



#### PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, APRIL 22, 2021 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 850 6255 2429 PASSCODE: 040921

Join Zoom Meeting

https://us02web.zoom.us/i/85062552429?pwd=TUVDay94ZVhiaUF3ak1HYThmaFpHdz09

Meeting ID: 850 6255 2429

Passcode: 040921 One tap mobile

+13462487799,,85062552429#,,,,\*040921# US (Houston) +16699006833,,85062552429#,,,,\*040921# US (San Jose)

## Dial by your location

- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
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Meeting ID: 850 6255 2429

Passcode: 040921

Find your local number: https://us02web.zoom.us/u/ks0fXAj3A

Join by SIP

85062552429@zoomcrc.com

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, April 21, 2021. 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, APRIL 22, 2021 – 8:00 A.M. CALL: 1-312-626-6799 MEETING ID: 850 6255 2429 PASSCODE: 040921

- 1. Call to Order
- 2. Adoption of Agenda
- Action Item: Approval of Minutes of the Planning & Development Meeting held April 8, 2021 at 8:00 am
- 4. Citizen Participation, Communications and Announcements
- 5. **Informational Item**. Proposed Renewable Energy Projects in Rock County. Presented by Matt Johnson, Field Operations Director for the Wisconsin Land and Liberty Coalition
- 6. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
    - 1. 2021 012 (Fulton Township) Schuette (Four Lot CSM)
    - 2. 2021 014 (Fulton Township) SMZ Family Trust (One Lot CSM)
    - 3. 2021 018 (Fulton Township) Wileman (Two Lot CSM)
    - 4. 2021 022 (Fulton Township) JGP Land Development LCC (Sixty-two Lot Subdivision)

Note: Items 1-3 are on the Agenda for Action at the Town of Fulton on April 13th

- B. Action Item: Request for consideration of fee reduction for LD 2021 022 (62 Lots)
- 7. Community Development
- 8. Economic Development
- 9. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers
- 10. Director's Report
  - A. Deputy Surveyor Position
  - B. Memo to Towns
- 11. Committee Reports
- 12. Adjournment

Future Meeting Dates May 13, 2021 8:00 AM



# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, APRIL 8, 2021 – 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, April 8, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Dana Sanwick (Office Coordinator), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III), Jennifer Borlick (GIS Manager), James Otterstein (Economic Development Manager), Michelle Schultz (Real Property Lister), Sandy Disrud (Register of Deeds).

Others Present: Debbie Davis

- 1. Call to Order. Roll Call.
- 2. Adoption of Agenda Move 6A to 4A.

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held March 25, 2021 at 8:00 am

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

- 4. Community Development
  - A. **Action Item:** Approval or Denial of a Citizen Objection of a subordination request denial associated with an existing Community Development Mortgage.

Andrew Baker explained the rationale behind the denial to subordinate as policy is written that cash out on a subordination is not allowed. Debbie Davis explained her reason to reduce a high interest home equity loan and asked the committee to approve the subordination. A motion was made by Supervisor Davis to deny the subordination.

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

- 5. Citizen Participation, Communications and Announcements
- 6. Code Enforcement
  - A. Action Item: Approve, Approve with Conditions or Deny Preliminary Land Division:
    - 2021 013 (Janesvo;;e Township) Ackerman (Six Lot Subdivision)
       Moved by Supervisor Gustina, Seconded by Supervisor Potter
       Approved (5-0) with Conditions

#### **Conditions:**

- 1. The existing accessory building needs to be removed if the lot isn't built within one year of the plat being approved.
- 2. There is an existing driveway for Parcel Number: 6-8-182.1 on the proposed lot 1. This needs to either be removed or an easement for that access needs to be established with the landowner.
- 3. Utility easements to be located on lots as requested by utility companies.
- 4. Utilities shall be installed prior to the final approval of the subdivision plat.
- 5. Approval of Plat is conditioned on approval for the rezone by the Town of Janesville.
- 6. Site improvements may be necessary at the intersection of Britt Road and County Road A to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance.
- 7. Final Plat shall include drainage easement as shown on the preliminary.
- 8. Final Plat shall indicate no access along Hwy A.
- 9. The developer shall reimburse the Town of Janesville for the installation of the necessary road signs as included and approved in the road construction plans.
- 10. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.
- 2. 2021 015 (Janesville Township) Rollingwood Development (Seventeen Lot Sub.)

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

#### Conditions:

- 1. The "dead end road" located between lot 114 and 115 needs to be constructed for lot 115 to meet the minimum requirements of street frontage.
- 2. There is a "gap" in the plat that is dependent on the "future phase" being constructed. This should be added to the lot on the east Tax ID: 016 004005 Parcel Number: 6-8-28.
- 3. There is an area behind Lot 112 that does not have street frontage and needs to be added to the lot located at the North Tax ID: 016 003012 Parcel Number: 6-8-23.3.

- 4. Note on Final Plat: "No buildings which produce wastewater are allowed on Lots 106-122 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
- 5. Utility easements to be located on lots as requested by utility companies.
- 6. Utilities shall be installed prior to the final approval of the subdivision plat.
- 7. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
- 8. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. This Phase of the subdivision does not include storm water storage. A larger facility is located in a future phase. The approval of a Storm Water Permit may dictate that temporary facilities be constructed as part of this addition or that the area planned in a future addition be constructed at this time.
- 9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as previously established via the Covenants and Restrictions associated with the original subdivision plat. Documentation that the Association has been established shall be provided prior to approval of the final plat.
- 10. A note shall be included on the final plat which states "Refer to recorded storm water management agreement for required facility maintenance."
- 11. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 12. The developer shall be responsible for all costs to the Town of Janesville (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 13. Road construction plans shall be submitted to and approved by the Town of Janesville or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 14. Site improvements may be necessary at the intersection of Knollwood Drive and County Road F. to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
- 15. The developer shall reimburse the Town of Janesville for the installation of the necessary road signs as included and approved in the road construction plans.
- 16. A performance bond or similar financial instrument shall be provided to the Town of Janesville to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed

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after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Janesville and be released only after final acceptance of the roads by the Town of Janesville.

- 17. Developer shall provide the Town of Janesville as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 18. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.
- 7. Economic Development **None**
- 8. Land Information Office

**Action Item:** Request for Approval of Purchase Greater than \$10,000: Register of Deeds Bastion Software (Memo Attached)

Sandy Disrud presented the request for purchasing Bastion Software through Fidlar. Questions and discussion between committee occurred and resulted in approval to proceed forward for purchase of Bastion Software.

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

9. Finance

A. Information Item: Committee Review of Payments

B. Action Item: Transfers

None

10. Director's Report

James Otterstein updated the committee on returning CDBG-ED RLF fund money to the State. The State will re-use the money in other Community Development areas and if needed Rock County can apply for funds as needed for other CDBG projects.

