

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MARCH 12, 2020 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

Agenda

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday, February 27, 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 004 (Milton Township) Lakeland Leisure Corporation
 - 2020 009 (Milton Township) Van Altena
- 6. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 7. Committee Reports
- 8. Directors Report
 - A. Update Housing Program Management Software Alternatives
 - B. Comprehensive Plan Amendment Park Outdoor Recreation & Open Space Plan Update
- 10. Adjournment

Future Meetings/Work Sessions

March 26, 2020 (8:00 am) April 9, 2020 (8:00 am) April 23, 2020 (8:00 am) May 13, 2020 (8:00 am)



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, FEBRUARY 27, 2020 – 8:00 A.M. ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250 JANESVILLE, WI

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, February 13, 2020 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina and Phil Owens. Supervisor Mawhinney was absent. QUORUM PRESENT.

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

- 1. Call To Order. 8:00 am
- 2. Adoption of Agenda

Moved by Supervisor Gustina, Seconded by Supervisor Davis. Adopted (4-0)

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday February 13th, 2020 at 8:00 am.

Moved by Supervisor Owens, **Seconded** by Supervisor Davis. Approved (4-0)

4. Citizen Participation, Communications and Announcements.

Mr. Byrnes informed the committee that staff met with the new Director of WPHD as well as members of the Rock County Health Department regarding a possible grant program related to lead contamination mitigation that could be added or intertwined with Planning and Development programs in the future.

5. Code Enforcement

A.

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

LD2020_003 (Johnstown Township) - Johnson

Moved by Supervisor Gustina, **Seconded** by Supervisor Owens. **Approved (4-0)** with Conditions.

- 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 and existing private sewage system at the time of this survey, However, soils on the lot may be restrictive to the replacement of the existing system".
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Dedicate a 33 foot half road right of way along N. Emerald Grove Rd. at the discretion of the Town.
- 5). Final CSM shall be submitted to and approved by the Agency within 1 year after preliminary approval.
- 6). Final CSM shall be recorded with the Rock County Register of Deeds within 6 months of the final approval.

LD2020_006 (Spring Valley Township) - Funk

Moved by Supervisor Davis, **Seconded** by Supervisor Owens. **Approved (3-0)** with Conditions.

- 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 and existing private sewage system at the time of this survey, However, soils on the lot may be restrictive to the replacement of the existing system".

- 3). Dedicate a sixty-six foot right of way along S. Holden Rd. at the discretion of the Town.
- 4). Approval conditioned on the Town's decision to approve a zoning change from 1 to A3
- 5). Final CSM shall be submitted to and approved by the Agency within 1 year after preliminary approval.
- 6). Final CSM shall be recorded with the Rock County Register of Deeds within 6 months of the final approval.

6. Community Development

A. Action Item: Amending the Citizen Grievance Process for Income Determination: <u>Rock County Community Development Policies and Procedures for HOME and CDBG Programs - Section V Cross Cutting Program Requirements</u>

Mr. Byrnes updated the Committee on the change in procedure and the process going forward for income verification associated to the program.

Moved by Supervisor Owens, **Seconded** by Supervisor Sweeney. **Approved (4-0).**

7. Finance

- A. Information Item: Committee Review of Payments
 None
- B. **Action Item:** Transfers None.
- 8. Committee Reports None.
- 9. Directors Report
 - A. Lot Combination Certified Survey Map Rock County Department of Public Works Facility E. Shopiere Lane & E. CTH S, Turtle Township.

Mr. Byrnes gave an overview of the new Highway Dept. building located in Turtle Township, and a status on the project.

10. Adjournment

Moved by Supervisor Owens, **Seconded** By Supervisor Davis. All in Favor Time: 8:31 am.

