



PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 24, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 861 6787 4353 PASSCODE: 578605

Topic: Planning & Development Committee Time: September 24, 2020 08:00 AM Central Time (US and Canada)

Join Zoom Meeting https://us02web.zoom.us/j/86167874353?pwd=d1RObUxsWTNpNVQ2TWg0TVF2RIE2Zz09 Meeting ID: 861 6787 4353 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: 861 6787 4353 Passcode: 578605 Find your local number: <u>https://us02web.zoom.us/u/kcogCrOkug</u>

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 23, 2020. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired -

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



Agenda

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 24, 2020 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 861 6787 4353 PASSCODE: 578605

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Action Item: Approval of Minutes of the Planning & Development Meeting held September 10, 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 039 (Milton Township) Jones (3 Lot CSM)
 - 2020 048 (Milton Township) Coats Trust Hall (3 Lot CSM)
- 6. Community Development
 - A. **Possible Action Item:** Initial Review of Proposed Changes to the Rock County Policies and Procedures Manual (Sent to Committee via email due to size of file)
- 7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item: Transfers
- 8. Director's Report
- 9. Committee Reports
- 10. Adjournment

Future Meeting Dates

October 8, 2020 8:00 AM October 22, 2020 8:00 AM



MINUTES PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, SEPTEMBER 10, 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, September 10, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), Dana Sandwick; Rock County Planning Office Coordinator and James Otterstein; Rock County Economic Development Manager.

Others in Attendance: Terri Carlson; Rock County Risk Manager.

- 1. Call to Order:
- 2. Adoption of Agenda as Amended (LD2020_042 was pulled at the request of the applicant) **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis. **Adopted (5-0)**
- 3. Approval of Minutes of the Planning & Development Meeting held Thursday, August 27, 2020 at 8:00 am.

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

- 4. Citizen Participation, Communications and Announcements. **None**
- 5. Code Enforcement
 - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 040 (Turtle Township) Arnold (1 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Podzilni. **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). Approval is conditioned on the Town of Turtle 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 Register of Deeds within 6 months of final approval.

2020 044 (Rock Township) – Homan (1 Lot CSM)

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

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".

3).Dedicate a 33 foot half road right of way along W. Hanover Rd. at the Discretion of the Town.

4). Approval is conditioned on the Town of Rock approving the requested zoning change.

5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

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

- 6. Economic Development
 - A. Action Item: Resolution. <u>AUTHORIZING A PETITION FOR AN AT-GRADE</u> <u>RAIL CROSSING.</u>

Moved by Supervisor Davis, Seconded by Supervisor Podzilni

Mr. Otterstein gave an overview of the Resolution and the need for the proposed at grade crossing. Mr. Otterstein responded to questions regarding, specific economic needs for this action. **Approved (5-0)**

B. Information Item: Second Quarter Rock Ready Index Review

Mr. Otterstein reviewed the Q2 2020 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

- 7. Finance
 - A. Information Item: Committee Review of Payments **Reviewed**
 - B. Action Item: Transfers No Transfers.
- 8. Committee Reports.

There will be a joint meeting of the Planning and Development Committee and the Land Conservation Department on Sept 14th at 6:30 pm.

9. Adjournment: **Moved** by Supervisor Podzilni, **Seconded** by Supervisor Davis, **All in Favor**, **Time: 8:33 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

September 24, 2020 (8:00 am) October 8, 2020 (8:00 am) October 27 2020 (8:00 am) November 12, 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: September 15, 2020

REGARDING MEETING DATE: September 24, 2020

Land Division Summary:

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

2020 039 (Milton Township) – Jones (3 Lot CSM)

2020 048 (Milton Township) - Coats Trust - Hall (3 Lot CSM)

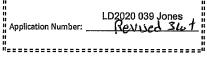
Land Division Recommendation(s) or Action(s):