11. Committee Reports

None

12. Adjournment at 8:48AM

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

Future Meeting Dates April 22, 2021 8:00 AM May 13, 2021 8:00 AM



#### **ROCK COUNTY**

Planning & Development Agency

### INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – Director

**SUBJECT:** Preliminary Approval of Land Divisions

**DATE:** April 13, 2021

**REGARDING MEETING DATE:** April 22, 2021

## **Land Division Summary:**

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

- 1. 2021 012 (Fulton Township) Schuette (Four Lot CSM)
- 2. 2021 014 (Fulton Township) SMZ Family Trust (One Lot CSM)
- 3. 2021 018 (Fulton Township) Wileman (Two Lot CSM)
- 4. 2021 022 (Fulton Township) JGP Land Development LCC (Sixty-two Lot Subdivision)

Note: Items 1-3 are on the Agenda for Action at the Town of Fulton on April 13th

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

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

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.

To:

Rock County Planning and Development Committee

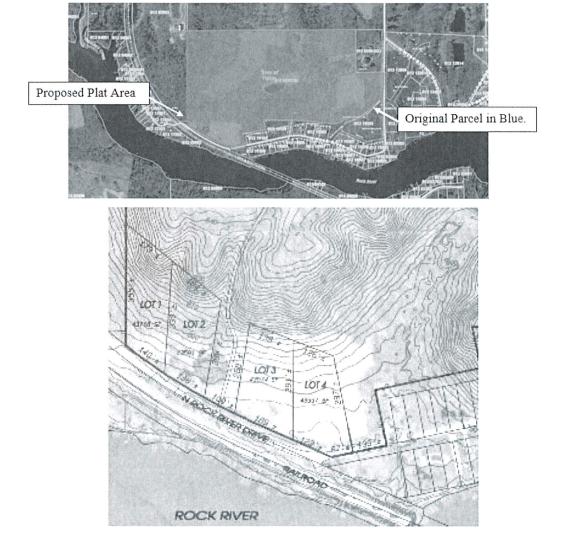
Connie Zimmerman, Clerk - Treasurer Town of Fulton

From: Andrew Baker, Planning Director, Rock County

Date: April 1, 2021

Summary of Request			
Requested Approvals:	Minor Land Division		
Location:	Tax ID: 012 0390102 Parcel Number: 6-6-142.B		
Town:	Fulton		
Current Zoned:	Agricultural General (A-G)		
Future Land Use	Agricultural		

This is a minor land division, Certified Survey Map (CSM) that creates 4 new lot from an existing 72.414 acre (+/-) parent parcel in the town of Fulton.



2021 012

Each lot is one acre (+/-). The remainder of the parent parcel is 68.41 acres (+/-) and greater than 35 acres, therefore is not required to be included as part of the CSM.

	Sq. Ft	Acres
Lot 1	43,716	1.00
Lot 2	43,591	1.00
Lot 3	43,574	1.00
Lot 4	43,557	1.00

It is understood that specific concerns about runoff from this property were raised by neighbors at the last Town meeting. In the process of reviewing this proposal, Andrew Baker from the P&D Agency review topographic data and viewed the site. In the pages that follow, there are maps and photographs. The reivew shows that there is an existing culvert under N Rock River Dr, near the center of Lot 4. This culvert appears to be located to accept drainage from both the east and the west on the north side of the road and eventualy gets to the River via railroad right of way or dedictated land. This drainage could be improved by installing a culvert under the existing driveway on proposed Lot 4, something that will likely be done if the Lot is approved and developed. Drainage could also be improved by cleaning out the culvert. The condition of the ditch on the north side of the road is not great in terms of capacity, but there is apparently enough to keep water moving toward the culvert and not on the road. This capacity could be improved, but would have to be coordinated with utilities (i.e. guy wires in bottom of ditch and water line). The recommendations below included an additional drainage easement beyond the statutory road right of way to accomdate road ditch upgrades if contemplated in the future.

Based on the site review and existing conditions, as long as no significant grading takes place in the development of these lots there should be no drainage concerns on neighboring properties to the east in normal conditions. In larger events and/or if the culvert under the road is compromised, it appears water would flow over the road in the same location before it flowed to the east. Additionally, if the lots are approved and developed, Shoreland Zoning Permits will be required, which will includes limitatoins on the amount of impervious surface that is allowed on the lot (15-30% of the lot area depending on if best management practices are installed).

#### **Recommendation:**

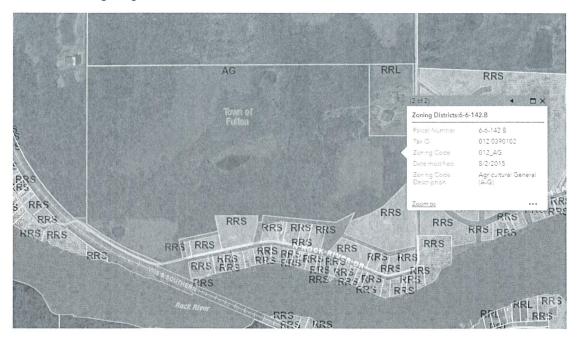
The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the proposed CSM and site conditions, County Staff has the following recommendations for Conditions of Approval:

- 1. Approval conditioned on the Town of Fulton approving a future land use change and zoning change from AG to Residential-Rural Density Small (R-RS).
- 2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 3. Note on Final CSM "No buildings which produce wastewater are allowed on Lots 1, 2, 3 or 4 until acceptable means of wastewater disposal is approved by the necessary governmental agencies".
- 4. Based on Town and County policy and/or ordinance, areas greater than 20% slope, based on best available topography data, shall be delineated on the final CSM and labeled with a building prohibition.

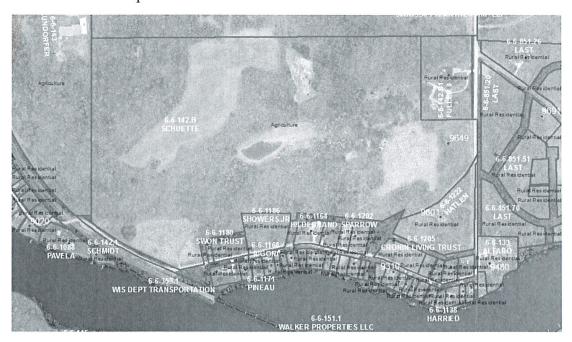
- 5. Final CSM shall include a ten foot wide drainage easement along the frontage of each lot. The easement would be in addition to a road dedication (if required) or the statutory half road right of way thirty three feet.
- 6. Dedicate a thirty-three foot half road right of way along N Rock River Dr at the discretion of the Town of Fulton
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

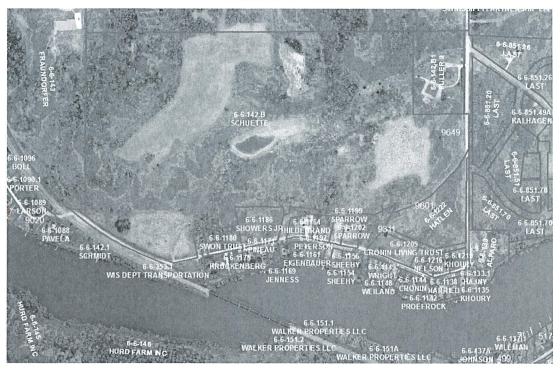
4.112 Preliminary Land Division Require	ements
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable)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

