

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 10, 2020 – 8:00 A.M. CALL: 1-312-626-6799

MEETING ID: 846 8683 2766 PASSCODE: 578605

Topic: Planning & Development Committee

Time: September 10, 2020 08:00 AM Central Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/84686832766?pwd=a2dsU2FORmhOWnBZWjh5dU5YQjh0UT09

Meeting ID: 846 8683 2766

Passcode: 578605

One tap mobile

+19292056099,,84686832766#,,,,,0#,,578605# US (New York)

+13017158592,,84686832766#,,,,,0#,,578605# US (Germantown)

Dial by your location

- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)

Meeting ID: 846 8683 2766

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

Join by Skype for Business

https://us02web.zoom.us/skype/84686832766

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, September 9, 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



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PASSCODE: 578605

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **Action Item:** Approval of Minutes of Joint P&D and LCC meeting held August 18, 2020 at 6:00 pm and the Planning & Development Meeting held August 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 Division:
 - 2020 040 (Turtle Township) Arnold (1 Lot CSM) Note: On Town Board schedule for 9/9/2020
 - 2020 042 (Janesville Township) Gross (2 Lot CSM) Note: On Town Board schedule for 9/1/2020
 - 2020 044 (Rock Township) Homan (1 Lot CSM) Note: On Town Board schedule for 9/8/2020
- 6. Economic Development
 - A. Action Item: Resolution. <u>AUTHORIZING A PETITION FOR AN AT-GRADE RAIL CROSSING</u>
 - B. Information Item: Second Quarter Rock Ready Index Review
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Committee Reports
- 9. Adjournment

Future Meeting Dates

September 14, 2020 6:30 PM – Joint Meeting with Land Conservation September 24, 2020 8:00 AM October 8, 2020 8:00 AM October 22, 2020 8:00 AM



JOINT LAND CONSERVATION / PLANNING AND DEVELOPMENT COMMITTEES Minutes – August 18, 2020

<u>Call to Order</u>. Chair Bostwick called the joint meeting of the Land Conservation / Planning and Development Committees to order at 6:04 P.M. on Tuesday, August 18, 2020, via teleconference.

<u>Committee Members Present</u>. Land Conservation Committee: Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Mulligan and Zajac; Planning and Development Committee: Supervisors Sweeney, Davis, Podzilni, and Potter (at 6:06 p.m.).

<u>Committee Members Excused</u>: Jim Quade, Land Conservation Committee; and Wayne Gustina, Planning and Development Committee.

<u>Staff Members Present</u>. Josh Smith, County Administrator; Andrew Baker, County Conservationist; and Colin Byrnes, Planning and Development Director.

Others Present: None.

<u>Approval of Agenda</u>. Supervisor Zajac moved approval of the agenda, second by Supervisor Sweeney. ADOPTED.

Public Comment. None.

Discussion and Possible Action.

Organizational and Leadership Structure of Land Conservation and Planning & Development Departments

The Committees discussed the following: MOUs with the towns and the Planning and Development; office location, space sharing, lease costs and term at Land Conservation Department office; amount of time a shared director would spend on Land Conservation Department duties versus Planning and Development Department duties; current vacancy of the senior planner position in Planning and Mr. Baker's time still dedicated to that position; whether other counties have PACE programs or nitrates workgroups; and roles of current staff and how those might change in the future if vacancies occur.

Supervisor Sweeney moved to direct the County Administrator to provide further information to the committees on Option 3, keeping the departments separate but sharing a department head, second by Supervisor Aegerter. Chair Bostwick clarified that any decision would not be made until a subsequent meeting. PASSED on the following vote: YES –

Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Zajac, Podzilni and Potter; NO – Supervisor Mulligan; ABSENT – Supervisor Gustina and Mr. Quade

The Committees set their next meeting date to review this additional information for Monday, September 14, 2020 at 6:30 P.M.

<u>Adjournment</u>. Supervisor Zajac moved adjournment at 7:16 P.M., second by Supervisor Podzilni. ADOPTED.

Respectfully submitted,

Josh Smith County Administrator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEES.



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, AUGUST 27, 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, August 27, 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 and Development 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: Terri Carlson; Rock County Risk Manager

- 1. Call to Order
- 2. Adoption of Amended Agenda (Item 5B was pulled from the Agenda based on applicant's request.)

Moved by Supervisor Gustina, Seconded by Supervisor Podzilni. Adopted (5-0)

3. Approval of Minutes of the Planning & Development Meeting held Thursday, August 13, 2020 at 8:00 am.

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

- Citizen Participation, Communications and Announcements.
 None
- 5. Code Enforcement
 - A. Withdrawn by the applicant pending a revised plan.
 - B. Action Item: Public Hearing for a Shoreland Conditional Use Permit for Robert and Twila Garza for Parcel 6-13-1278, 11612 N. Lakeview Dr. Edgerton WI.
 Moved by Supervisor Davis, Seconded by Supervisor Potter, Time In 8:11 am.
 Although this application was pulled from the Agenda by the Applicants the public hearing was already scheduled. A comment was received in favor of the proposed project by an adjacent neighbor.

Moved by Supervisor Podzilni to go out of public hearing, **Seconded** by Supervisor Potter, Time out 8:15 am

- C. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
- 2020 038 (Bradford Township) Braukhoff (1 Lot CSM)
 Moved by Supervisor Davis 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 33 foot half road right of way along E. Minkey Rd. at the Discretion of the Town.
- 5). Approval is conditioned on the Town of Bradford approving the requested zoning change.
- 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.

6. Finance

- A. Information Item: Committee Review of Payments
 None
- B. Action Item: Transfers No Transfers.

7. Committee Reports.

Mr. Baker explained the opinion from Corporation Council on an item that failed for lack of motion at the previous meeting. The Committee appropriately moved on to the next agenda

item with no action. The applicant was given suggestions on how to move forward: provide a code compliant CSM proposal that Staff can approve (i.e. building site substantially out of the steep slope areas) or revise the proposal based on comments at the Committee meeting and request Committee approval again.

8. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Podzilni, **All in Favor**, **Time: 8:20 am.**

Respectfully Submitted - Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

September 10, 2020 (8:00 am) September 24, 2020 (8:00 am) October 8, 2020 (8:00 am) October 27 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 31st, 2020

REGARDING MEETING DATE: September 10th, 2020

Land Division Summary:

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

2020 040 (Turtle Township) – Arnold (1 Lot CSM) Note: On Town Board schedule for 9/9/2020

2020 042 (Janesville Township) – Gross (2 Lot CSM) Note: On Town Board schedule for 9/1/2020

2020 044 (Rock Township) - Homan (1 Lot CSM) Note: On Town Board schedule for 9/8/2020

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

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

Each of the Land Divisions will be acted on by the respective Town Board after our agenda is compiled, but before the schedule P&D Committee meeting, as noted above. If the decision by the Town is to deny or table the proposal, our staff recommendation will be revised accordingly at the Committee meeting.

As a reminder, scheduling action on a land division prior to full Town preliminary approval is not consistent with the Committee's normal procedures. The normal procedure is to not have a land division on the agenda for action until the Town approves it. However, during the on-going pandemic the normal monthly schedule for some Town meetings has been altered by necessity; in some cases cancelled entirely due lack of remote meeting options. Our agenda is due to Administration by noon on the Tuesday of the week prior to our Thursday morning Committee meeting. That span of time constitutes seven evenings that the Towns could possibly have meetings. Therefore, in order to accommodate property owners, Staff feels it is appropriate to schedule County action so long as the Town will take final action prior to the County meeting date for the time being. We welcome an input the Committee may have regarding this temporary revision to the normal procedures.

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

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



 Application Number:	LD2020 040 Arnold
11 Abburgation Hambert	
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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 appl	icable) 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
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:
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 all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided untinformation has been supplied by the applicant.	il all 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	П
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 corner, in the land division area:	
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:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	<u> </u>
(4) Rail lines:	
(5) Private water wells or water supply systems:	ᆜᆜ
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<u> </u>
(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:	
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	
AGENCINEVIEW	:: iVlissing,
k. Scale, north arrow, and date of creation:	Information
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	<u> </u>
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:	
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:	
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	comment, and if
these parties have comments, said comments have been provided to the Agency: Ves 🔲 N	lo
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	s (where applicable).
2. Note on Final CSM:"No buildings which produce wastewater are allowed on Lot 1 until acce	ptable means
3of wastewater disposal is approved by the necessary governmental agencies	3."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
1/100 8	
AGENCY SIGNATURE: DATE: 8/7/2020)
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	Ť
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.	
L5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	
IIILE,	

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

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

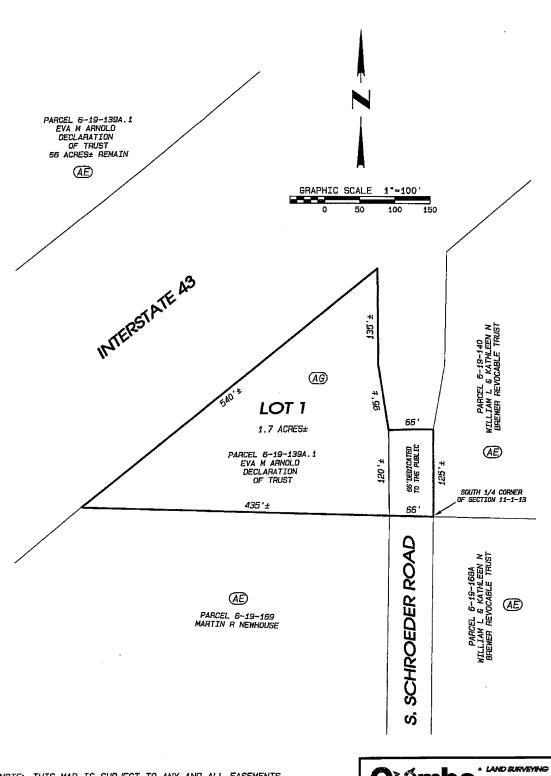
JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	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	

11. If you answered Approve With Conditions to 10, list conditions: 4. Approval is conditioned on Town of Turtie approval. 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval. 6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval. 7. 8. 9. 10. 11. 12. Agency recommendation rationale and findings of fact: The proposed Land Division creates one new vacant lot from an existing 68 acre parcel (6-19-139A.1) in Turtle Township. Proposed Lot 1 will be 1.7 acres. The property is currently zoned AG by the Town and is not within the Farmland Preservation Plan area. A rezone may be necessary by the Town because the minimum lot size in the AG District is 3 acres. The planned future land us is Agriculture. This land division essential formalizes the physical division of the property when the Hwy 43 right of way was acquired decades ago. This triangle lot is still part of the deed for the larger parent parcel and therefore cannot be sold separately until the land division is approved. 14. If you answered Approve With Conditions to 13., list additional conditions: 15. Town action rationale and findings of fact: 16. 17. 18. 19. 10. 10. 11. 12. Agency visiting 68 acre parcel (6-19-139A.1) in Turtle Township (6-19-139A.1) in Turtle Township (7-19-139A.1) in Tu	AGENCY RECOMMENDATION
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TOWN ACTION 1.4. If you answered Approve With Conditions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	Turtle Township. Proposed Lot 1 will be 1.7 acres. The property is currently zoned AG by the Town and is not within the Farmland Preservation Plan area. A rezone may be necessary by the Town because the minimum lot size in the AG District is 3 acres. The planned future land us is Agriculture. This land division essential formalizes the physical division of the property when the Hwy 43 right of way
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	14. If you answered Approve With Condtions to 13., list additional conditions:
7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.	L5. Town action rationale and findings of fact:
3. 4. 5. 6. 7. 8. 9.	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
4. 5. 6. 7. 8. 9.	7. If you answered Approve With Conditions to 16., list conditions:
5. 6. 7. 8. 9.	3.
6. 7. 8. 9.	4.
7. 8. 9. 10,	5.
8. 9. 10.	6.
9. 10,	7.
10,	8.
	9.
8. Committee action rationale and findings of fact:	10.
	8. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 11, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 280 For: ARNOLD