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

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



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:	
Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Ves No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district i	requirement:
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
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 unt information has been supplied by the applicant.	il all missing
	Missing Momenton
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:	
 Location of the land division area by section, township, and range: 	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	Π
(2) Streets, alleys, and public ways:	l A
(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:	
 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:	
j. Premiminary concept for conecting and discharging stormwater in the land division area: REVISED 12/2011 Page 1 of 2	

ROCK COUNTY

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AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information.
I. Any other information required by the Agency:	<u> </u>
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	п
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	п
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	
these parties have comments, said comments have been provided to the Agency: Ves Ves Ves	
If you answered No , the application must be provided to other reviewing parties before completing any full of this form.	urther sections
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Image: 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	
2. Note on Final CSM:"No buildings which produce wastewater are allowed on Lots 1, 2 or 3 until acce	
 of wastewater disposal is approved by the necessary governmental agencies. 	() '
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
Ime	
AGENCY SIGNATURE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION 13. Town action: Approve Approve With Conditions Deny	
13. Town action: Approve Approve With Conditions Deny 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	020
TITLE:	

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

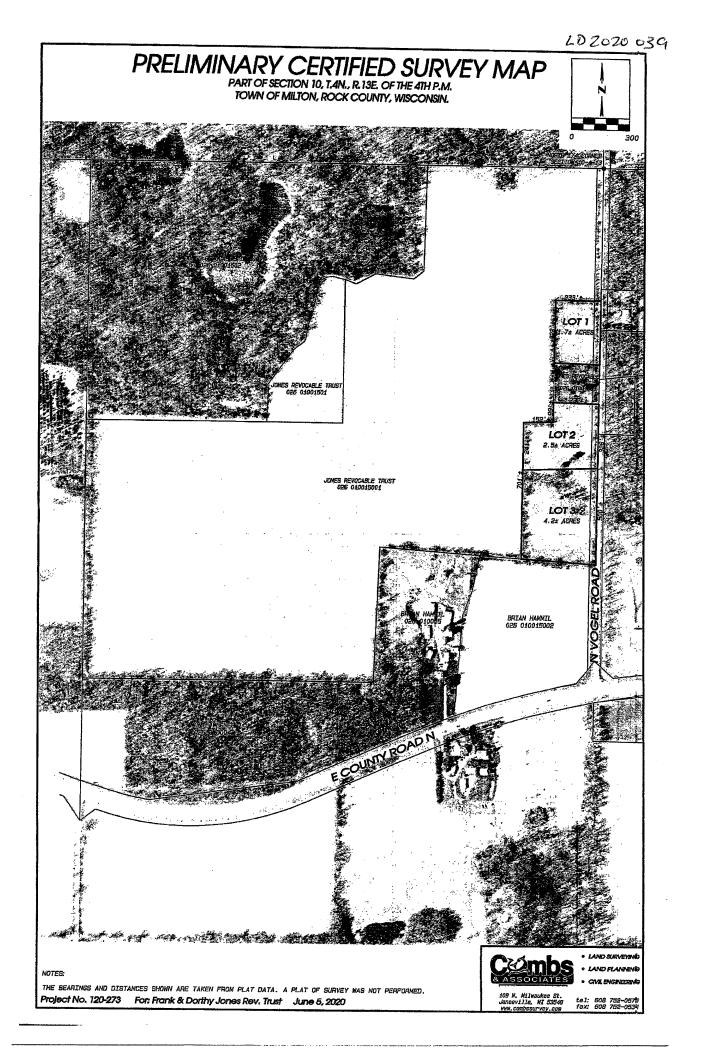
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUN	TY PLANNING AND DEVELO	PMENT COMMITTEE ACTION
16. Committee action:	pprove 🔲 Approve With Cor	iditions 🗌 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 sh	eet (2a) if necessary):
		DATE:
TITLE: <u>Chair - Ro</u>	ck County Planning & Developmen	<u>: Committee</u>

