u>		Surveyor PROG TOTAL	35.97
I have reviewed the Date:	preceding payme	ents in the t		F \$3,548.18		
Date.			Dept Head			
		Comr	mittee Chair			