LAND SURVEYING
 LAND PLANNING

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

tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY ED DEVELOPMENT AGENCY RECEIVED 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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

JUL 1 3 2020



AGENCY USE ONLY

Application Number: LDZ0Z0 -040

Received By – Date (MM/DD/YYYY):

ROCK CO. PLANNING, ECONOMIC AND PRELIMINARY LAND DIVISION APPLICATION FORM

		PI	ROPOSED LAN	ID DIVISION (CLAS	SIFICATION:					
Major Land D Subdivision Plat R		V	Minor Land D CSM for lots 35 acr curvey for lots grea	ivision		ransfer to Adjoini Plat of Survey or CSM	ng Owne	r [_			bination equired
1. Applicant has co (if land division i land division is fe	A MICHINI EXCIE	n, Rock Co	unty Planning	Fronomic &	Cor (ET	nmunity Developn J) area) officials ar	nent Agei id these i	ncy, an	d Cit	y(s)/\ e dete	 √illage ermined
	-danbic.										☐ No
2. Land division is o	onsistent Wit	n rown's	Comprehensi	ve Plan – Futi	ıre L	and Use Map:			₹	Yes	□Ņo
3. Land division are If you answered	res, proceed	10 4. ITY	ou answered	No, proceed t	to 5.						
4. Land division me				ther applicab	le Fa	rmland Preservati	on zoninį Not Apr	g distri	ct red	quire] Yes	
5. Land division wil	require a zo	ning chan	ge:								√ No
			APPLICA	NT INFORI	VIA.	TION		•			
6. LANDOWNER OR											
a. Name:			CLARATION	OF TRUST	C/C	BILL ARNOLD	Teleph	one:	T		
Address:	497 EMBE	ER AVE		Cit	y:	OXFORD	State:	WI		Zip:	53952
b. Name:							Teleph	one:	<u> </u>		
Address:				Cit	y:		State:		1 7	ip:	
7. AGENT (SURVEY)								<u></u>			
a. Surveyor name:	COMBS A	ND ASS	OCIATES IN	1C			Telepho	one:	752	-057	' 5
Address:	109 W. MI	LWAUK	EST	Cit	y:	JANESVILLE	State:	WI			53548
b. Developer name:							Telepho		12	ip.	00040
Address:				City	<i>r</i> :		State:	///e.		T	
8. Identify the indivi	dual from 6.	or 7. that	will serve as t	he primary co	onta	ct: 🗌 6a. 🗆		1		ip:	
				Y INFORM			/ OD. Y	7a.	<u> </u>	b.	
Include an explan	zbon of the ;	proposaí	මේවරටල් හැද්ය ම	ny other cou	side	rations not includ	lec on t	ie api	oncat	ion f	arm
10. Land division area	location:	Town of	TURTLE			SE 1/4 of	SW 1/	4			
II land the same		Section				Tax parcel num	ber(s) -	6-19-	(39A	.1	
L1. Land division area Yes No	is located w If Yes, i	ithin the E identify:	xtra-Territori Citv(s)/Villa	al Plat Approv ge of CITY	val Ju OF	risdiction (ETJ) Ar	ea of a C	ity(s)/\	/illag	e:	
2. Land division area	is located ad	ljacent to	(check all tha	t apply):							
	✓ Local	/Town ro	ad 🗆 Co	untv highwa	у	State highwa	y [v	ŪU.S.	high	wav	ĺ
3. Landowner's cont	iguous prope	rty area			_	15. Curr	ent zonir				n
(Square feet or ac 6. Number of new/ac				feet or acres)			: AG				
by land division:		createu	17. Future zo	bning of new/ by land divisi			Future zo AE	oning o	of par	ent le	ot:
Covenants or restr If Yes, identify cove	ictions will be	e placed o	on the land div	ision area:		Yes 🗸 No	<u> </u>				
0. A residential build			in the land di	vision area:		Yes V No					
If Yes, the building	utilizes a:	Priva	te onsite was				ublic sar	itary (-		
 Public improvement 	nt construction	on propos	al/plan wili			ovement construct	ion will l	eein c	n	Syst	iem
be submitted by (n	nm/dd/yyyy):			(mm/de	<u> </u>	γγ):					1
		APPLIC.	ANT STATE	MENT ANI) SI	GNATURE					
as the undersigned, an or said landowner. I do equired per said docum	HELEDY ACTUA	uiati nave	reviewed and	completed this	ann	ication form, and or	hasithad a	.11 :		y con on as	itact
.NDOWNER/PRIMARY (RII	01		/		/			
-	CHACL SIGH		zuul	100	Un	DA	TE: 7	17.	19~	オター	#} !

PRELIMINARY LAND DIVISION APPLICATION FORM		Аррисс	tion Number LI /
APPLICATION CHECKLIST			
¶ 11	-Ye	s N	o 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:]
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:	🗸	1 []
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	1_	. _	
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 iot(s), outlot(s) and		_	
blocks(s), numbered for reference, in the land division area:	V		1
Indication of all PROPOSED let(s) and outlet(s) are sites (s).	45	<u> </u>	-
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 		1 [7
f. Distance from all PROPOSED let(s) and evaluation in the	1		
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		1
g. Approximate location dimension (if applicable)			
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following whether EXISTING or PROPOSED is the proposed to the control of the following whether EXISTING or PROPOSED is the proposed to the control of the c			1
of the following, whether EXISTING or PROPOSED, in the land division area: (1) Bulldings:	_		
(2) Streets, alleys, and public ways:	<u> </u>	✓	
(3) Driveways:	1 4	<u> </u>	4
(4) Rail lines:	- -	<u> </u>	
(5) Private water wells or water supply systems:	┤붜		
(6) Private onsite wastewater treatment systems or public sanitary sewer	44	12	NONE
systems:			NONE
(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.):	 		SEE AIR PHOTO NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	十岩		
(12) Surface water features:	1 1	7	
(13) Drainageways:	 		NONE
(14) Detention or retention areas:	17	10	
(15) Cemeteries:		7	NONE
(16) Bridges/culverts:	1 17	7	NONE
(17) Rock outcroppings:	16	7	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all	T		
dedicated public parks or outdoor recreation lands, or any other public or			NONE
private reservation, including any conditions, in the land division areas			
i. Preliminary concept for connection with existing public sanitary sewer and			NONE
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 division area:		V	NONE
		I IV.	NONE
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		V	NOTHING REQUESTED
. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	Ī .		
inch, with the map pages numbered in sequence if more than one (1) page is	1		
required, and total map pages identified on each page?			
Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
Have you provided all required application form information and has the required	Ø		
party signed this application form?	(V)		
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

System (GIS), and the application fee?

