

**NOTE: This is a
Teleconference**



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**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 8, 2020 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 854 6927 1654
PASSCODE: 578605**

Join Zoom Meeting

<https://us02web.zoom.us/j/85469271654?pwd=Kyt3YzBmd1g1UCs2NjBSVEwzWlBudz09>

Meeting ID: 854 6927 1654

Passcode: 578605

One tap mobile

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

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Dial by your location

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Meeting ID: 854 6927 1654

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

Join by Skype for Business

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, October 7, 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, OCTOBER 8, 2020 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 854 6927 1654
PASSCODE: 578605**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held September 24, 2020 at 8:00 am and Joint Meeting with the Land Conservation Committee held September 14, 2020 at 6:30 pm.
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 2020 034 (Porter Township) – Dyhr (5 Lot Subdivision)
 - 2020 042 (Janesville Township) –Gross (2 Lot CSM)
 - 2020 052 (Porter Township) – Sayre (1 Lot CSM)
6. Community Development
 - A. **Action Item:** Citizen appeal of ineligibility decision for CDBG loan application for 6103 Greenvale Dr, Milton (Private information sent via email and not in the packet).
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 22, 2020 8:00 AM
November 12, 2020 8:00 AM



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, SEPTEMBER 24, 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 24, 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), and Dana Sandwick; Rock County Planning Office Coordinator.

Others in Attendance: Ron Combs, Nicole Solheim WPHD.

1. Call to Order:
2. Adoption of Agenda
Moved by Supervisor Gustina, **Seconded** by Supervisor Davis. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, September 10, 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 039 (Milton Township) – Jones (3 Lot CSM)
Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina.
Approved with Conditions (5-0)
Conditions:
 - 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

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

3).Approval is conditioned on the Town of Milton approval of requested zoning change

4). Due to the terrain of Vogel Rd. a suitable driveway location for each lot shall be approved in advance, and indicated on the Final CSM.

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

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

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

Moved by Supervisor Podzilni with Conditions, **Seconded** by Supervisor Potter (amended to include Condition #6 regarding FEMA Zone A CSM note)

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 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.

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

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

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

6). Note on Final CSM (all lots) “This lot contains FEMA Zone A, Unstudied Floodplains”.

6. Community Development

- A. **Possible Action Item:** Initial Review of Proposed Changes to the Rock County Policies and Procedures Manual.

Moved by Supervisor Davis, **Seconded** by Supervisor Potter.

1). CDBG Program will add Down Payment Assistance as an eligible project cost for houses that go over the HOME value limit. HOME 2020 limit is \$156,000.

2). Homeowner rehab program per project limit amount increased to \$35,000 from \$24,999. Projects over \$35,000 will go to either the Rock County Housing Authority (RCHA) or the Planning and Development Committee (PDC) for approval.

3). Bankruptcy within the past three years will remain as a check point on the determination of initial eligibility.

7. Finance

A. Information Item: Committee Review of Payments
None

B. **Action Item:** Transfers
No Transfers.

8. Directors Report.

Mr. Baker communicated that HR and the Department have received 9 applicants for the open Senior Planner position. HR and Mr. Baker will be reviewing the applications this week.

9. Committee Reports
None.

10. Adjournment: **Moved** by Supervisor Podzilni, **Seconded** by Supervisor Gustina,
All in Favor, Time: 8:48 am.

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

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



**JOINT LAND CONSERVATION / PLANNING AND
DEVELOPMENT COMMITTEES
Minutes – September 14, 2020**

Call to Order. Chair Bostwick called the joint meeting of the Land Conservation / Planning and Development Committees to order at 6:32 P.M. on Monday, September 14, 2020, via teleconference.

Committee Members Present. Land Conservation Committee: Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Mulligan, Zajac and Jim Quade; Planning and Development Committee: Supervisors Sweeney, Davis, Podzilni, and Potter.

Committee Members Excused: Wayne Gustina, Planning and Development Committee.

Staff Members Present. Josh Smith, County Administrator; Andrew Baker, County Conservationist.

Others Present: Supervisor Purviance.

Approval of Agenda. Supervisor Davis moved approval of the agenda, second by Supervisor Podzilni. ADOPTED.