Respectfully Submitted - Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

March 12, 2020 (8:00 am) March 26, 2020 (8:00 am) April 9, 2020 (8:00 am) April 23, 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

MEETING DATE: March 12, 2020

Land Division Summary:

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

2020 004 (Milton Township) - Lakeland Leisure Corporation

2020 009 (Milton Township) - Van Altena

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

Each of the above referenced Land Divisions are on the agenda of the Town of Milton (Planning and Zoning and Town Board) for March 9th. Therefore, at the time of the compilation of the agenda packet for the Planning and Development Committee meeting March 12th these two items have not been acted on by the Town. In the past the P&D Committee made the decision that Land Divisions may be placed on the agenda as long as the action is scheduled by Town prior to the P&D Committee meeting date.

If Conditional Approval is granted by the Town of Milton on March 9th, P&D Agency Staff recommends Preliminary Approval the above referenced Land Division(s) with conditions as presented. Any conditions of approval voted on by the Town will be presented to the P&D Committee meeting.

If said action is either tabled or a vote is made to deny the Land Division at the Town, the P&D Agency Staff recommendation will be revised accordingly.

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



Application Number:	LD2020	004	Lake	eland	Lei
8	-				

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

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

A CEALOV DEVICES		200
AGENCY REVIEW	272 00 00	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic		
	✓ Yes No	
	✓ Yes No	_
- · · · · · · · · · · · · · · · · · · ·	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	equirement: Ves V No	N/A
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:		
	✓ Yes □ No	
	✓ Yes N	
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 unti information has been supplied by the applicant.	ii an missing	
	Missing	
	Information	
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the		
land division area and containing all of the following information:		
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	P-J	
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:	<u> </u>	
(1) Buildings:		
(2) Streets, alleys, and public ways:		_
(3) Driveways:	<u> </u>	
(4) Rall lines:		_
(5) Private water wells or water supply systems:	 -	-
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>	_
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	片	
	 	\dashv
(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:	<u> </u>	
i Preliminary concent for collecting and discharging stormwater in the land division areas		

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
l. 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	4
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:	<u> </u>
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:	
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 of	omment, and if
these parties have comments, said comments have been provided to the Agency: 🔲 Yes 🔲 N	-
If you answered No, the application must be provided to other reviewing parties before completing any	further sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: 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 companion	es (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 replacement of the existing system. 	ems."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE:	0
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
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):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	