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4. Approval is condition 5. Due to the terrain of N Vo 6. Final CSM shall be s	AGENCY RECOMMENDATION th Conditions to 10., list conditions: oned on Town approval of the requested zoning change. ogel Road, a suitable driveway location for each lot shall be approved in advance and indicated on the final CS
4. Approval is condition 5. Due to the terrain of N Vo 6. Final CSM shall be s	oned on Town approval of the requested zoning change.
5. Due to the terrain of N Vo 6. Final CSM shall be s	
6. Final CSM shall be s	
	submitted to and approved by the Agency within one year after preliminary approval.
7 Final CSM chall be r	recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
8.	recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
9.	
10.	
11.	
2. Agency recommendation ratio	onale and findings of facts
in Milton Township. Propose 3 will be 4.2 acres. The prop Preservation Plan area. The consider a rezone to RR (Run area of Lot 3 based on the pr District.	creates three new vacant lots from an existing 97.5 acre parcel (6-13-78.01 ad Lot 1 will be 1.7 acres, proposed Lot 2 will be 2.5 acres and proposed Lo porty is currently zoned A1 by the Town and is within the Farmland a planned future land us is Agriculture. As part of this proposal, the Town wi aral Residential District) for the area of proposed Lots 1 and 2 and A3 for the rovisions in the Zoning Ordinance and the Farmland Preservation Zoning TOWN ACTION h Conditions to 13., list additional conditions:
5. Town action rationale and find	lings of fact:
	TY PLANNING AND DEVELOPMENT COMMITTEE ACTION Conditions to 16., list conditions:
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10. 3. Committee action rationale and	d findings of fact:
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TELEPHONE: (608) 757- EMAIL: PLANNING@CC WEB: WWW.CO.ROCK.	D.ROCK.WI.US		AUG 1			HApplication N Received By - M (MM/DD/YYY)	-Date	1 <u>52</u> 0 3-1	<u>520.</u> 7-2	<u>03</u> 020
			CO. PLANNING							
PREL	.IMINA					PPLICA	TION	FOF	RM	
Major Land Di	vision		OPOSED LANI Ninor Land Div	DIVISION CL	_	ICATION:	ng Owner		Lot Com	binatic
Subdivision Plat Re		Plat of Su	M for lots 35 acres vey for lots greate	r than 35 acres		Plat of Survey or CSI	ท้			equired
1. Applicant has con (if land division is land division is fe	s within Extra-	Rock Cou Territoria	inty Planning, I Plat Approva	Economic & (al Jurisdiction	Comn (ETJ)	unity Developn area) officials ar	nent Agen nd these p	cy, and arties h	ave det	Village ermine
2. Land division is co	onsistent with	Town's C	Comprehensiv	e Plan Futu	re Lan	d Use Map:				
3. Land division are	a is located in	a Farmla	nd Preservati	on zoning dist	rict c	ertified by the S	tate of Wi	sconsin	: Ves	s 🗌 N
If you answered Y						·····				
4. Land division mee	ets Town Base	e r arm Tra	ict and any ot	ner applicable	e Farn		ion zoning] Not App			ement: s 🕅 N
5. Land division will	l require a zor	ing chang	ge:							s 🔲 N
			APPLICA	NT INFORM	1ATI	ON				
6. LANDOWNER OR		LANDOW	/NER REPRES	INTATIVE						
a. Name:			HY JONES I	REVOCABL	ETR	UST	Telepho	one:	757-81	17-714
Address:	11201 TAH	HOE DR		City	/: E	DGERTON	State:	WI	Zip:	5353
b. Name:						*****	Telepho	one:		
Address: 7. AGENT (SURVEYC				City	/:		State:		Zip:	
a. Surveyor name:	T		OCIATES, II				Telepho	ne.	752-05	75
Address:	109 W. MI			City	r I	ANESVILLE	State:	wi	Zip:	5354
b. Developer name:	105 11. 11				. 0/		Telepho	L		15554
Address:				City	<i>c</i> .		State:		Zip:	
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8. Identify the indivi	idual from 6.	or 7. that		· · · · · · · · ·		4	_			
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Application Number 2020 039