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



11 11 11	LD2020 042 Gross
Application Number:	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) 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 r	
	∐ 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 unt	
Information has been supplied by the applicant.	
	Missing
	-Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	l n
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	l n
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), 	П
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:	
(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:	
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:	——————————————————————————————————————

AGENCY REVIEW		
ACENC! NEVIEW		
		/information
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		-
numbered in sequence if more than one (1) page is required, and total map page:	ges identified on each	L
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, an electronic copy of the maj	o in a format compatible	П
with the Agency's Geographic Information System (GIS), and application fee:		
8. Preliminary minor land division application is complete:		✓ Yes
Preliminary minor land division application has been provided to other reviewing 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		
of this form.	a perore completing any re	irtiici sectionis
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Condition:	s Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots a		(where applicable).
2. Note on Final CSM:"No buildings which produce wastewater are allo		
3of wastewater disposal is approved by the necessa	rv governmental agenc	ies."
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)		
// em P		economic de la companya de la compa
AGENCY SIGNATURE:	DATE: 8/10/2020	
	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Der		
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:	
TITLE:		

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

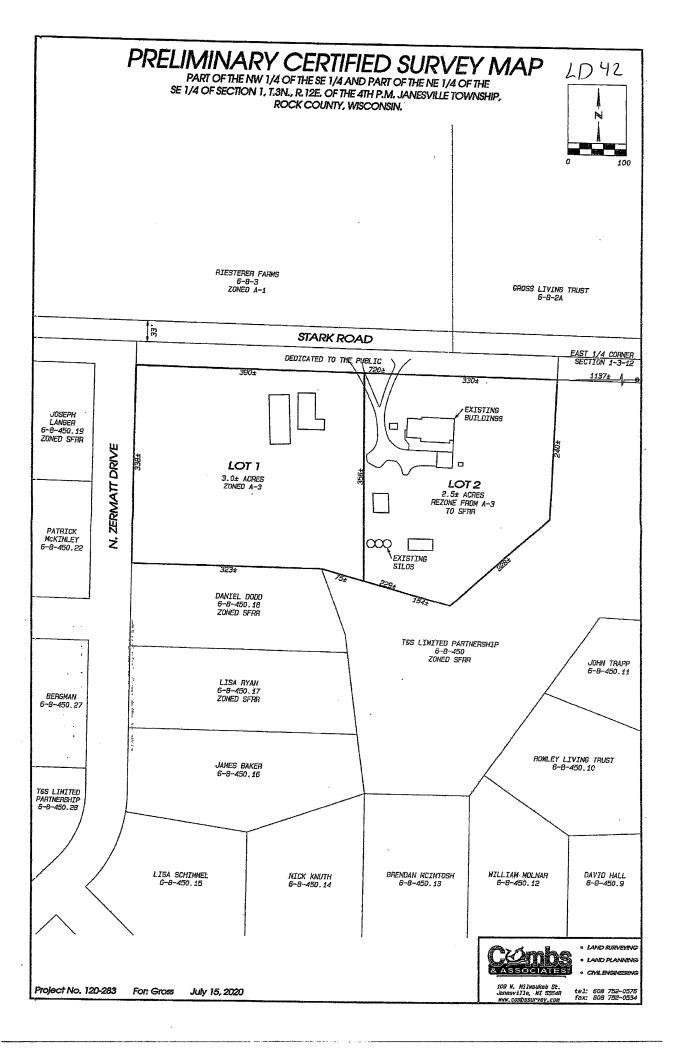
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CON	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. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However
5soils on the lot may be restrictive to the replacement of the existing systems."
6. Proposed lot lines must include the system area with the building which utilizes the system.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
9.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot (Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based on the proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR).
This proposed Land Division is within the outratorritorial review invisalistics of the City of Januarilla
This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville.
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.
3. 4.
3. 4. 5.
3. 4.
3. 4. 5.
3. 4. 5. 6.
3. 4. 5. 6. 7.
3. 4. 5. 6. 7. 8. 9.
3. 4. 5. 6. 7. 8.
3. 4. 5. 6. 7. 8. 9.
3. 4. 5. 6. 7. 8. 9.
3. 4. 5. 6. 7. 8. 9.
3. 4. 5. 6. 7. 8. 9.