## Current Zoning Map



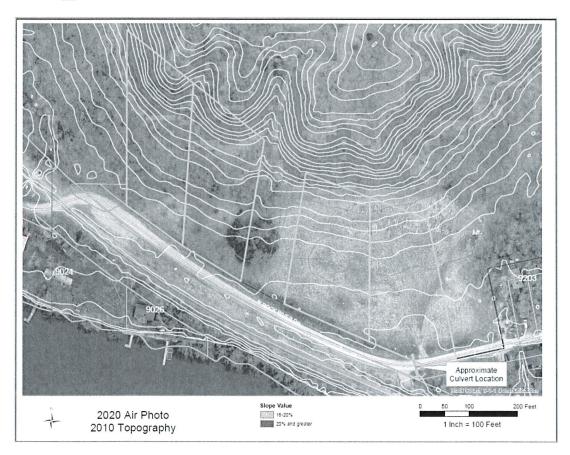
## Future Land Use Map

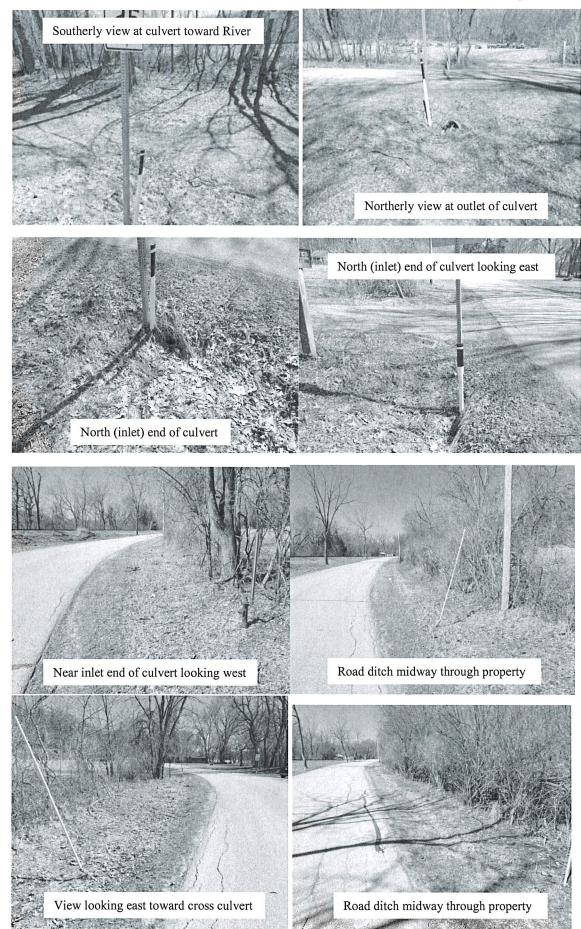




N Slope Value
16-20%
20% and greater

2010 Topography 2020 Air Photo





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

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



AGENCY LISE ONLY

Application Number: LDZ62101Z

Received By – Date Z | |

2/17/21

PREL	IIVIINA	RY LA	AND DIVISI	ON A	APPLICAT	ION	-OR	M	
		PRO	POSED LAND DIVISIO	N CLASSI	FICATION:				
Major Land Div Subdivision Plat Req		CSN CSN	inor Land Division A for lots 35 acres or less yey for lots greater than 35 ac		nsfer to Adjoinir Plat of Survey or CSN		Lo	t Combi CSM Req	
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:    Yes   No									
2. Land division is co	nsistent with	Town's Co	omprehensive Plan –	Future Lar	nd Use Map:			✓ Yes	No
3. Land division area	is located in	a Farmlan	nd Preservation zoning	g district o	ertified by the St	ate of Wise	consin:	Yes	☐ No
			answered No, proce						
4. Land division mee	ts Town Base	Farm Irac	ct and any other appli	icable Farr		on zoning d Not Appli		equirem    Yes	nent:
5. Land division will	require a zon	ing change	2:			INOL Appli		✓ Yes	□No
			APPLICANT INFO	ORMATI	ION				
6. LANDOWNER OR	AUTHORIZED	LANDOW							
a. Name:	TODD A S	CHUETT	E			Telephoi	ne:   60	08-931	-2351
Address:	742 ALBIO	N RD.		City: E	DGERTON	State:	WI	Zip:	53534
b. Name:						Telephoi	ne:		
Address:				City:		State:		Zip:	
7. AGENT (SURVEYO									
a. Surveyor name:			OCIATES, INC		4	Telephoi	ne: 60	08-752	
Address:	109 W. MIL	WAUKE	E ST	City: J	ANESVILLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:			,			Telepho	ne:		
Address:	*			City:		State:		Zip:	
8. Identify the individ	dual from <b>6.</b> o	or <b>7.</b> that v	will serve as the prima	ary contac	rt: 🗌 6a. [	6b.	7a.	ີ 7b.	
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APPLICATION CHECKLIST			
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY,  CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	Ø		
and containing all of the following information?  a. Location of the land division area by section, township, and range:	7		Q 10
b. Approximate location and dimension of all EXISTING streets and property lines,	IĀT	ᆜᆜ	
including name and ownership (if applicable), in and adjacent to the land division area:	<b></b>		
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:	Ø		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		×
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	V	무	
(2) Streets, alleys, and public ways:	V	븯	
(3) Driveways: (4) Rail lines:		ᆜ	NOVE.
(5) Private water wells or water supply systems:		<u>√</u>	NONE
(6) Private wastewater treatment systems or public sanitary sewer		ш	
systems:	✓		
(7) Any other public utilities:	7		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		<b>V</b>	NONE PROPOSED
(9) Vegetative land cover type:	<b>V</b>		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		<b>✓</b>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		<b>√</b>	NONE
(12) Surface water features:	닏	✓	NONE
(13) Drainageways:	片	V	NONE
(14) Detention or retention areas:	片	V	NONE
(15) Cemeteries: (16) Bridges/culverts:	H	V	NONE
(17) Rock outcroppings:	H	<u> </u>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		V	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:		V	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		Ø	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:		<b>V</b>	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?	Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<b>V</b>		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

2021014

To: Connie Zimmerman, Clerk - Treasurer Town of Fulton

Andrew Baker, Planning Director Rock County

From: Christine Munz-Pritchard, Senior Planner Rock County

Date: April 13, 2021

	Summary of Request					
Requested Approvals:	Minor Land Division					
Location:	Tax ID: 012 08709 Parcel Number: 6-6-443 SE1/4 & S1/2 SE1/4 NE1/4 36-4-12					
Town:	Fulton					
Current Zoned:	Agricultural Exclusive (A-E)					
Future Land Use	Rural Residential					

This is a minor land division, Certified Survey Map (CSM) that creates one new 3 acre lot from an existing 116.81 acre (+/-) parent parcel in the town of Fulton. The remaining property is greater than 35 acres, therefore is not required to be included as part of the plat survey.