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

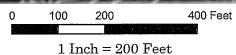
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
4. Proposed lot lines must include the POWTS with the building which utilizes the system.
5. Dedicate a 33 foot half road right-of-way along N Clear Lake Rd at the discretion of the Town.
6. Final CSM shall delineate and note that there shall be no development or filling in the areas on the property that are internally
7drained until such time that a stormwater and groundwater analysis is completed.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from an existing 15 acre parcel (6-13-62.2) in Milton Township. There is an existing residence and buildings on proposed Lot 2. The property is currently zoned Agricultural District Two (A2; 10-35 acre lot size) and Commercial Recreational (CR) by the Town of Milton. As part of this proposal, the Town will consider a rezone to CR for the area of proposed Lot 1 and Agricultural District Three (A3; 3-10 acre lot size) for Lot 2 based on the provisions in the Zoning Ordinance. It is the intention of the landowner to apply for a Conditional Use Permit for Lot 1 to allow for storage on site.
The large accessory building on proposed Lot 2 alone exceeds the maximum allowable square footage in the A3 District (i.e. 3,000 square feet total for all accessory structures). There are additional accessory structures on the Lot. The 120 foot x 60 foot building was constructed around 2018 as a permitted use in the existing A2 District (there is no maximum accessory structure area standard in the A2 District). The Town could consider requiring that the areas of the proposed Lots be modified to retain the minimum area requirements of A2 District for Lot 2, whereby the accessory building(s) would be considered conforming structure(s). Alternatively, the A3 District allows accessory building space exceeding 3,000 square feet if a Conditional Use Permit is approved. This is an option to make the proposed land division as consistent/compliant as practicable with Town Zoning Ordinance without altering the proposed lot size. Overall this scenario should be considered differently than a property that includes existing structures that were all built prior to the adoption of the Zoning Ordinance.
The existing topographic information for the property indicates that the north central and north east portion of the existing parcel consists of kettle/depressional topography (i.e., noted in the conditions above as "internally drained"). These areas could be prone to localized flooding during heavy rain or runoff events particularly when the ground is frozen or high ground water table (apparent in the vicinity based on 2019 air photo). Therefore, these areas is not suitable for development nor should the area be filled, which would eliminate the natural storm water storage area.
TOMALACTION
TOWN ACTION
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 answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10. 18. Committee action rationale and findings of fact:
Lo. Committee action rationale and minings of fact.
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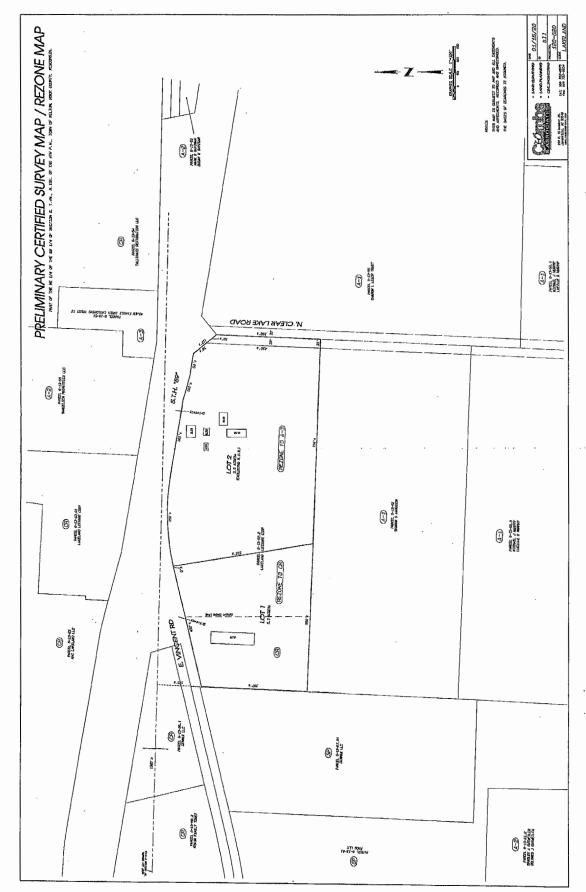




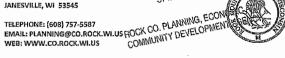
2019 Air Photo

Internally drained areas as indicated by topo lines with tic marks on inside





ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
SI SOUTH MAIN STREET
JAN 1 7 2029
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AGENCY USE ONLY