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

TELEPHONE: (808) 757-5587 EMAIL: PLANNING@CO.ROCK,WI,US WEB: WWW.CO.ROCK,WI,US



AGENCY USE ONLY

Application Number: LDZ020 04Z

Received By – Date (MM/DD/YYYY): 7-16-20 20

ne eu	O ALALA		Williams				April 100 Process	angles of			
PKELI	WIINS						PPLICAT	ION	FO.	RM	
. .		PRO	OPOSED LAN	ID DIVISIO	N CLAS	SIFI	CATION:	- Transition			
Major Land Divi		¥ cs	linor Land D M for lots 35 acr vey for lots grea	es or less			sfer to Adjoining Plat of Survey or CSM	g Owner		Lot Com	
Plat of Survey for lots greater than 35 acres 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 con		Town's C	omprehensi	ive Plan – I	Future I	and	Use Map:			✓ Yes ✓ Yes	
3. Land division area	is located in	a Farmla	nd Preservat	tion zoning	g distric	t ce		ate of Wis	consi		
If you answered Ye	s, proceed t	o 4. If yo	u answered	No, proce	ed to 5.	•					
4. Land division meets	o Iown Base	rarm Tra	ct and any o	ther appli	cable Fa	armi		p zoning Not Appl			
5. Land division will re	equire a zon	ing chang	e:				<u>*</u>	v. Appi	-capie	✓ Yes	
			APPLICA			TIC	N				
6. LANDOWNER OR A	UTHORIZED	LANDOW									
	TIMOTHY	GROSS			1			Telepho	ne:	608-20	8-5049
	718 STARI	KRD.			City:	MI	LTON	State:	WI	Zip:	53563
b. Name:					·		-1	Telepho	ne:		
Address:					City:	<u> </u>		State:		Zip:	
7. AGENT (SURVEYOR											
			OCIATES,	INC		Γ.		Telepho	ne:	752-05	75
	109 W. MIL	.WAUKE	EST		City:	JA	NESVILLE	State:	1W	Zip:	53548
b. Developer name:					l	1		Telepho	ne:		
Address:	al from C		and a second		City:	<u> </u>		State:		Zip:	<u> </u>
8. Identify the individu	uui iivili Ui (n J. Hidt	PROPER					6b. 	7a.	☐ 7b.	•
3.Reason for applicatio	on: ∐Sale/	ownershi	p transfer	Farm c	onsolida	atio	n □ Create Co	nforming	Lot	Adjust	: Lot Line
10. Land division area	lo cation (Town of	JANESVI	LLE			NE 1/4 of	SE 1,	/4		
		Section	. *				Tax parcel num				
11. Land division area			Extra-Territo	rial Plat A	pproval	Jur	isdiction (ETJ) A	rea of a C	ity(s)/	Village:	
✓ Yes ☐ No 12. Land division area		identify: liacent to	City(s)/Vi			ILL	<u> </u>				
	✓ Local	/Town ro	ad 🔲	County hig	ghway		State highw	ay [u.s	. highwa	4
 Landowner's continued (Square feet or acr 			1	livision are		5.5 ±	15. Cur			land divis	
16. Number of new/ad		created	17. Future	-			1	Future z	oning	of paren	t lot:
by land division: 2 19. Covenants or restri		e placed					/AS & LOT 2 SPRIR				
If Yes, identify cove						ا ب -	res ✓ No		_		
20. A residential buildi						יִם			_		
If Yes, the building 21. Public improvemen		Priva	ate onsite w	rastewate			t system vement constru			sewer s	/stem
be submitted by (n				i	nm/dd/	•		CHOII WIII	pegu	i Uii	
		APPLIC	CANT STA	TEMENT	FAND	SIC	SNATURE				
l, as the undersigned, am for said landowner. I do required per said docum	hereby verify	ı that I hav	e reviewed a	nd complet	ed this a	ilage	cation form, and	submitted	all inf	ormation a	contact es
ANDOWNER/PRIMARY (CONTACT SIG	NATURE;	Rul	10/	Com	L		DATE:	7/	10 / Z	 2 2 -)

REVISED 8/2019

gage 1 of 2

Nave you included a map clearly marked "PREIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDINISON PLAT", Identifying the land division area and containing all of the following information?	APPLICATION CHECKLIST			
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY. CERTIFIED SURVEY MAP OF SUBDINSION 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: 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 PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in 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: f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section comer or quarter comer, 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. Sulldings: 2. Streets, alleys, and public ways: 3. Driveways: 4. Rall lines: 5. Private water wells or water supply systems: 6. Private consite wastewater treatment systems or public sanitary sewer systems: 7. Any other public utifities: 8. Easements (Utility, drainageway, pedestrian way, etc.): 9. Vegetative land cover type: 10. Finder consite wastewater treatment systems or public sanitary sewer systems: 11. Productive agricultural soils, cultural resources, and woodlands: 12. None: 13. Drainageways: 14. Detention or retention areas: 15. Cemeteries: 16. Drivate over features: 17. None: 18. Preliminary concept for collecting and discharging stormwater, in the land division area: 19. Productive agricultural soils, cultural resources, and woodlands: 19. None: 19. Productive agricultural soils, cultural resources, and wo		Yes	No	Comment
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copy of the map in a format compatible with the Agency's Geographic Information				
System (GIS), and the application fee?	copy of the map in a format compatible with the Agency's Generality information		П	
	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



n n n Application Number:	LD2020 044 Homan
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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	`
	✓ 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 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 until	
information has been supplied by the applicant.	
	Missing
7a A war alasti, marked "DBELIANNADY DI AT OF CURIVEY OR CERTIFIED CURIVEY MAR" identifying the	<pre>plnformation</pre>
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:	<u> </u>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	L.I
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:	11
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	L
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:	James 1
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	п
or PROPOSED, in the land division area:	<u> </u>
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	닏닏
(3) Driveways:	- H
(4) Rail lines: (5) Private water wells or water supply systems:	
(6) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H
(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H
(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	L
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:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW				
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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 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, 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 co	mment, and if			
these parties have comments, said comments have been provided to the Agency: 🗸 Yes 🗌 No				
If you answered No, the application must be provided to other reviewing parties before completing any fu	ırther 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 companies (where applicable).				
2. Note on Final CSM:"No buildings which produce wastewater are allowed on Lot 1 until accept				
of wastewater disposal is approved by the necessary governmental agencies.	17			
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):				
AGENCY SIGNATURE: DATE: 8/14/2020				
TITLE: Administrator - Rock County Planning,				
Economic & Community Development Agency				
TOWN ACTION				
3. Town action: Approve Approve With Conditions Deny				
4. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):				
1.				
2.				
3.				
5. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):				
TOWN SIGNATURE: DATE:	<u> </u>			
TITLE:				