The plat of survey meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the Plat of Survey I would make the following recommendations:

- 1. The new lot will need to re-zone to Residential-Rural Density Large (R-RL) or Residential-Rural Density Small (R-RS).
- 2. Fulton has a base farm track ordinance. This is zoned AE and needs to meet the minimum requirements for § 425-4-3H(2)(d)[1] of the Fulton ordinance.
- 3. Both lots need to meet the minimum building setback with any new property lines that are being created. Currently there is an accessory building on the parent parcel that does not appear to meet the minimum (for either lot). In addition the side yard on the north side of the proposed plat needs to meet the side yard.
  - § 425-3-3C (5)(c) Building setback line:
    - [1] Road-yard: See § 425-3-2G (1) of this chapter;
    - [2] Rear-yard: 50 feet;
    - [3] Side-yard:
      - [a] Principal building: 20 feet;
      - [b] Accessory building: 10 feet.

If the new lot is re-zoned to R-RL, the lot coverage needs to meet the following. § 425-3-3C (5)(b)[6] Maximum lot cover: 20%.

- 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
- 6. Road right of way may need to dedicated way along 51.



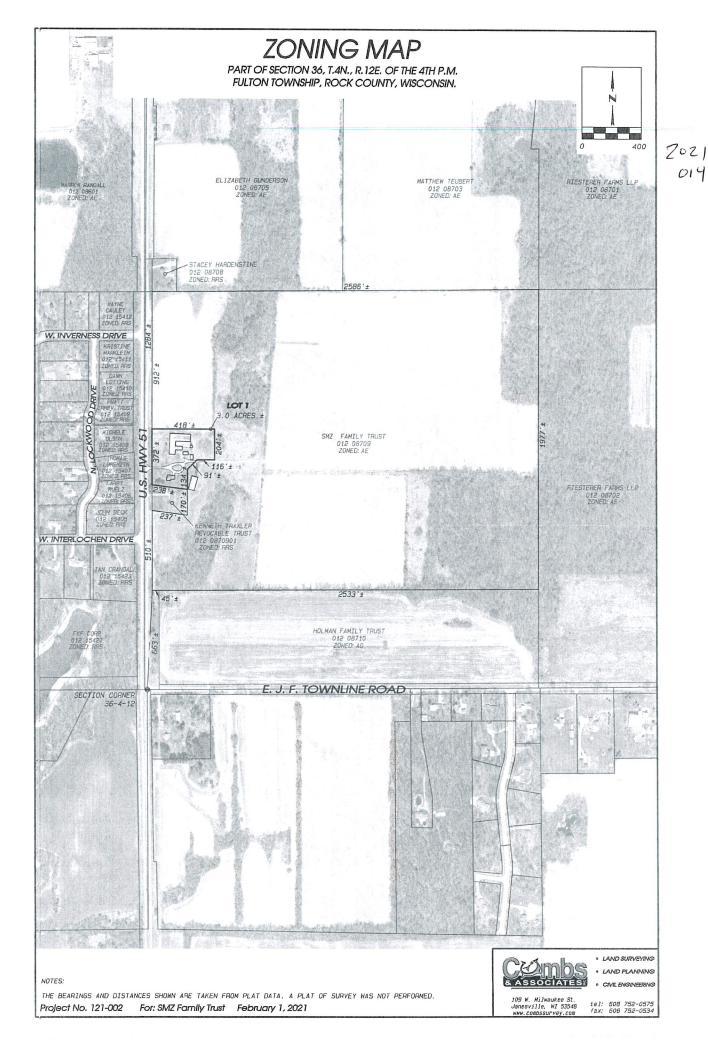


2010 Topography 2020 Air Photo

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	This currently does not show the proposed zoning designation on the land division.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	This meets the minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	There is an existing house, but the POWTS is not shown.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	N/A

Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes





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

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



AGENCY USE ONLY
Application Number: 120 202 | 0 14

Received By – Date
(MM/DD/YYYY):

PKE	IIVIINA	KY LA	AND DIVISI	ON A	APPLICA	HON I	FOF	KIVI _	
		PRC	POSED LAND DIVISIO	ON CLASSI	FICATION:				
Major Land Dir Subdivision Plat Red		CSN	inor Land Division M for lots 35 acres or less vey for lots greater than 35 ac		Insfer to Adjoini Plat of Survey or CS			ot Comb CSM Re	oination quired
Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:      ✓ Yes □ No      Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ✓ Yes □ No									
								✓ Yes	□No
3. Land division are	a is located in	a Farmlar	nd Preservation zonin	g district (	certified by the S	State of Wis	consin	: Yes	□No
			answered <b>No</b> , proce t and any other appl		mland Preservat	ion zoning o	district	require	mont
						Not Appli		Yes	
5. Land division will	require a zon	ing chang	All and the second of the second or the second of					✓ Yes	□No
			APPLICANT INFO	Television in the Section in	ION				
6. LANDOWNER OR a. Name:	AND THE STATE OF THE PROPERTY AND		NER REPRESENTATIVI	E		T	- 1		
Address:	SMZ FAMI			City		Telepho			
b. Name:	14222 N. 1	OUTHPL	_ACE	City: S	SCOTTSDALE		AZ	Zip:	85260
Address:				City:		Telepho	ne:	7:4.	
7. AGENT (SURVEYO	DR AND DEVE	LOPER)		City.		Jiale.		Zip:	
a. Surveyor name:	COMBS AN	ND ASSO	OCIATES, INC			Telepho	ne:	608-752	2-0575
Address:	109 W. MIL	WAUKE	EST	City:	JANESVILLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:				<u> </u>		Telepho	ne:		
Address:		7		City:	ŗ	State:		Zip:	
	idual from 6.	or 7. that	will serve as the prim	ary conta	ct: 🗌 <b>6a.</b>	☐ 6b. 🗸	7a.	☐ 7b.	
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New you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OF SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	APPLICATION CHECKLIST			
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 ownship (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:  e. indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:  f. bistance from all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:  f. bistance from all PROPOSED lot(s) and outlot(s) on the thing 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:  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.):  NONE  113 Productive agricultural soils, cultural resources, and woodlands:  12 NONE  13 Drainageways:  14 Detention or retention areas:  15 NONE  16 Province water features:  17 None  18 NONE  19 None  NONE  19 None  19 None  10 None  NONE  19 None  10 None  NONE  11 Preliminary concept for conlecting and discharging stormwater, in the land division area:  19 None  10 None  10 None  11 Preliminary concept for conlecting and discharging stormwater, in the land division area:  19 None  10 None  10 None  11 Preliminary c		Yes	No	Comment
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(16) Bridges/culverts:				
(17) Rock outcroppings:		++	_=	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:  i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:  j. Preliminary concept for collecting and discharging stormwater, in the land division area:  k. Scale, north arrow, and date of creation:  l. Any other information required by the Agency:  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?  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				
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I. Any other information required by the Agency:  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?  5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information			V	NONE
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copy of the map in a format compatible with the Agency's Geographic Information		V		
	copy of the map in a format compatible with the Agency's Geographic Information	V		