PREL	IMINA	RY LA	ND DI	/ISIOI	V	APPLICAT	TION .	FORM	
		PROF	OSED LAND	DIVISION C	LASS	IFICATION:	Aller Aller Bushin	de V	
Major Land Div Subdivision Plat Req		CSM	nor Land Divis for lots 35 acres or by for lots greater th	less L	Tr	ansfer to Adjoinir Plat of Survey or CSN			mbination Required
1. Applicant has cont (if land division is land division is fea	within Extra-T	lock Coun	ty Planning, Ed	conomic &		, ,	_	rties have d	
2. Land division is co	nsistent with	Town's Co	mprehensive !	Plan – Futu	re L	and Use Map:		 ✓ Y	es No
3. Land division area If you answered Y				•		certified by the S	tate of Wis	consin: 🔲 ነ	res ₃ZNo
4. Land division mee	ts Town Base	Farm Trac	t and any othe	er applicab	le Fa	_	on zoning Not Appl		
5. Land division will	require a zoni	ng change	:,					\square	Yes 🔲 N
			APPLICAN'	TINFORI	VΙΑ	TION	1. 34		
6. LANDOWNER OR	AUTHORIZED	LANDOWI	VER REPRESEN	ITATIVE					
a. Name:	LAKELAND	LEISUF	RE CORP				Telepho	ne: 608-	247-3697
Address:	2801 E ST	ATE ROA	ND 59	Ci	ty:	MILTON	State:	WI Zi	p: 5356
b. Name;							Telepho	one:	
Address:				Ci	ty:		State:	Zi	р:
7. AGENT (SURVEYO	OR AND DEVEL	OPER)							
a. Surveyor name:	COMBS AN	ID ASSC	CIATES, IN	С			Telepho	one: 752-	0575
Address:	109 W. MIL	WAUKE	E ST	Ci	ty:	JANESVILLE	State:	WI .zi	p: 5354
b. Developer name:						·	Telepho	one:	
Address:		,		Ci	ty:		State:	Zi	ip:
8. Identify the indivi	idual from 6.	or 7. that v	will serve as th	e primary	cont	act: 6a.	6b. √	7a. 🔲 7	b.
indicke na abuloni	etion of the (along with an	y other co	nsio	derations not inc			ion farm,
10. Land division are	ea location:	Section				Tax parcel ni			-
11. Land division are					rova				
12. Land division are									
10 1	-		ad Co		way	✓ State high		U.S. high	
Landowner's cor (Square feet or a			14. Land div		es):		rea: CR&		110121011
16. Number of new/	additional lot		17. Future z		ew/a	dditional lot(s) 1	8. Future A-3	zoning of pa	rent lot:
19. Covenants or res		•		vision area	:	☐ Yes ☑ No			
20. A residential bui	•	•				☐ Yes 🗸 No			
if Yes, the buildi			ate onsite was					anitary sew	er system
21. Public improven be submitted by	/ (mm/dd/yyy	/): NONE		(mr	n/dd	nprovement const /yyyy):	ruction wi	u begin on	
i, as the undersigned, for said landowner. I required per said doc	do hereby veri	er applying y that I hav	for a land divisi e reviewed and	ion in uninc completed	orpo this	application form, a	nd submitte	ed all informa	tion as
LANDOWNER/PRIMAI	RY CONTACT SI	GNATURE:	BI	1 CN	P		DATE:	1-16-2	Za

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,			
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area			
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	Ø		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land	V		
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 PROPOSED lot(s), outlot(s) and	Ø		
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: 	V		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
	V		
corner or quarter corner, in the land division area: 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:	V		
(2) Streets, alleys, and public ways:	V	H	
(3) Driveways:	V		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:		Ħ	
(6) Private onsite wastewater treatment systems or public sanitary sewer		<u>1</u>	
systems:	Ø		
(7) Any other public utilities:	V		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	\Box	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:	- -	<u> </u>	NONE
(13) Drainageways:	부		NONE
(14) Detention or retention areas:	+	<u>√</u>	NONE
(15) Cemeteries:	+#-		NONE
(16) Bridges/culverts:	+#-	<u> </u>	NONE
(17) Rock outcroppings: h Approximate location dimension name (if applicable) and purpose of all	 	IVI	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or		Ø	NONE
private reservation, including any conditions, in the land division area:	"		
Preliminary concept for connection with existing public sanitary sewer and	1		
water supply system or an alternative means of providing water supply and			NONE
treatment and disposal of sewage, in the land division area:		"	
j. Preliminary concept for collecting and discharging stormwater, in the land		F21	NIONIT
division area:			NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the		1	
inch, with the map pages numbered in sequence if more than one (1) page is	V		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
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	V		
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

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



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n						-				•				•		 	-			_	

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 applic	
	Yes No
	✓ Yes No
	Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
	✓ Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
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 until	
information has been supplied by the applicant.	
	(Missing
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	Г
land division area and containing all of the following information:	L
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:	느
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),	
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:	<u> </u>
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	- H
(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:	H
(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	l n
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	🗀
I. Preliminary concent for collecting and discharging stormwater in the land division area:	П