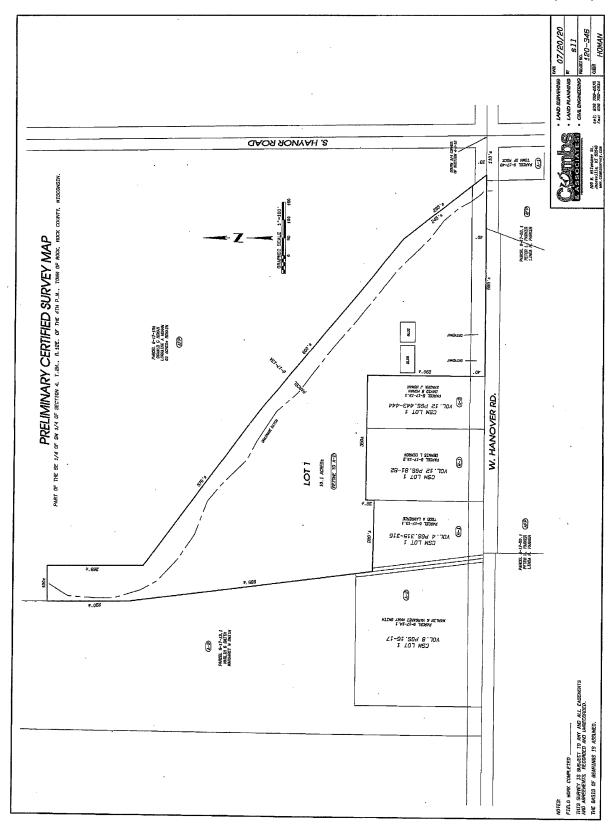
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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

JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	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. Approval is conditioned on Town of Rock approval of the requested zoning change.
5. Dedicate a 40 foot half road right of way along W Hanover Rd at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
8.
9.
10.
11.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates one new lot from an existing 71.5 acre parcel (6-17-13A) in Rock Township. Proposed Lot 1 will be 10.5 acres and include two existing out buildings. The property is currently zoned Agricultural Farmland Preservation District by the Town and is within the Farmland Preservation Plan area. A rezone is to A-2 necessary by the Town because of the proposed lot size. The Town should consider the zoning change request based on the standards of the Zoning Ordinance, including the required steps to rezone land from being eligible for the Farmland Preservation Program. The planned future land use is Agriculture.
This land division is within the extraterritorial review jurisdiction of the City of Janesville.
TOWN ACTION
TOWN ACTION 14. If you answered Approve With Condtions to 13., list additional conditions:
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14. If you answered Approve With Condtions to 13., list additional conditions:
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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.
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.
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.
14. If you answered Approve With Condtions to 13., list additional conditions: ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8.
14. If you answered Approve With Conditions to 13., list additional conditions: 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.
14. If you answered Approve With Conditions to 13., list additional conditions: 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.
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TELEPHONE: (608) 757-5587 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

AGEN

Received By – Date (MM/DD/YYYY): 7-27-2020

PREL	IMINA	RY L	AND DI	VISIO	N	APPLIC	ATION	FOF	RIVI	
		PRO	POSED LAND	DIVISION	CLASS	IFICATION:				
Major Land Div Subdivision Plat Req		CSI	linor Land Div M for lots 35 acres vey for lots greater	or less	Tr	ansfer to Adjo Plat of Survey o			Lot Comi CSM Re	bination equired
1. Applicant has cont	tacted Town,	Rock Cou	nty Planning, i	Economic 8	c Com	munity Devel	opment Agen	y, and	City(s)/\	/illage
(if land division is	within Extra-	Territorial	Plat Approva	l Jurisdictio	n (ETJ) area) official	s and these pa	arties h	ave dete	ermined
land division is fea									✓ Yes	☐ No
2. Land division is co									✓ Yes	
3. Land division area						certified by th	e State of Wis	consin	: 🗹 Yes	☐ No
If you answered You										
4. Land division mee	ts Iown Base	Farm Ira	ct and any oth	ner applicat	le Fa	rmland Preser			_	
5. Land division will	require a zon	ing chang	Α-				Not App	icable	☐ Yes	
or Land division will	require a zon	ing chang		IT INFOR	NAAT	TION			V 1es	
6. LANDOWNER OR	ALITHORIZED	LANDOW	APPLICAN		IVIA	ION	· · · · · · · · · · · · · · · · · · ·			
a. Name:			N & LORRA		ΝΛΔΝ		Telepho	na.		•
Address:	1025 N Pin		u LOINV			JANESVILLI	 -		7in.	E2E49
W	1023 N F II	VE 31,			Ly.	JAINEOVILLI		WI	Zip:	53548
b. Name:				·			Telepho	ne:	-T	
Address:	D AND DEVE	ODED)		C	ty:		State:		Zip:	
7. AGENT (SURVEYO		<u>_</u> _	OLATEO II				1	1.		
a. Surveyor name:			OCIATES, IN				Telepho	,	752-057	· i
Address:	109 W. MIL	.WAUKE	EST	C	ty:	JANESVILLI	State:	WI	Zip:	53548
b. Developer name:							Telepho	ne:		
Address:					ty:		State:		Zip:	
8. Identify the individ	dual from 6. o	or 7. that	will serve as tl	he primary	conta	ıct: 🗌 6a.	☐ 6b. 🗸	7a,	☐ 7b.	
9.Reason for applicati								_		t Lot Line
		Town of	ROCK			SE 1/4	of SW 1	/4		
10. Land division area	a location:	Section					number(s) -		13A	
11. Land division area	a is located w			al Plat App	roval.					
✓ Yes ☐ No		identify:	City(s)/Villa	ge of CIT	YOF	JANESVILL	E	, (0),		
12. Land division area	_	ljacent to /Town ro	· —	t apply): unty highv	vay	State h	ighway [U.S.	highway	1
13. Landowner's cont		erty area	14. Land div				Current zoni	ng of la	and divis	ion
(Square feet or ac 16. Number of new/a		created		feet or acre		dîtional lot(s)	area: AFP	oning	of parant	t lot:
by land division:	1	created		by land div			AFP	oming c	or parem	L IOL.
19. Covenants or rest	rictions will b	e placed	·	<u> </u>		Yes ✓ No	<u> </u>			
If Yes, identify cov	enants or re	trictions:								
20. A residential build		parang.				Yes 🔽 No				
If Yes, the building			ate onsite was	T			Public sa		-	/stem
21. Public improveme be submitted by ():		(mm	/dd/y	orovement cor /yyy):		begin (on	
		APPLIC	ANT STATI	EMENT A	ND S	SIGNATURE				
I, as the undersigned, a for said landowner. I do required per said docur	o hereby verify	that I have	e reviewed and	completed	this ap	plication form,	and submitted	all info	rmation a	
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Ruh	101	C		DATE:	7/	22/2	020