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

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

JANESVILLE, WI 53545

To: Rock County P&D Committee

Connie Zimmerman, Clerk - Treasurer Town of Fulton

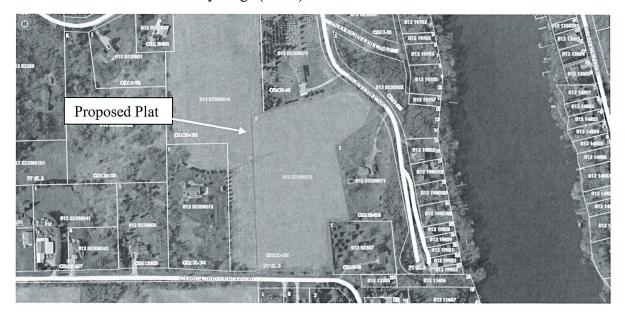
Andrew Baker, Planning Director Rock County

From: Christine Munz-Pritchard, Senior Planner Rock County

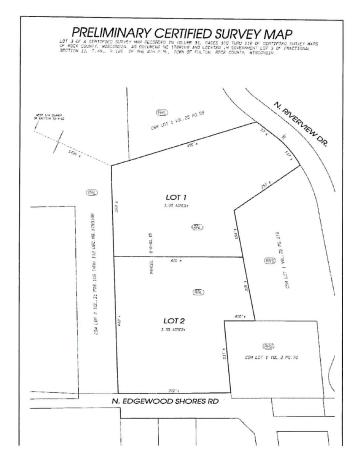
Date: April 13, 2021

	Summary of Request			
Requested Approvals:	Minor Land Division			
Location:	Tax ID: 012 02308075 Parcel Number: 6-6-91.15			
Town:	Fulton			
Current Zoned:	Residential-Rural Density Large (R-RL)			

This is a minor land division, Certified Survey Map (CSM) that creates two new lots from an existing 7.9 acres (+/-) acre lot in the town of Fulton. This lot was created in 2007. The lot is zoned Residential-Rural Density Large (R-RL). The minimum lot size in this district is 3 acres.



2021 018



2021 018

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

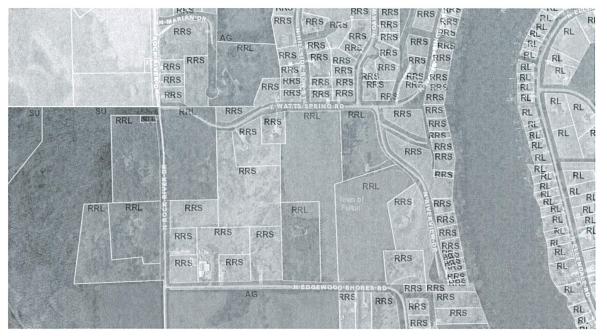
- 1. The lots will need to meet the minimum requirements of the R-RL district per § 425-3-3C.
- 2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 3. Note on Final CSM "No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies". The 2007 CSM (lot 3) a note says: "No building which produces wastewater allowed on Lot 3 until acceptable soil and site evaluation is received".
- 4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

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

Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes

## **Subpart 3: Land Division Procedure 4.110 Overview**

- (1) Classification. Land divisions are classified in this Ordinance as follows:
  - (a) Minor land division A land division requiring either a Plat of Survey ("POS") or a Certified Survey Map ("CSM"), creating any of the following:
    - 1. One (1) to four (4) new, additional lots with each lot larger than thirty five (35) acres, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created POS required;
    - 2. One (1) to four (4) new, additional lots with each lot thirty five (35) acres or smaller, created concurrently or by successive land division within five (5) years of the recordation date of the first lot created CSM required;
    - 3. A public dedication or reservation in accordance with Sec. 38-18. of this Ordinance CSM required.
  - (b) Major land division (sub-division) A land division requiring a Sub-division Plat, creating five (5) or more new, additional lots of any size concurrently or by successive land division within five (5) years of the recordation date of the first lot created;
  - (c) A parent lot subject to a major or minor land division (sub-division) and not included in a Sub-division Plat shall require a POS or CSM in accordance with the following:
    - 1. Parent lot larger than thirty five (35) acres CSM or POS not required;
    - 2. Parent lot thirty five (35) acres or smaller CSM required;
    - 3. Parent lot larger than thirty five (35) acres that may require a re-zone, in accordance with a Town zoning ordinance, as a result of the land division POS required;
- (2) Process. Land divisions shall be processed by the Administrator at the direction of the Committee. The procedure for a minor land division requires submittal of an application for preliminary land division and a final land division, and recordation and alteration and modification (if applicable). The process for a major land division (sub-division) requires all those components as listed previously for a minor land division, in addition to a consultation in accordance with 4.111 of this Ordinance.





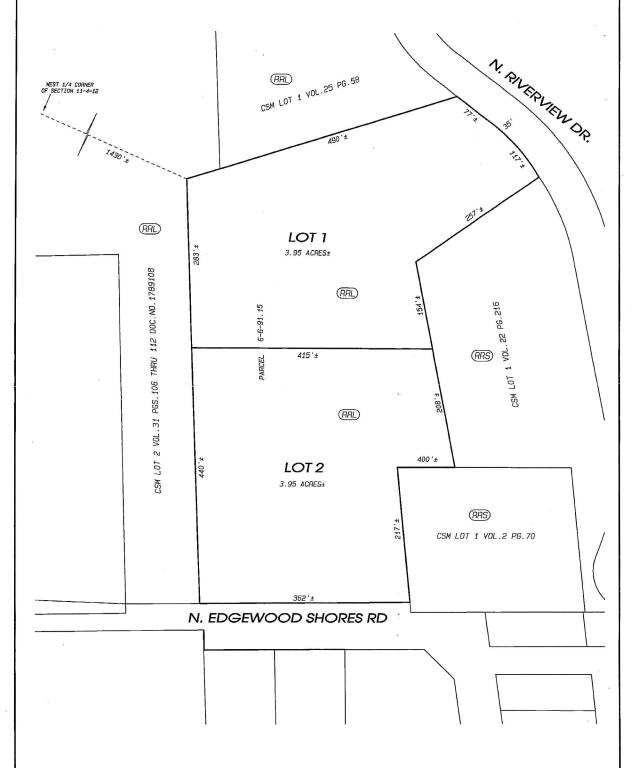


2010 Topography 2020 Air Photo

PRELIMINARY CERTIFIED SURVEY MAP

LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31. PAGES 106 THRU 112 OF CERTIFIED SURVEY MAPS
OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO.1789108 AND LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL
SECTION 11, T.4N.. R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

2021 018



DATE: MARCH 10, 2021

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 121 - 061 For: WILEMAN



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

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

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



: AGENCY USE ONLY
Application Number: LD 2021 - 018

" Received By – Date
" (MM/DD/YYYY):