AGENCY REVIEW	
	Misalig hiteimatlan
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 page	
numbered in sequence if more than one (1) page is required, and total map pages identified o	n each L
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 for	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format co with the Agency's Geographic Information System (GIS), and application fee:	impatible
8. Preliminary minor land division application is complete:	
9. Preliminary minor land division application has been provided to other reviewing parties for rev	/iew and comment, and if
these parties have comments, said comments have been provided to the Agency:	
If you answered No , the application must be provided to other reviewing parties before complete the formation of the format	eting any further sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions Den	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if n	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by util	ity 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,
 solls on the lot may be restrictive to the replacement of the exist 	ting systems."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: DATE:	2/19/2020
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) If no	ecessary):
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	

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

POCK COUNTY DI ANNINC AND DEVELORMENT CON	ANALTTEE ACTION!
ROCK COUNTY PLANNING AND DEVELOPMENT CON	MINITITEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1,	
2,	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

TALEMINANT WINOU CAND DIVISION - NEVEW, RECOMMENDATION, AND ACTION TOK
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. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approva
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
7.
8.
9.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 57 acre parcel (6-13-73) in Milton Township. There is an existing residence and buildings on proposed Lot 1. The property is currently zoned Agricultural District One, which allows for the division of an existing residence from the larger parcel with a Conditional Use Permit. If a CUP is approved by the Town, a rezone would not be required and the proposed lot would be subject to the standards of the A3 District. The remaining parent parcel is greater than 35 acres, therefore not required to be surveyed and reviewed in this action.
County Hwy N is an Access Controlled Hwy in this location. Each of the existing driveways on the existing parent parcel were existing at the time of Ordinance adoption, therefore are considered permitted. As proposed, the western driveway will used for access to the parent parcel.
TOWN ACTION
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 answered Approve With Conditions to 16., list conditions:
3.
4.
. 5.
6.
7,
8.
9,
10.
18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP PART OF THE S.W. 1/4 OF SECTION 10, T.AN., R. 13E. OF THE 4TH P.M., LD2020009 TOWNSHIP OF MILTON, ROCK COUNTY, WISCONSIN. NORTH 1/4 CORNER | OF SECTION 10, T. 4N., R13E C.T.H. "N" EXISTING HOUSE EXISTING-POOL EXISTING GARAGE SCALE EXISTING 80.0 GARAGE EXISTING GARAGE 5.0 ACRES 217,816 SqFt 360.0 **DATE: JANUARY 28, 2020** LAND SURVEYING NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. LAND PLANNING

THE BASIS OF BEARINGS IS ASSUMED.

For: VAN ALTENA

Project No. 120 - 014

3

CIVIL ENGINEERING

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

109 W. Milwaukee St. Janesville, WI 53548 WWW.Combssurvey.com ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY
DEVELOPMENT AGENCY
51 SOUTH MAIN CONTROL OF THE PROPERTY OF THE PRO

JANESVILLE, WI 53545

FEB 1 % 2020 TELEPHONE: (608) 757-5587

EMAIL: PLANNING @CO.ROCK.WI.US CK.CO. PLANNING, ECONOMINES: WWW.CO.ROCK.WI.US COMMUNITY DEVELOPMENT ACCOMMUNITY ACCOMMUNITY ACCOMMUNITY DEVELOPMENT AGENCY USE ONLY