Public Comment. None.

Discussion and Possible Action.

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

Mr. Smith explained the handouts and went over the proposed organizational chart.

Supervisor Mulligan expressed his opinion that we ought to keep the two departments separate with separate department heads.

Supervisor Sweeney felt that the proposal could work if there was someone in the leadership position who had good experience in both areas.

Supervisor Podzilni moved to create one department head position over both departments, as proposed in Option 3 from the memo presented at the prior meeting and consistent with the materials presented and positions outlined in tonight's meeting packet. Second by Sweeney.

Supervisor Aegerter asked for clarification on the Human Resources process that would be used to fill the position. Smith answered that was still under discussion.

Supervisor Davis asked about the various wage ranges for positions in the departments.

Supervisor Davis asked what the towns would think about this change. Mr. Baker and Supervisor Sweeney answered the towns would be interested in competent leadership.

Supervisor Sweeney asked what the pay range for the new director would be. Mr. Smith answered that Human Resources has suggested Range 32 might be appropriate, but that Range 34 would still be considered.

Supervisor Davis asked about whether the Planning & Development Department still conducts comprehensive plans for towns. Mr. Smith and Mr. Baker described the changes in responsibilities for the department over the past decade.

Supervisor Bostwick indicated he would support this change but suggested this be revisited in a year to address any workload concerns.

Supervisor Davis suggested two edits to the materials presented.

PASSED on the following vote: YES – Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Zajac, Podzilni and Potter; NO – Supervisor Mulligan; ABSENT – Supervisor Gustina and Mr. Quade

Adjournment. Supervisor Zajac moved adjournment at 7:15 P.M., second by Supervisor Potter. ADOPTED.

Respectfully submitted,

Josh Smith
County Administrator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEES.



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 29, 2020

REGARDING MEETING DATE: October 8, 2020

Land Division Summary:

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

2020 034 (Porter Township) – Dyhr (5 Lot Subdivision)

2020 042 (Janesville Township) –Gross (2 Lot CSM) – Town Action Item on October 5th

2020 052 (Porter Township) – Sayre (1 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.

LD 2020 042 will be acted on by the Town after our agenda is compiled, but before the schedule P&D Committee meeting, as noted above. If the decision by the Town is to deny or table the proposal, our staff recommendation will be revised accordingly at the Committee meeting.



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

AGENCY REVIEW

LAND DIVISION NAME: Dyher Subdivision (Porter Township)

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials: Yes No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
6. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
7. Land division will require a zoning change: Yes No
8. Preliminary major land division application is complete: Yes No

If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below, 8a. – 8e. After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>
k. Contour at two (2) foot intervals in the land division area:	<input type="checkbox"/>
l. Scale, north arrow, and date of creation:	<input type="checkbox"/>
m. Any other information required by the Agency:	<input type="checkbox"/>
8b. 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 page is required, and total map pages identified on each page:	<input type="checkbox"/>
8c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
8d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
8e. 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 the application fee:	<input type="checkbox"/>
9. Preliminary major land division application is complete:	<input checked="" type="checkbox"/> Yes
10. Preliminary major land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	
AGENCY RECOMMENDATION	
11. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):	
1. See attached separate memo document addressed to the Town and P&D Committee dated September 15, 2020	
2.	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>AMB</u>	DATE: <u>9/15/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	
TOWN ACTION	
14. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):	
1. <u>Zoning Change approved with condition</u>	
2. <u>that variance is approved by BOA for road frontage</u>	
16. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>9/21/2020</u>
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
17. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
18. If you answered Approve With Conditions to 17., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
19. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair - Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

12. If you answered Approve With Conditions to 11., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

13. Agency recommendation rationale and findings of fact:

TOWN ACTION

15. If you answered Approve With Conditions to 14., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

16. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

18. If you answered Approve With Conditions to 17., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

19. Committee action rationale and findings of fact:



TO: Town of Porter Officials
Rock County Planning and Development Committee

FROM: Andrew Baker, Acting Director

A handwritten signature in blue ink, appearing to read "AMB", is written over the printed name of Andrew Baker.