PREL	IIVIINA	RY LA	AND DIV	ISION A	APPLI(	SAT	ION F	OF	RIVI	
		PRO	POSED LAND D	IVISION CLASS	IFICATION:					
Major Land Div		V CSN	nor Land Division of for lots 35 acres or ley for lots greater that	ess	ansfer to Ad Plat of Surve		Owner	L	ot Coml CSM Re	bination equired
1. Applicant has con (if land division is land division is fea	within Extra-1	Rock Cour	nty Planning, Eco	onomic & Com	munity Dev I) area) offic	elopme	ent Agency, I these part	and ties h	City(s)/\ ave dete	/illage ermined
2. Land division is co	nsistent with	Town's Co	omprehensive P	lan – Future La	and Use Ma <sub>l</sub>	0:			✓ Yes	□ No
3. Land division area	a is located in	a Farmlan	d Preservation	zoning district	certified by	the Sta	te of Wisco	onsin	: Yes	
If you answered Y	es, proceed to	o 4. If you	answered No,	proceed to 5.						
4. Land division mee				applicable Fa	rmland Pres		n zoning di <b>Not Applic</b>		require	
5. Land division will	require a zon	ing change	e:		(*)				Yes	√ No
			APPLICANT	INFORMAT	<b>LION</b>					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESENT	TATIVE						
a. Name:	CHARLES	F WILEN	MAN				Telephon	e:		,
Address:	10498 N R	IVERVIE	W DR	City:	EDGERTO	ON,	State: V	۷I	Zip:	53534
<b>b.</b> Name:							Telephon	e:		
Address:				City:			State:		Zip:	
7. AGENT (SURVEYO	1									
a. Surveyor name:			CIATES, INC				Telephon		752-05	75
Address:	109 W. MIL	WAUKE	E ST	City:	JANESVIL	LE_	State: V	۷l	Zip:	53548
<b>b.</b> Developer name:							Telephon	e:		
Address:				City:			State:		Zip:	
8. Identify the indivi	dual from 6.	or <b>7.</b> that v	will serve as the PROPERTY	(S) INCLUSION NAME REPORTS	CRIME AND THE SECOND	a.	6b. 🔽	7a.	☐ 7b.	O second some creation
9.Reason for applicat			_				_	_		i <b>t Lot Line</b> I form.
<b>10.</b> Land division are	a location:	Town of	FULTON		GL3	1/4 of	SW 1/4	1		
10. Land division are	a location.	Section	11		Tax par	cel nun	nber(s) - 6	-6-9	1.15	
<ol> <li>Land division are</li> <li>Yes \( \sum \) No</li> </ol>		ithin the E identify:	The state of the s				rea of a Cit	y(s)/\	√illage:	
12. Land division are		djacent to I/Town ro		apply): nty highway	State	e highw	/ay	U.S.	highwa	y
13. Landowner's con (Square feet or a		erty area	2 2	ion area eet or acres): 7			rrent zonin a: RRL	g of I	and divis	sion
16. Number of new/s	(*)	s created	17. Future zor created b	ning of new/ac		(s) <b>18.</b>	Future zo RRL	ning	of paren	nt lot:
19. Covenants or res			on the land divi	sion area: [	Yes ✓	No				To the state of th
20. A residential buil		12 M 12 M 12 M	in the land div	ision area:	Yes 🗌	No				
If Yes, the building			ate onsite wast				Public san			ystem
21. Public improvem be submitted by		20 0.00	sal/plan will	<b>22.</b> Public im (mm/dd/		constru	iction will b	egin	on	
		APPLIC	CANT STATE	MENT AND	SIGNATU	RE				
i, as the undersigned, a for said landowner. I c required per said docu	do hereby verif	y that I hav	e reviewed and c	ompleted this a	pplication for	rm, and	submitted a	ıll info	ormation	
LANDOWNER/PRIMAR	Y CONTACT SIG	NATURE:	RU	1 flu	1		DATE: 3	3 -1	11-20	02/

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?	Ø		
a. Location of the land division area by section, township, and range:	<b>4</b>	$\Box$	,
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:	<b>7</b>		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	V		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<b>7</b>		
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:		N	NONE
(2) Streets, alleys, and public ways:	✓		
(3) Driveways: (4) Rail lines:	H	<u> </u>	NONE NONE
(5) Private water wells or water supply systems:	H	<u> </u>	NONE
(6) Private wasterweis of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:		✓	NONE
(7) Any other public utilities:	7		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		7	NONE .
(9) Vegetative land cover type:	<b>V</b>		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		✓	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		<u> </u>	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:	H	V	NONE
(14) Detention or retention areas:	H	<u> </u>	NONE
(15) Cemeteries: (16) Bridges/culverts:	H	<b>✓</b>	NONE
(17) Rock outcroppings:		<u>V</u>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:		<b>V</b>	NONE
<ol> <li>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:</li> </ol>		V	NONE
<ol><li>Preliminary concept for collecting and discharging stormwater, in the land division area:</li></ol>		<b>V</b>	NONE
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:		<b>V</b>	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?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		

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

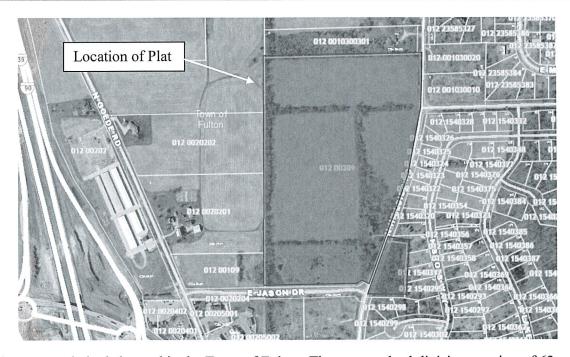
2021 022

To: Planning and Development Committee Connie Zimmerman, Clerk Town of Fulton

From: Andrew Baker, Rock County Planning Director

Date: April 12, 2021

	Summary of Request
Requested Approvals:	Subdivision Plat, Major Land Division #LD 2021 022
Location:	Tax ID: 012 00309 Parcel Number: 6-6-13
Town:	Fulton
Zoned:	Residential – General Sewered (R-GS)



The proposed plat is located in the Town of Fulton. The proposed subdivision consists of 62 buildable lots and 4 outlots located on an existing 39.160 acre (+/-). The subdivision will be utilizing two existing roads: Jason Drive & N. Hillside Road and proposing 3 new roads: Ricky Road, E Maple Beach Road & Haegele Circle.