REVISED 8/2019

Page 1 of 2

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	П	
b. Approximate location and dimension of all EXISTING streets and property lines,	- 	<u> </u>	
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	Ø		
the land division area:		ш	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	V		•
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:			
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:	Ø		
(2) Streets, alleys, and public ways:	▼		
(3) Driveways:	V		
(4) Rail lines:	. 🗆	V	NONE
(5) Private water wells or water supply systems:		V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		F-71	NONE
systems:	🗀	V	NONE
(7) Any other public utilities:	Ø		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE PROPOSED
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		7	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		7	NONE
(12) Surface water features:	7	П	
(13) Drainageways:	Ø	Ħ	
(14) Detention or retention areas:	T T	<u> </u>	NONE
(15) Cemeteries:		Ø	NONE
(16) Bridges/culverts:	<u> 7</u>	〒	
(17) Rock outcroppings:	i Fi	7	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			
dedicated public parks or outdoor recreation lands, or any other public or		V	NONE
private reservation, including any conditions, in the land division area:			
Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		Ø	NONE
treatment and disposal of sewage, in the land division area:	-		
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		V	NONE
	[7]		
k. Scale, north arrow, and date of creation:			LIOTI III O DEOLIFOTED
I. Any other information required by the Agency:	<u> </u>	V	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	ا بصر ا		
inch, with the map pages numbered in sequence if more than one (1) page is		L	
required, and total map pages identified on each page?	<u> </u>	-	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V	Ц_	
4. Have you provided all required application form information and has the required			
party signed this application form?	<u> </u>		
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

RESOLUTION NO.	AGENDA NO.
KLOOLO HON NO.	AGLIDA NO.

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee INITIATED BY

Public Works Committee SUBMITTED BY



<u>Duane Jorgenson, Public Works Director &</u>
<u>James Otterstein, Economic Development</u>
<u>Manager</u>
DRAFTED BY

	August 26, 2020 DATE DRAFTED
AUTHORIZING A PETITION	FOR AN AT-GRADE RAIL CROSSING
•	requested support in petitioning the Office of the ation into installing a rail crossing across CTH M in the
	ng is necessary to promote public safety and lopment of an industrial area while mitigating the ets and county highways; and,
· • • • • • • • • • • • • • • • • • • •	f Public Works and Planning and Development have involved in and have input in the location of the
WHEREAS, Section 195.29 of Wisconsin Commissioner of Railroads to determine the established and manner of making it.	State Statutes authorizes the Office of the ne advisability of allowing a new crossing to be
assembled this day of directed to take all necessary steps to petiti	ED by the Rock County Board of Supervisors duly
Wisconsin State Statutes, and RR 1.025 of	Rock County staff shall comply with Chapter 195 of Wisconsin Administrative Code in the filing of the
	· · · · · · · · · · · · · · · · · · ·
Wisconsin State Statutes, and RR 1.025 of petition.	· · · · · · · · · · · · · · · · · · ·
Wisconsin State Statutes, and RR 1.025 of petition. Respectively submitted,	Wisconsin Administrative Code in the filing of the
Wisconsin State Statutes, and RR 1.025 of petition. Respectively submitted, PUBLIC WORKS COMMITTEE Rich Richard, Chair	Wisconsin Administrative Code in the filing of the PLANNING & DEVELOPMENT COMMITT
Wisconsin State Statutes, and RR 1.025 of petition. Respectively submitted, PUBLIC WORKS COMMITTEE Rich Richard, Chair Mary Mawhinney, Vice Chair	Wisconsin Administrative Code in the filing of the PLANNING & DEVELOPMENT COMMITT Alan Sweeney, Chair
Wisconsin State Statutes, and RR 1.025 of petition. Respectively submitted, PUBLIC WORKS COMMITTEE	Wisconsin Administrative Code in the filing of the PLANNING & DEVELOPMENT COMMITT Alan Sweeney, Chair Wayne Gustina, Vice Chair

AUTHORIZING A PETITION FOR AN AT-GRADE RAIL CROSSING Page 2
FISCAL NOTE:
No fiscal impact at this time.
/s/ Sherry Oja
Sherry Oja Finance Director
LECAL NOTE:
LEGAL NOTE:
The County Board is authorized to take this action pursuant to §§ 59.01 and 59.51, Wis. Stats.
/s/ Richard Greenlee
Richard Greenlee Corporation Counsel
ADMINISTRATIVE NOTE:
Recommended.
/s/ Josh Smith
Josh Smith
County Administrator

-EXECUTIVE SUMMARY-

AUTHORIZING PETITION FOR AN AT-GRADE RAIL CROSSING

The City of Milton is currently investigating the potential to expand rail service to the eastern portion of their Crossroads Business Park. The potential rail extension is intended to extend from an existing rail spur located south of STH 59 and head in an easterly direction parallel to Putnam Parkway. The exact location is not known at this time, but a new crossing of CTH M would be needed.

Whenever a rail crossings are created or altered, a petition must be filed with the Office of Railroad Commission (ORC). This resolution would begin that petition process for the potential new crossing. The passing of this resolution does not obligate the County to move forward with the new crossing, but it is required by the ORC if the petition process is to move forward. In the event the rail extension plan does not move forward or is determined to not be necessary and the new crossing is not needed, the petition would not be officially filed and no further work would commence.