APPLICATION CHECKLIST		1	
	Yes	No	5
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	i res	No	Comment
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area		П	· · ·
and containing all of the following information?	-		• •
a. Location of the land division area by section, township, and range:	\square		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land			
division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to			
the land division area:	<u> </u>		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
corner or guarter corner, in the land division area:			
 g. Approximate location, dimension (if applicable), and name (if applicable) of all 		<u> </u>	
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:			
(2) Streets, alleys, and public ways:		⊢⊢	
(3) Driveways:		8	
(4) Rail lines:			NONE
(5) Private water wells or water supply systems:	Image: Construction	-#-	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:			
(7) Any other public utilities:		Π	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\mathbf{\nabla}$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			NONE
(12) Surface water features:		\square	NONE
(13) Drainageways:			NONE
(14) Detention or retention areas: (15) Cemeteries:		\Box	NONE
(16) Bridges/culverts:	느님	-	NONE .
(17) Rock outcroppings:			NONE
			NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or			NONE
private reservation, including any conditions, in the land division area:		\square	
i. Preliminary concept for connection with existing public sanitary sewer and			· · · · · · · · · · · · · · · · · · ·
water supply system or an alternative means of providing water supply and		\square	NONE
treatment and disposal of sewage, in the land division area:		Ľ.	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		\square	NONE
k. Scale, north arrow, and date of creation:			
1. Any other information required by the Agency:			NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is	\square		
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	Ŋ		
party signed this application form?	. Ľ	Ч	
5. Have you included a hard copy of this application form and the map, an electronic	I _ T		· ·
copy of the map in a format compatible with the Agency's Geographic Information			
System (GIS), and the application fee?	i		1

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.

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JANESVILLE, WI 53545 Page 2 of 2

REVISED 8/2019

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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



LD2020 048 Coats

Trust-Hall

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 app	licable) 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:	
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Ves No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district	requirement: Yes 🗌 No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan	
6. Land division will require a zoning change:	🗸 Yes 🗌 No
7. Preliminary minor land division application is complete:	Ves No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below,	hanness hanness
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided un information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	AND ADD ADD ADD ADD ADD ADD ADD ADD ADD
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	–
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(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:	Π
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
REVISED 12/2011 Page 1 of 2	

REVISED 12/2011

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

AGENCY REVIEW	
	Missing
	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 the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	
page:	0
7c. Map prepared by a land surveyor licensed in Wisconsin:	<u> </u>
7d. All required application form information and required party's signature on the application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
Reliminary minor land division application is complete:	Ves
 Preliminary minor land division application is complete. Preliminary minor land division application has been provided to other reviewing parties for review and co 	
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	
of this form.	inter sections
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 until acceptable me	
3of wastewater disposal is approved by the necessary governmental ag	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
1 m	
AGENCY SIGNATURE:	
DATE:	
TITLE: <u>Administrator - Rock County Planning</u>	
Economic & Community Development Agency	
TOWN ACTION	the second s
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. No conditions provided to date	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE:	0
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 COI	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 nece	essary):
	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

ROCK COUNTY

PRELIMINARY MINOR LAND DIVISION - REVIEW, RECOMMENATION, AND ACTION FORM

	AGENCY RECOMMENDATION
11. If yo	u answered Approve With Conditions to 10., list conditions:
	4. Dedicate 33 foot half road right of way along N Kennedy Rd at the discretion of the Town of Milton.
	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 three new lots from an existing 132.28 acre parcel (6-13-224) in Milton Township.