#### Recommendation

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

- 1. Utility easements to be located on lots as requested by utility companies.
- 2. Utilities shall be installed prior to the final approval of the subdivision plat.
- 3. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
- 4. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. An approved Storm Water Management plan may cause changes to the final subdivision plat layout.
- 5. A Homeowners Association shall be responsible for maintenance of the storm water management facilities as established via a Covenants and Restrictions Document associated with the subdivision plat.
- 6. A note shall be included on the final plat which states "Refer to recorded storm water management agreement for required facility maintenance."
- 7. The Storm Water Management Plan shall include a driveway culvert size for each lot.
- 8. The developer shall be responsible for all costs to the Town of Fulton (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
- 9. Road construction plans shall be submitted to and approved by the Town of Fulton or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
- 10. Any lot with a double sided road should have a berms or landscaping along the road frontage without access.
- 11. Note on Final Plat: As per the Town Zoning Ordinance, any fence in the road yard shall have at least 50% of its bulk in air space and shall not be more than four feet in height (425-3-2 J. (1)(a)[6]. Road yard is defined as "The area of a lot between the building setback line and the adjacent boundary of the road (street) upon which the lot abuts, in which building and other specified structure sites are prohibited. (A corner lot shall have two road yards.)
- 12. Final Plat shall include a note that prohibits private driveway access to N Hillside Dr. or E. Jason Dr.

- 13. Site improvements may be necessary at the intersection of Jason Drive and Ricky Road to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
- 14. The developer shall reimburse the Town of Fulton for the installation of the necessary road signs as included and approved in the road construction plans.
- 15. A performance bond or similar financial instrument shall be provided to the Town of Fulton to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Fulton and be released only after final acceptance of the roads by the Town of Fulton.
- 16. Developer shall provide the Town of Fulton as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
- 17. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Meets the minimum regulations
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets the minimum regulations
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Utility easements and other aspects of this requirement are not on the Plat at this time.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	Meets the minimum regulations.
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	Utility easements and other aspects of this requirement are not on the Plat at this time.
A preliminary concept for collecting and discharging stormwater on the land division;	#4 requirements.
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	Meets the minimum regulations.
A scale, north arrow, and date of creation;	Meets the minimum regulations.
Any other information as required in accordance with Sec. 236 Statutes	5.34 and 236.11, Wisconsin

## 2021 022







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

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



AGENCY USE ONLY "