SUBJECT: Dyhr Subdivision (Porter Township)
Recommended Conditions of Approval
LD 2020 034 REVISED

DATE: 9/15/2020

This memo is intended to replace the July 15th, 2020 memo from P&D Staff regarding the proposed subdivision in consideration of a revised preliminary plat, dated 9/1/2020. This revision was made based on questions and comments from the initial review by the Town of Porter and Rock County Staff. The revised plat reduces the number of lots from 6 to 5 as a way to address much of the concern about access through steep slopes (effectively combining original lots 3 and 4).

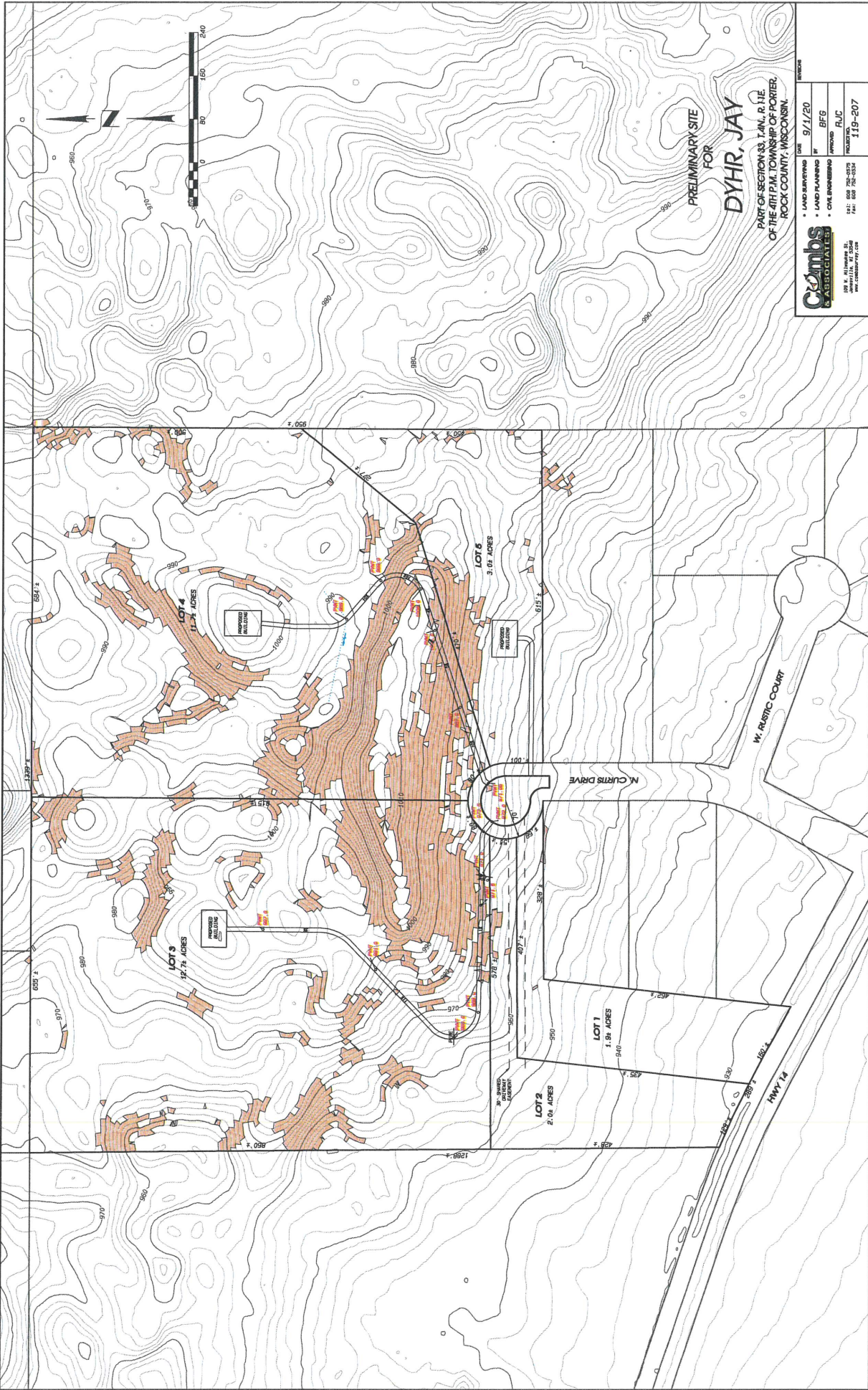
Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval. The proposed subdivision consists of 5 lots to be served by private sewer and water. The proposal is to rezone the property from Agricultural-General District to the Residential-Rural Density District. The future land use for this area as be designated Agriculture, Woodlands, Scattered Residential and Environmental Corridor.