(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

		i koi	OSED LAND DIV	ISION CLASS	IFICATION:				i
Major Land Div Subdivision Plat Requ		CSM i	or Land Division for lots 35 acres or less y for lots greater than 3	i	ansfer to Adjoini Plat of Survey or CS			Lot Combi CSM Req	
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 division is consistent with Town's Comprehensive Plan – Future Land Use Map:									
					certified by the S	itate of Wisc	consi	n: [✓] Yes	∐ No
If you answered You 4. Land division mee					rmland Proconvat	ion zoning d	lictric	t requiren	nant:
4. Land division friee	ts TOWIT Dase I	aiiii iiac(and any other a	ррпсавіе га		Not Applie			
5. Land division will	require a zonii	ng change:		······ · · · · · · · · · · · · · · · ·				✓ Yes	□No
,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		APPLICANT I	NFORMA	TION	ž.			
6. LANDOWNER OR	AUTHORIZED I	ANDOWN							
a. Name:	DON R & A	NN F VA	N ALTENA RE	V LIVING	TRUST	Telephor	ne:	608-921	-0047
Address:	4946 E. CO	UNTY R	OAD N	City:	MILTON	State:	WI	Zip:	53563
b. Name:				L	, , , , ,	Telephor		<u> </u>	
Address:				City:		State:		Zip:	
7. AGENT (SURVEYO	DR AND DEVEL	OPER)		City.	L	Juic.		1 2 ip. 1	
a. Surveyor name:	T'		CIATES, INC			Telephor	ne:	752-057	·5
Address:	109 W. MIL			City:	JANESVILLE		WI		53548
b. Developer name;	100 11.1111	777107121			0,412011212	Telepho		- 4	
Address:				City:		State:		Zip:	
	idual from 6. o	r7 that w	vill conve as the r		act. Dea		75		
8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.									
			PROPERTY II	NFORMA [*]	TION -				
9.Reason for applica	tion: □Sale/e	ownership	PROPERTY I			Conforming	Lot	Adjust	Lot Line
· ·			transfer 🔽 Fa			Conforming	Lot	Adjust	Lot Line
9.Reason for applica Creating lot with existing Include an explan	g building for Es	tates purpo	transfer 🗸 Fa	rm consolid	ation Create	_		_	
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APPLICATION CHECKLIST		Ž.	
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	Ø	П	
a. Location of the land division area by section, township, and range:		П	
b. Approximate location and dimension of all EXISTING streets and property lines,	ш.		
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		
Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	Ø		Anna Anna ann an Anna an Anna an Anna an Anna an A
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 (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V	4	
(3) Driveways:	V	ᆜ	
(4) Rail lines:	닏		NONE
(5) Private water wells or water supply systems:	<u> </u>	ᆜ	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	✓		
(7) Any other public utilities:	V	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):			NONE PROPOSED
(9) Vegetative land cover type:	V	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	1 1	$\overline{\mathcal{Q}}$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		V	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeterles:		V	NONE .
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		V	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		[]	NONE
 i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:		V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	 -	1	
inch, with the map pages numbered in sequence if more than one (1) page is	V		
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	Ø		
party signed this application form?	IAT		
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			

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

Page 2 of 2

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

02/27/2020

FOR THE MONTH OF FEBRUARY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1721-0000-63200	Pubs/Subs/Dues					
		P2000479	02/20/2020	US BANK	2020 WLIA MEMBERSHIP DUES	200.00
10-1721-0000-63407	Computer Supply		0.5 (0.0 (0.0 0.0			
10 1701 0000 64000	Tuninina	P2000479	02/20/2020	US BANK	36" PLOTTER PAPER FOR PLANNING	43.95
10-1721-0000-64200	raining	P2000479	02/20/2020	US BANK	2020 WLIA CONF REG S DISRUD	400.00
,					Land Records PROG TOTAL	643.95
I have reviewed the	e preceding paym	ents in the	total amount of	f \$643.95		
Date:			Dept Head _			
		Com	mittee Chair			

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

02/27/2020

FOR THE MONTH OF FEBRUARY 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp	P2000559	02/20/2020	US BANK	PAPER, PENS, LAND DIV APP	201.54
					Planning PROG TOTAL	201.54
64-6420-0000-64200	Training	P2000559	02/20/2020	US BANK	2019 BLANKET PURCHASE ORDER	275.00
					Economic Development Program PROG TOTAL	275.00
64-6451-0000-64901	Tax Deed Expense	P2000556	02/06/2020	LANGE ENTERPRISES INC	8405 W SEEMAN RD	47.13
					Address Signs PROG TOTAL	47.13
64-6730-0000-63100	Office&Misc Exp	P2000559	02/20/2020	US BANK	TONER, FIELD BOOKS	146.84
					Surveyor PROG TOTAL	146.84
I have reviewed the	e preceding paym	ents in the	total amount o	f \$670.51		
Date:			Dept Head _			
		Com	mittee Chair _		<u> </u>	