;; ;; Application Number: \_

LD2021 - 022

Received By – Date (MM/DD/YYYY): 03/29/2021

	PREL	IMINA	RY LA	AND D	IVISI	ON.	AP	PLIC	CAT	ION	FOI	RM	
			PRO	POSED LAN	D DIVISIO	N CLAS	SIFIC	ATION:			A STREET, STRE		
6	Major Land Div Subdivision Plat Req		CSN	inor Land Di of for lots 35 acre vey for lots greate	s or less			er to Ac at of Surve		g Owner		ot Com	bination equired
	Applicant has cont (if land division is land division is fea	within Extra-1	Rock Cour	nty Planning,	, Economi	ic & Cor	mmur 「J) are	nity Dev	elopme	ent Agend I these pa	cy, and arties h	City(s)/\ ave dete	ermined
2.	Land division is co	nsistent with	Town's Co	omprehensiv	/e Plan – I	Future l	and l	Jse Mar	 o:				□No
3.	Land division area	a is located in	a Farmlar	nd Preservati	ion zoning	g distric	t cert			ite of Wis	consir		
	If you answered <b>Y</b>	es, proceed to	4. If you	answered N	No, proce	ed to 5.							
4.	Land division mee	ts Town Base	Farm Trac	ct and any ot	ther appli	cable Fa	armla	nd Pres				-	
5.	Land division will	require a zon	ing change	e:	***************************************	***************************************		***************************************	<u> </u>	Not Appl	icable	∐ Yes	i ∐ No i ✓ No
				APPLICA	NT INFO	ORMA	TIOIT	VI.					, E 140
6.	LANDOWNER OR .	AUTHORIZED	LANDOW								NIN NIN	ne/s vel il	
	Name:	JGP Land			***************************************			***************************************		Telepho	ne:	***************************************	
	Address:	P.O. Box 8	0	•••••••••••••••••••••••••••••••••••••••		City:	Bell	eville	***************************************	State:	WI	Zip:	53508
b.	Name:					1				Telepho	ne:		1
	Address:					City:	T			State:		Zip:	
7.	AGENT (SURVEYO	R AND DEVEL	OPER)									12.7.	
a.	Surveyor name:	COMBS &	ASSOCI	ATES, INC						Telepho	ne:	608-75	2-0575
	Address:	109 W. MIL	.WAUKE	E ST	***************************************	City:	JAN	IESVIL	LE	State:	WI	Zip:	53548
b.	Developer name:			***************************************		1	1			Telepho	ne:		1000.0
	Address:					City:	T			State:	I	Zip:	T
8.	Identify the indivi	dual from <b>6</b> . o	r 7 that	uill same as			.l					шр.	
				PROPER	TY INFO	DRMAT	TION		a		7a.	☐ 7b.	
9.R	eason for applicat ating a 62 lot subdivi	ion: 🗹 Sale/	ownershi	PROPER transfer	TY INFO	ORMAT onsolid	TION ation	☐ Cre	eate Co	nforming			t Lot Line
9.R Cre	eason for applicat ating a 62 lot subdiv	cion: Sale/ision, zoned R-	ownershi	PROPER ptransfer [	TY INFO	ORMAT onsolid	TION ation	☐ Cre	eate Co	nforming	g Lot [		t Lot Line
9.R Cre	eason for applicat ating a 62 lot subdivi Land division are	ion: Sale/osision, zoned R-	ownership GS with pu  Town of Section	PROPER: p transfer [ ublic sanitary s	TY INFO	ORMAT	TION ation ildings	Cres will be not	eate Coremoved	nforming SE 1,	g Lot [ /4 6-6-1	Adjus	t Lot Line
9.R Cre	eason for applicat ating a 62 lot subdiving Land division are Land division are	ion: Sale/oision, zoned R-a location:	Town of Section	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territo	TY INFO	ORMATionsolid isting bu	ation ildings	Cres will be not	eate Coremoved	nforming SE 1,	g Lot [ /4 6-6-1	Adjus	t Lot Line
9.R Cre 10.	eason for applicat ating a 62 lot subdivi  Land division are  Land division are  Yes \[ \sum \text{No} \]	ision: Sale/oision, zoned R-a location: a is located would year,	Town of Section ithin the Eddentify:	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territo.  City(s)/Vill	TY INFO  Farm conserver. Exiting the server. E	DRMATonsolid isting bu  Approva	ation ildings	Cres will be not	eate Coremoved	nforming SE 1,	g Lot [ /4 6-6-1	Adjus	t Lot Line
9.R Cre 10.	eason for applicat ating a 62 lot subdiving Land division are Land division are	ision: Sale/oision, zoned R-a location: a is located w If Yes, a is located ac	Town of Section ithin the Eddentify:	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territo City(s)/Vill (check all th	TY INFO  Farm c  Farm	DRMATonsolid isting bu  Approva dgerto	ation ildings	NW 1	eate Co removed L/4 of cel num (ETJ) A	SE 1, nber(s) -	/4 6-6-1 City(s)/	Adjus  Adjus  Village:	
9.Ro Cre 10. 11.	eason for applicate ating a 62 lot subdividual ating a 62 lot subdivision are:  Land division are:  Landowner's con (Square feet or according to the feet or accordin	a located w If Yes, a is located ac V Local tiguous propecres): 39.16	Town of Section ithin the Eddentify: djacent to /Town roerty area	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territo City(s)/Vill (check all th ad	TY INFO  Farm conserver. Existence Existence  Final Plat A lage of Existence	DRMA onsolid isting bu  pprova dgerto ghway ea	ation ation ildings	NW 1  Tax pare diction  State	eate Coremoved  L/4 of cel num (ETJ) A	SE 1, nber(s) -	/4 6-6-1 City(s)/	Adjus  Adjus  Village:	у
9.Ro Cre 10. 11.	eason for applicate ating a 62 lot subdividual a	a located w If Yes, a is located ac V Local tiguous prope cres): 39.16 additional lots	Town of Section ithin the Eddentify: djacent to /Town roerty area	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territor City(s)/Vill (check all th ad	Farm cosewer. Eximinate Plat A lage of Example): County high vision are a feet or a zoning of	onsolid isting but approvated dependent is ghway acres):	ation ation all distributions and all distributions are all distributions and all distributions are all distri	NW 1  Fax parc diction  State  2  State  3  Conal lot(	eate Coremoved  L/4 of cel num (ETJ) A  highware	SE 1, hber(s) - rea of a C ray [rent zonia: R-GS Future 2	/4 6-6-1. City(s)/	Adjus  3  Village:  highwa and divis	<b>y</b> sion
9.Re Cre 10. 11. 12. 13.	eason for applicate ating a 62 lot subdividual ating a 62 lot subdivision area.  Land division area.  Landowner's con (Square feet or an Number of new/aby land division: Covenants or rest	a location:  a is located w  If Yes, a is located ac  Local tiguous propecres): 39.16 additional lots 62 trictions will be	Town of Section (thin the Eddentify: djacent to /Town ro erty area c created	Fulton  Future  City(s)/Vill  (Square  17. Future  create	Farm cosewer. Eximal Plat A lage of E lat apply): County high vision are efect or a zoning of d by land	onsolid isting but approvated the second sec	ation ation all distributions and all distributions are all distributions and all distributions are all distri	NW 1  Fax pare diction  State  onal lot(SS	eate Coremoved  L/4 of cel num (ETJ) A  highware	SE 1, hber(s) - rea of a C	/4 6-6-1. City(s)/	Adjus  3  Village:  highwa and divis	<b>y</b> sion
9.Re Cre 10. 11. 12. 13. 16. 19.	eason for applicate ating a 62 lot subdividual ating a 62 lot subdivision are:  Land division are:  Landowner's con (Square feet or an included ating and division: 62 lot subdivision: 62 lot subdivision are:  Land division ar	a location: a is located w If Yes, a is located ac V Local tiguous propecres): 39.16 additional lots 62 trictions will be	Town of Section ithin the Eddentify: djacent to /Town ro erty area c created de placed of strictions:	Fulton  Futor  City(s)/Vill  (check all thad  Cyquard  17. Future create on the land o	Farm cosewer. Eximinate Plat A lage of E lat apply): County high invision are a feet or a zoning of d by land division and division are	onsolid isting but approvated by the provated	IJON ation ildings I Juris on [  Gdditic	NW 1  Fax pare diction  State onal lot( SS	eate Coremoved  L/4 of cel num (ETJ) A  highware are s) 18.	SE 1, hber(s) - rea of a C ray [rent zonia: R-GS Future 2	/4 6-6-1. City(s)/	Adjus  3  Village:  highwa and divis	<b>y</b> sion
9.Re Cre 10. 11. 12. 13. 16. 19.	eason for applicate ating a 62 lot subdividual ating a 62 lot subdivision area.  Land division area.  Landowner's con (Square feet or an Number of new/aby land division: Covenants or rest	a location:  a is located w  If Yes, a is located ac  Local tiguous propecres): 39.16 additional lots 62 trictions will be venants or residing is current	Town of Section ithin the Eddentify: djacent to /Town ro erty area c created se placed of strictions: tly located	Fulton  1  Extra-Territor City(s)/Vill (check all th ad	Farm cosewer. Eximinal Plat A lage of E at apply): County high invision are a feet or a zoning of d by land division and division and division and division and division and division and the second s	onsolid isting but approval dgerto: ghway ea acres): f new/a division rea:	I Jurison	NW 1  Fax pare diction  State  onal lot( GS es   I	eate Coremoved  L/4 of cel num (ETJ) A  highware are s) 18.	SE 1, nber(s) - rea of a C reat zoni a: R-GS Future 2 R-GS	Just [ Just [ Just ] Just [ Ju	Adjus  Adjus  Village:  highwa and divis  of paren	y sion at lot:
9.Ri Cre 10. 11. 12. 13. 16.	eason for applicate ating a 62 lot subdividual ating a 62 lot subdivision are:  Land division are: Landowner's con (Square feet or an Number of new/aby land division: Covenants or rest of Yes, identify con A residential build	a location:  a is located w  If Yes, a is located ac  Local tiguous propecres): 39.16 additional lots 62 trictions will be venants or residing is currenting utilizes a: ent constructions	Town of Section Ithin the Eddentify: Idjacent to /Town ro erty area created lee placed of strictions: tly located refrictions: tly located refrictions:	Fulton  Textra-Territor  City(s)/Vill  (check all the ad Cyauare  17. Future create on the land ate onsite was sal/plan will	rial Plat A lage of E at apply): County high vision are e feet or a zoning of d by land division a astewate 22. P	onsolid isting but approvated dependent is ghway ea acres): If new/area: er treatmublic imulation in the control of the contro	ation all Jurisson	NW 1  Fax pare diction  State  anal lot( GS)  es	eate Coremoved  L/4 of cel num (ETJ) A  highware are s) 18. No	SE 1, her(s) - rea of a C ray [rent zonia: R-GS R-GS	Justing of I	Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus	y sion at lot:
9.Ri Cre 10. 11. 12. 13. 16.	Land division are:  Land division are:  Yes No  Land division are:  And division are:  Landowner's con (Square feet or an Number of new/a by land division:  Covenants or rest If Yes, identify con A residential build If Yes, the buildin Public improvement	a location:  a is located w  If Yes, a is located ac  Local tiguous propecres): 39.16 additional lots 62 trictions will be venants or residing is currenting utilizes a: ent constructions	Town of Section ithin the Eddentify: djacent to /Town ro erty area created the placed of strictions: thy located on proposity: Spring	PROPER p transfer [ ublic sanitary s  Fulton  1  Extra-Territo. City(s)/Vill (check all the ad Control of Cont	rial Plat A lage of E at apply): County high vision are e feet or a zoning of d by land division a astewate 22. P	onsolid isting bu spprova dgerto: ghway ea acres): free division rea: area: arteatrublic immm/dd,	ation	NW 1  Fax pare diction  State on allot(GS)  ess	eate Coremoved  L/4 of cel num (ETJ) A  chighware are s) 18.  No	SE 1, her(s) - rea of a C ray [rent zonia: R-GS R-GS	Justing of I	Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus  Adjus	y sion at lot:
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REVISED 8/2019

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