1. County approval is conditioned on the Town of Porter first acting on, and approving, the necessary zoning change.
2. Utility easements to be located on lots as requested by utility companies.
3. Utilities shall be installed prior to the final approval of the subdivision plat.
4. Note on Final Plat shall indicate no access on Hwy 14.
5. Note on Final Plat: No buildings which produce wastewater shall be allowed on Lots 1-5 until an acceptable means of wastewater disposal is approved by the necessary governmental agencies.

6. Lots 3 and 4 (around the cul-de-sac) have 80 feet of road frontage, which meets/exceeds the County Land Division Ordinance standard on a cul-de-sac (i.e. 50 feet). However, The Town of Porter Zoning Ordinance requires 100 feet of frontage in the Residential-Rural District with no noted exceptions for cul-de-sac layouts. In their review of the requested zoning change, Town of Porter Officials should decide if the reduced frontage is suitable in this circumstance or if a variance should be requested from the Town Board of Adjustment.
7. The proposed lots have physical features including kettle/depressional topography (Lots 3 and 4), continuous woodland area and steep slopes (defined as 16% or greater) which should be preserved according to the standards of the Rock County Land Division and Management Ordinance. In this case the average slope just north of the cul-de-sac is approximately 22%. If the Town and P&D Committee grants approval of these lots, there should be consideration for placing restrictions on the lots which would indicate approved options for a building site and access. The final Plat shall indicate a potential building sites consistent with Town of Porter and Rock County Ordinances. The Memorandum of Agreement between the Town and County includes provisions for Staff to make recommendations in this regard where applicable based on site characteristics. The revised preliminary plat indicates proposed build sites which address the steep slope and kettle topography concerns, with the exception of some crossing of the steep slope area with driveways on lots 3 and 4. That concern is addressed in Condition 9 below.
8. Areas of slopes greater than 16% and kettle/depressional topography shall be delineated on the final plat on applicable lots based on existing topographic data. Agency staff shall have the discretion to approve the extent of the delineated boundaries on the final plat on behalf of the P&D Committee. A note on the final plat shall indicate a prohibition of buildings, accessory buildings and earth-disturbing activity within the delineated areas unless otherwise noted on the plat. Any exception to this restriction shall include minimal encroachment into the areas of steep slopes and a specific grading and erosion control plan.
9. If disturbance in steep slopes is approved by this action, the applicant shall provide an engineered plan to construct a driveways in the steep slopes as per the detailed standards of the Town of Porter Zoning Ordinance Sec. 4-3(3) prior to final plat approval. The requirement to have driveway plans approved prior to final plat approval is due to the challenges there will be in meeting said standards on this site, particularly on Lots 3 and 4. As noted above, the average slope from the end of the cul-de-sac to the top of the hill is 22%. There is also a concern with the runoff, not to mention the safety, of a steep driveway intersecting the public road. The revised preliminary plat shows conceptually how driveways on the proposed lots can met the 13% maximum grade requirement of the Town Ordinance, however additional detailed plans will be necessary to show compliance with the Ordinance, particularly Sec. 4-3(3)(B)(2) which specifies pavement

width, side slopes, curve radius and turnout spacing requirements. These standards are included to address safe ingress and egress for the residents and emergency responders.

10. Based on the scope of private driveway construction, a permit may be required from the Land Conservation Department for Erosion Control and possibly Storm Water Management.
11. Road construction plans shall be submitted to and approved by the Town of Porter or another entity working as the Town's agent (such as the Rock County Public Works Department). 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.
12. The developer shall be responsible for all costs to the Town of Porter associated with the review of road construction plans and on-site inspections during construction.
13. A performance bond or similar financial instrument shall be provided to the Town of Porter 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 Porter and be released only after final acceptance of the roads by the Town of Porter.
14. Developer shall provide the Town of Porter 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.
15. 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.