The property is currently zoned A1 - Exclusive Agriculture by the Town of Milton. As part of this proposal, the Town will consider a rezone to A3 (3 - 10 acre lot size) for proposed Lots 2 and 3 and A2 (10-35 acre lot size) for Lot 1 based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

A portion of Lots 1 and 3 include a Zone A Floodplain District. Zone A Floodplains are areas that have been designated by FEMA and the Wisconsin DNR that may be subject to the 1% change annual flood event (i.e "100 year flood"), but a detailed study has not been completed to determine the exact elevation with cross sections. Therefore, because these areas are officially mapped as such, no development what so ever (building, filled, grading, etc) can be approve in these areas until the landowner completes a study and submits it to Rock County P&D Staff. County staff then consults with DNR and FEMA on the review. As proposed there is significant area outside of the Zone A Floodplain on each lot for development purposes.

This proposed Land Division is within the extraterritorial review jurisdiction of the City of Milton.

TOWN ACTION

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

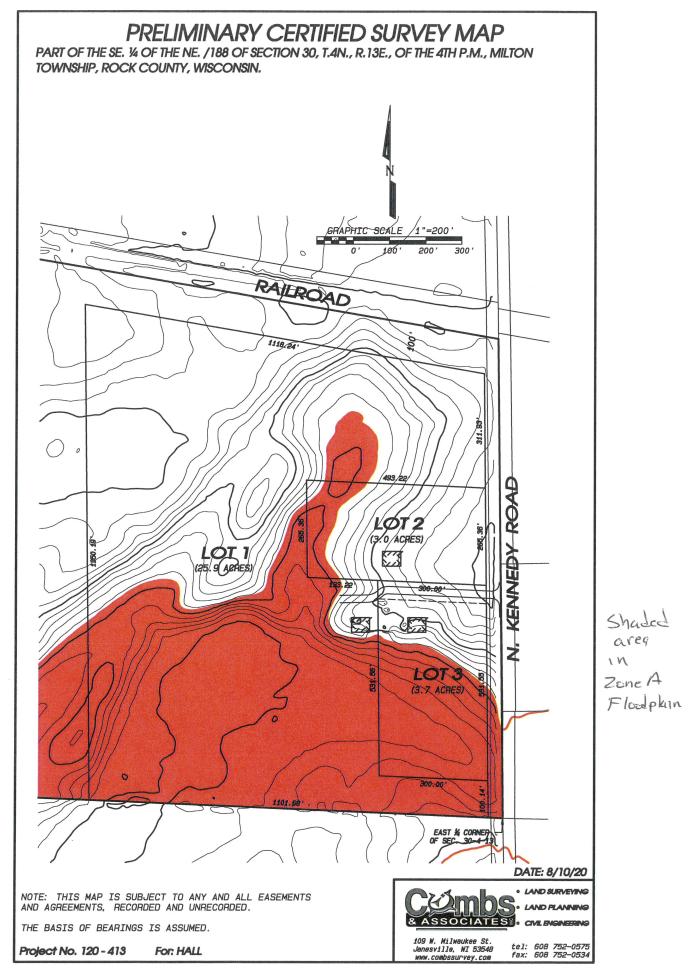
15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answ	ered Approve With Conditions to 16., list conditions:
3.	· · · · · · · · · · · · · · · · · · ·
4.	
5.	
6.	
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8.	
9.	
10.	·