Respectfully submitted,

Duane M. Jorgenson Jr., P.E. Director of Public Works

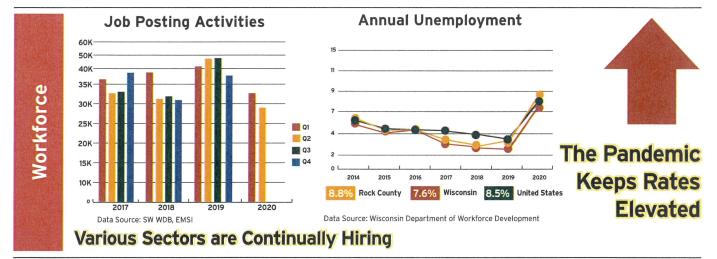
James Otterstein Economic Development Manager

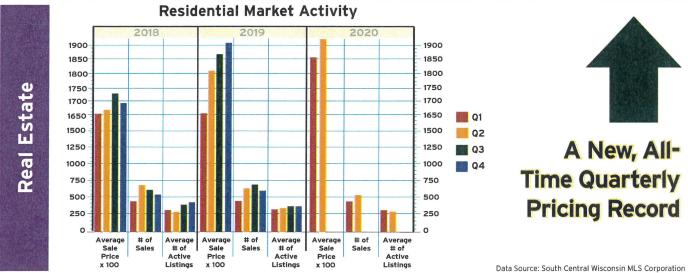
ROCK READY INDEX

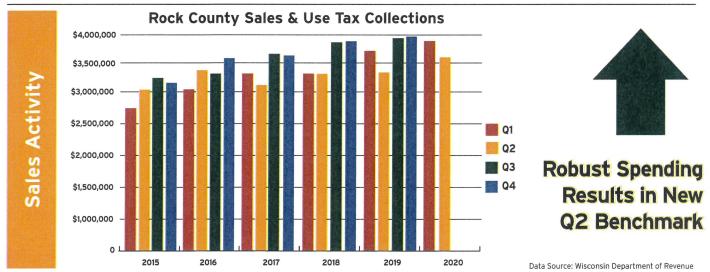


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q2 2020



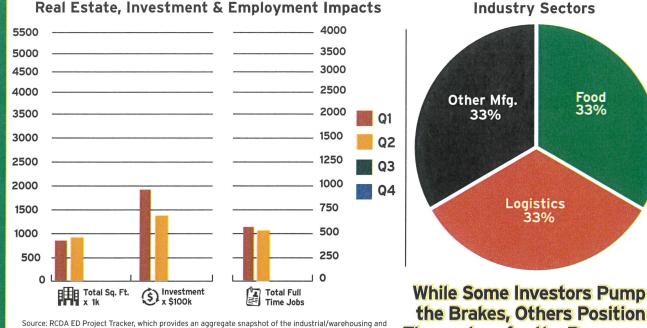




This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

Food





Project Profile

and/or the Stateline area.

BELOIT TO WELCOME ANOTHER DOWNTOWN DESTINATION D

The much anticipated lease and development agreement between the City of Beloit and the Riverbend Stadium Authority was approved, clearing the way for the ABC Supply Stadium to begin construction. Originally revealed last year, this downtown venue adjacent to the Rock River and near City Hall, will host the Beloit Snappers – the Class A affiliate of the Oakland A's. The Snappers, which have been a part of the extended Beloit community for nearly 40 years, are a member of Minor League Baseball's Midwest League.

select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA

Based on its current design and related configuration, the \$32+ Million ABC Supply Stadium on Shirland Avenue will feature up to 3,500 seats; provide top-notch fan amenities and experiences; and provide opportunities for the facility to host multi-purpose uses during the team's offseason and/or road game schedule.

The baseball club will also likely have a new owner for the 2021 season, as well. Pensacola-based Studer Entertainment & Retail, which co-owns the AA Pensacola Blue Wahoos, is currently operating under a management agreement that was approved earlier this year. Quint Studer, a native of Janesville, has teamedup with Diane Hendricks and an affiliate of Hendricks Holding Inc. – Hendricks Commercial Properties – to ensure that minor league baseball maintains its presence in Beloit. The Blue Wahoos and their ballpark have been recognized multiple times by various Double-A organizations. In addition to a new stadium and owner, the baseball club will probably have a new name too. During the first 24-hours following the club's announcement to revisit and change its name, hundreds of proposed new names were submitted for consideration.

Themselves for the Recovery

Rock County Wisconsin DEVELOPMENT

ALLIANCE



For additional information visit:

RockCountyAlliance.com 608

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

08/27/2020

FOR THE MONTH OF AUGUST 2020

Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
Office&Misc Exp					
	P2000479	08/20/2020	US BANK	RP OFFICE SUPPLIES	45.99
				Real Property Descripton PROG TOTAL	45.99
Computer Supply				· · · · · · · · · · · · · · · · · · ·	
	P2000479	08/20/2020	US BANK	LR COMPUTER SUPPLIES	25.49
Training					
	P2000479	08/20/2020	US BANK	LR TRAINING JB GIS VIRT CONF	159.00
				Land Records PROG TOTAL	184.49
preceding navm	ente in the	total amount o	f \$230.48		
preceding payme	CHO III DIC	total amount o	[
		Dept Head _			
	Com	mittaa Chair			
	Office&Misc Exp Computer Supply Training	Office&Misc Exp P2000479 Computer Supply P2000479 Training P2000479 preceding payments in the	Office&Misc Exp	Office&Misc Exp P2000479 08/20/2020 US BANK Computer Supply P2000479 08/20/2020 US BANK Training P2000479 08/20/2020 US BANK preceding payments in the total amount of \$230.48 Dept Head	Office&Misc Exp P2000479 08/20/2020 US BANK RP OFFICE SUPPLIES Real Property Descripton PROG TOTAL Computer Supply P2000479 08/20/2020 US BANK LR COMPUTER SUPPLIES Training P2000479 08/20/2020 US BANK LR TRAINING JB GIS VIRT CONF Land Records PROG TOTAL preceding payments in the total amount of \$230.48 Dept Head

ROCK COUNTY

COMMITTEE REVIEW REPORT WITH DESCRIPTION

08/27/2020

FOR THE MONTH OF AUGUST 2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6470-0000-63110	Admin Expense					****
		P2000559	08/13/2020	US BANK	MORTGAGE FILING FEE	115.99
		P2001604	08/27/2020	RSM US LLP	ACCT 789-028-2: ACCT SERVICES	2,925.00
					Small Business Loan Program PROG TOTAL	3,040.99
I have reviewed the	e preceding paym	ents in the	total amount o	of \$3,040.99		
Date:			Dept Head _			
		Com	mittee Chair			