PRELIMINARY SITE
FOR
DYHR, JAY

PART OF SECTION 33, T.4N., R. 11E.
OF THE 4TH P.M. TOWNSHIP OF PORTER,
ROCK COUNTY, WISCONSIN.

Combs & Associates
100 N. Milwaukee St.
PO BOX 750-025
ROCK COUNTY, WI 53081-0254
WWW.COMBSANDASSOCIATES.COM

DATE	9/1/20
LAND SUBMITTING	BFG
LAND PLANNING BY	RJC
APPROVED BY	119-207
PROJECT NUMBER	

SITE PLAN B

RECEIVED

JUL 13 2020



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2020-034

Received By - Date (MM/DD/YYYY): 7-13-2020

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division**
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

- 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
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JAY D DYHR & ANGELA N DYHR			Telephone:	608-921-9748	
Address:	2944 Waubesa Ave.	City:	Madison	State:	WI	Zip: 53711
b. Name:				Telephone:		
Address:		City:		State:		Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575	
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip: 53548
b. Developer name:				Telephone:		
Address:		City:		State:		Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
Creating 5 new lots for new home construction

10. Land division area location:	Town of PORTER	NE 1/4 of SW 1/4
	Section 33	Tax parcel number(s) - 6-16-272B

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
 Yes No If Yes, identify: City(s)/Village of

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 32 ± ACRES	14. Land division area (Square feet or acres): 32 ± ACRES	15. Current zoning of land division area: AG
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16. Number of new/additional lots created by land division: 5	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot: RR
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19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE
22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: J. An. Pin

DATE: 6-19-2020

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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



Application Number: LD2020 042 Gross

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 applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
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(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
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(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
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j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>AMB</i></u>	DATE: <u>8/10/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair - Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

11. If you answered Approve With Conditions to 10., list conditions:

- 4. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However...
- 5.soils on the lot may be restrictive to the replacement of the existing systems."
- 6. Proposed lot lines must include the system area with the building which utilizes the system.
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 9.
- 10.
- 11.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot (Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based on the proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR).