18. Committee action rationale and findings of fact:

LD2020048



JANESVILLE, WI 53545	NG, ECONOMIC & Y T	CONTRACEIVED		EEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE		
Télephone: (608) 757-3 Email: Planning@Co, Web: WWW.Co.rock.)	5587 .Ročk.WJ.US WI.US	AUG 13 2020	Ě)	Received By-	Date Q.	-13-2028
		CKCO. PLANNING OPMENT		**********		**********
PREL	IMINA	RY LAND DIV	ISION A	PPIICAT		RM
•		PROPOSED LAND D	· · · · · · · · · · · · · · · · · · ·			
Major Land Div Subdivision Plat Req		Minor Land Divisi CSM for lots 35 acres or J Plat of Survey for lots greater the		sfer to Adjoinir Plat of Survey or CSM		Lot Combinat CSM Required
1. Applicant has cont (if land division is land division is fea	within Extra-	Rock County Planning, Ec Territorial Plat Approval J	onomic & Comm	unity Developm rea) officials an	ent Agency, an d these parties	have determin
2. Land division is co	insistent with	Town's Comprehensive P	lan – Future Lan	d lise Man	····· <u>··</u>	Ves □1
		a Farmland Preservation			ate of Wiscons	
If you answered Y	es, proceed t	o 4. If you answered No,	proceed to 5.			
4. Land division mee	ts Town Base	Farm Tract and any other	r applicable Farm		•	<u> </u>
5. Land division will	require a zon	ing change-		<u>[</u>	Not Applicabl	
			INFORMATIO			⊻Yes 🔲
6. LANDOWNER OR.	AUTHORIZED	LANDOWNER REPRESENT		24N		
a. Name: .	1	COME TRUST-ETA (T		, <u></u>	Telephone:	608-449-710
Address:	[DUNTY ROAD M		ILTON	State: WI	Zip: 535
b. Name:		· .			Telephone:	
Address:			City:		State:	Zip:
7. AGENT (SURVEYO	R AND DEVE	LOPER)	L			
a. Surveyor name:	COMBS A	ND ASSOCIATES, INC	;		Telephone:	752-0575
Address:	109 W. MI	WAUKEE ST	City: J/	NESVILLE	State: WI	Zip: 535
b. Developer name:					Telephone:	
Address:			City:		State:	Zip:
8. Identify the individ	· · · · · · · · · · · · · · · · · · ·		primary contact	N]6b.	7 b.
8. Identify the individ	· · · · · · · · · · · · · · · · · · ·		primary contact	N]6b.	☐ 7b.
8. Identify the individ	fon: 🗹 Sale/	PROPERTY ownership transfer F	primary contact	N ☐ Create Co SE 1/4 of	6b. 7a.	Tb.
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APPLICATION CHECKLIST	····· \$ 6. 8 · · ·		
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,	1	100	
CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area	\square		
and containing all of the following information?			
a. Location of the land division area by section, township, and range:	\square		
b. Approximate location and dimension of all EXISTING streets and property lines,		· ·	
including name and ownership (if applicable), in and adjacent to the land	\square		
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:	ļ		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family		<u> </u>	
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	<u> </u>		
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:			
(2) Streets, alleys, and public ways:	$\overline{\mathbf{\nabla}}$	┝┾┽	
(3) Driveways:		₩	
(4) Rail lines:		R	NONE
(5) Private water wells or water supply systems:		H	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	☑.		
(7) Any other public utilities:	ম		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:			SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		$\overline{\mathbf{V}}$	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		\square	NONE
(12) Surface water features:			NONE
(13) Drainageways: (14) Detention or retention areas:		Ø	NONE
(14) Determining relention areas: (15) Cemeteries:	ᆜ		NONE
(16) Bridges/culverts;			NONE
(17) Rock outcroppings:			NONE
 h. Approximate location, dimension, name (if applicable), and purpose of all 		Ø	NONE
dedicated public parks or outdoor recreation lands, or any other public or		\square	NONE
private reservation, including any conditions, in the land division area:		Ш	
i. Preliminary concept for connection with existing public sanitary sewer and		, 	
water supply system or an alternative means of providing water supply and		\mathbf{V}	NONE
treatment and disposal of sewage, in the land division area:		land .	
j. Preliminary concept for collecting and discharging stormwater, in the land		171	NONE
division area:		\mathbf{N}	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:		$\overline{\mathbf{N}}$	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			
inch, with the map pages numbered in sequence if more than one (1) page is			
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			
4. Have you provided all required application form information and has the required			
party signed this application form?	<u> </u>	<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 Page 2 of 2

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REVISED 8/2019