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

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

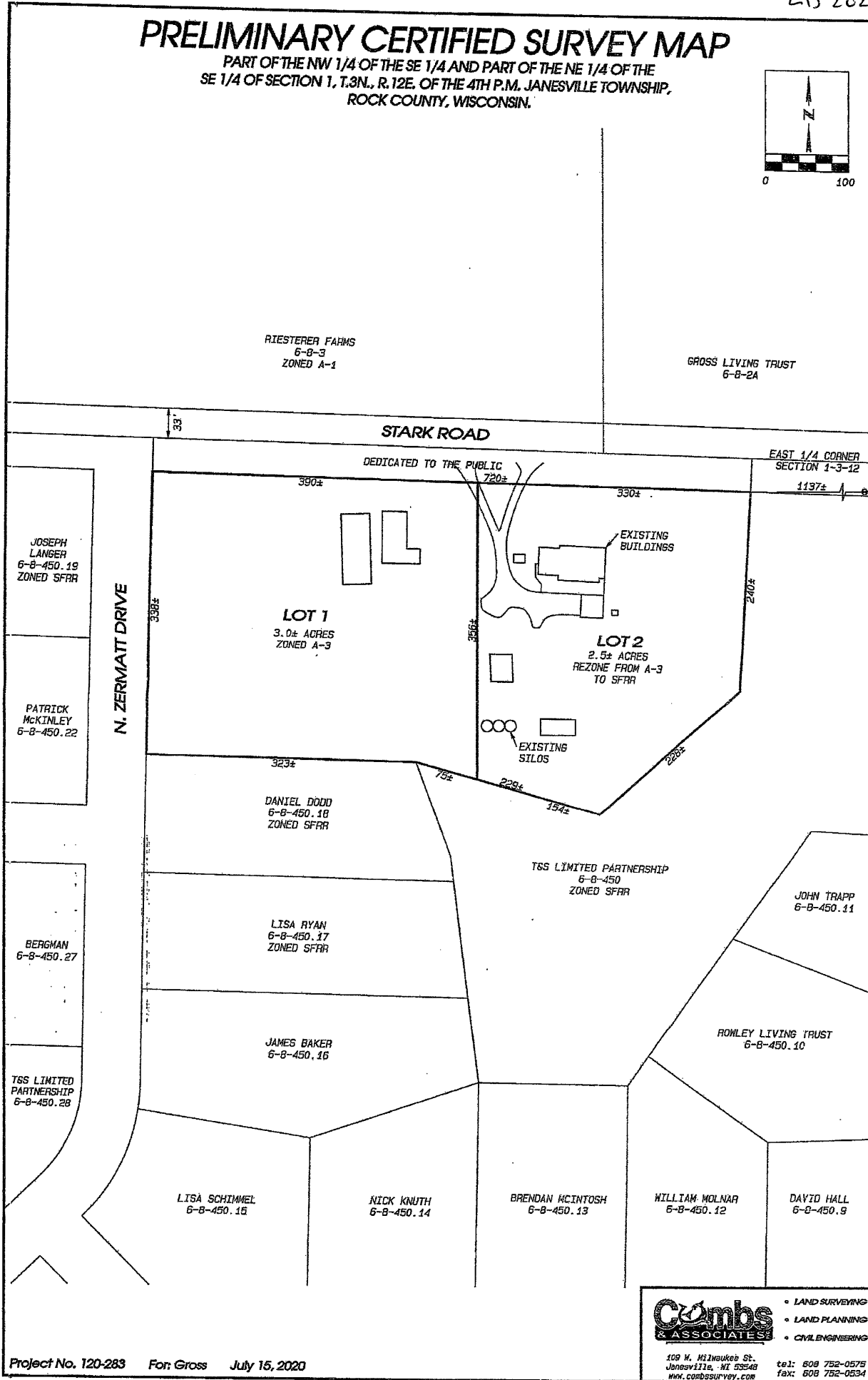
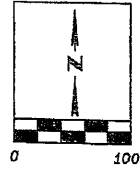
17. If you answered Approve With Conditions to 16., list conditions:

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 1, T.3N., R. 12E. OF THE 4TH P.M. JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



RIESTERER FARMS
6-8-3
ZONED A-1

GROSS LIVING TRUST
6-8-2A

STARK ROAD

EAST 1/4 CORNER
SECTION 1-3-12

JOSEPH LANGER
6-8-450.19
ZONED SFRR

PATRICK MCKINLEY
6-8-450.22

BERGMAN
6-8-450.27

T&S LIMITED PARTNERSHIP
6-8-450.28

N. ZERMATT DRIVE

LOT 1
3.0± ACRES
ZONED A-3

LOT 2
2.5± ACRES
REZONE FROM A-3
TO SFRR

DANIEL DODD
6-8-450.18
ZONED SFRR

LISA RYAN
6-8-450.17
ZONED SFRR

JAMES BAKER
6-8-450.16

LISA SCHIMMEL
6-8-450.15

NICK KNUTH
6-8-450.14

BRENDAN MCINTOSH
6-8-450.13

WILLIAM MOLNAR
6-8-450.12

DAVID HALL
6-8-450.9

T&S LIMITED PARTNERSHIP
6-8-450
ZONED SFRR

JOHN TRAPP
6-8-450.11

ROWLEY LIVING TRUST
6-8-450.10

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

108 N. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

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

RECEIVED

JUL 16 2020



AGENCY USE ONLY
Application Number: LD2020 042
Received By - Date 7-16-2020
(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division
Subdivision Plat Required

Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres

Transfer to Adjoining Owner
Plat of Survey or CSM

Lot Combination
CSM Required

- 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
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: TIMOTHY GROSS Telephone: 608-208-5049
Address: 718 STARK RD. City: MILTON State: WI Zip: 53563

b. Name: Telephone:
Address: City: State: Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575
Address: 109 W. MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548

b. Developer name: Telephone:
Address: City: State: Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

10. Land division area location: Town of JANESVILLE NE 1/4 of SE 1/4
Section 1 Tax parcel number(s) - 6-8-9A.1

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No If Yes, identify: City(s)/Village of JANESVILLE

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 48.2 ± ACRES

14. Land division area (Square feet or acres): 5.5 ± ACRES

15. Current zoning of land division area: SFRR

16. Number of new/additional lots created by land division: 2

17. Future zoning of new/additional lot(s) created by land division: LOT 1 AND LOT 2 SFRR

18. Future zoning of parent lot:

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Paul J. Combs* DATE: 7/16/2020

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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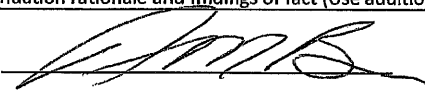
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

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e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, ...	
3. ...soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 9/18/2020
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. 2. No conditions provided 3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: August 2020
TITLE: _____	

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

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: Chair - Rock County Planning & Development Committee	

AGENCY RECOMMENDATION

11. If you answered Approve With Conditions to 10., list conditions:

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system rather than an easement as shown on the preliminary.
- 4. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE Zoning District.
- 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.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 5.1 acre lot from an existing 160 acre parcel (6-16-206) in Porter Township. The purpose of the division is to separate the existing residence on the property from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map. The applicants own additional contiguous land to the west that is part of the original larger farm, but it is located in Fulton Township and therefore is a separate tax parcel. The applicant also owns a separate adjacent parcel to the south.

As part of this proposal, the Town of Porter will consider rezoning the area of proposed Lot 1 from AE to AG based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered Approve With Conditions to 16., list conditions:

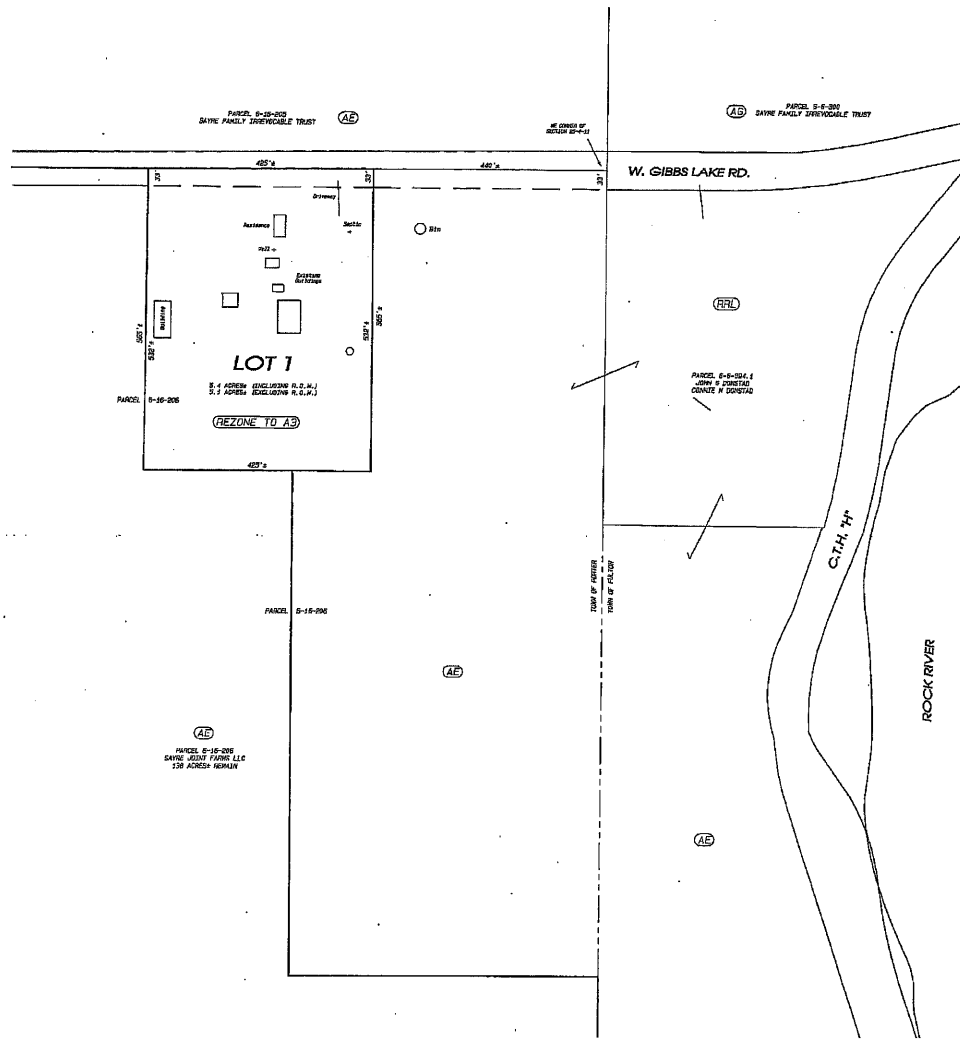
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

LD 2020 052

PRELIMINARY CERTIFIED SURVEY MAP/REZONE MAP

PART OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25, T.4N., R.11E., OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
 AND ENCUMBRANCES, RECORDS AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.

	• LAND SURVEYING	DATE	08/11/20
	• LAND PLANNING	BY	SLI
	• CIVIL ENGINEERING	PROJECT NO.	120-374
	107 N. HENRIE ST. MADISON, WI 53703 WWW.COMBSASSOCIATES.COM	TEL: 608 732-6874 FAX: 608 732-0534	CITY

RECEIVED

SEP 3 2020



AGENCY USE ONLY

Application Number: LD2020-052

Received By - Date 9-3-2020
(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
Subdivision Plat Required
 Minor Land Division
CSM for lots 35 acres or less
Plat of Survey for lots greater than 35 acres
 Transfer to Adjoining Owner
Plat of Survey or CSM
 Lot Combination
CSM Required

- 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
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Not Applicable Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	SAYRE JOINT FARMS LLC			Telephone:	
Address:	5151 W STONE FARM RD	City:	EDGERTON	State:	WI Zip: 53534
b. Name:				Telephone:	
Address:		City:		State:	WI Zip: 53534

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line

Attach a map showing where proposed along with any other considerations not included on the application form.

10. Land division area location:	Town of PORTER	NE 1/4 of NE 1/4
	Section 25-4-11	Tax parcel number(s) - 6-16-206

- Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: Yes No
If Yes, identify: City(s)/Village of
- Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway
- Landowner's contiguous property area (Square feet or acres): 160
- Land division area (Square feet or acres): 5
- Current zoning of land division area: AE
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A3
- Future zoning of parent lot: AE
- Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
- A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
- Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE
- Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: _____

DATE: _____

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

ROCK COUNTY

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION
FOR THE MONTH OF SEPTEMBER 2020**

09/24/2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1721-0000-62119	Other Services	P2001385	09/17/2020	AYRES ASSOCIATES INC	2020 LIDAR ACQUISITION PROJECT	86,100.15
10-1721-0000-63407	Computer Supply	P2000479	09/17/2020	US BANK	LR PLOTTER INK FOR PLANNING	133.88
Land Records PROG TOTAL						86,234.03

I have reviewed the preceding payments in the total amount of **\$86,234.03**

Date:

Dept Head _____

Committee Chair _____

**COMMITTEE REVIEW REPORT
WITH DESCRIPTION
FOR THE MONTH OF SEPTEMBER 2020**

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63107	Legal Notices	P2000555	09/17/2020	ADAMS PUBLISHING GROUP OF SOUT	LEGAL NOTICE P&D 8-27-20	159.07
Planning PROG TOTAL						159.07
64-6470-0000-63110	Admin Expense	P2000559	09/17/2020	US BANK	QUICKBOOKS 8/29/20 MONTHLY SUB	139.99
Small Business Loan Program PROG TOTAL						139.99
64-6730-0000-62420	Mach/Equip R&M	P2000554	09/10/2020	HARRIS ACE HARDWARE LLP	BATTERIES-BLACKTOP REPAIR BAG	31.98
Surveyor PROG TOTAL						31.98

I have reviewed the preceding payments in the total amount of **\$331.04**

Date:

Dept Head _____

Committee Chair _____