



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JANUARY 9, 2020 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday December 12, 2019 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - LD2019 063 (Plymouth Township) – Hoerler
6. Community Development
 - A. Information Item: Low to Moderate Income Determination for Housing Rehab Eligibility – P&D December 12, 2019 Appeal Update
7. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
8. Committee Reports
9. Directors Report
 - A. Semi-annual Report of Staff attendance at out-of-state training, conventions and conferences
10. Adjournment

Future Meetings/Work Sessions

January 23, 2020 (8:00 am)

February 13, 2020 (8:00 am)

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.



MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, DECEMBER 12, 2019 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, December 12, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Phil Owens, Mary Mawhinney, Wayne Gustina Supervisor Davis was absent. QUORUM PRESENT.

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

Others Present: Ryan Combs, Mary Wells, Ryan Sples, Gus Small, Evan Sayre, Dana Dockocil, Tricia Lombardo, and Kathryn Kuecker.

1. Adoption of Agenda

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

2. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday November 14, 2019 at 8:00 am.

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

3. Citizen Participation, Communications and Announcements
None

4. Community Development

A. **Action Item:** Citizen Objection to Determination made by the Planning Director to deny a Request for Reconsideration of Income Determination for a Housing Rehabilitation Loan.

This item was initially postponed until after item (F) to give the applicant time to arrive.

Mr. Byrnes gave an overview of the application denial and discussion took place on the requirements of the program.

Kathryn Kuecker (Applicant) explained her situation and reason for the objection to the determination, giving information to the Committee regarding employment, home condition, and financial responsibilities. Extensive discussion followed.

An initial **Motion** to Deny the appeal was made by Supervisor Owens, Seconded by Supervisor Sweeney. After discussion this motion was withdrawn.

After continued discussion by the committee and questions to the applicant, a **Second Motion** was made by Supervisor Mawhinney, **Seconded** by Supervisor Sweeney to approve the loan using CDBG funding with the ability for the loan to be reviewed within 1 year with the waiving of the subordination fee. In the meantime a payment of \$25.00 a month will be made by the applicant to the Planning and Development Agency.

5. Code Enforcement

- A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit for MHC Blackhawk LLC (aka Blackhawk Campground) to fill and grade to elevate roads and camp sites to address persistent high water associated with Clear, Duck and Mud Lakes in Milton Township.

Moved to go into Public Hearing by Supervisor Owens, **Seconded** by Supervisor Mawhinney. Time: 8:17 am.

Mary wells spoke to the Committee and asked about the fill areas as proposed. She commented that the homes on the North side of the lake were permanent residences that could not be moved, and felt that the campground project may only add to the high water issues.

Ann Roe representative of the Clear Lake Residents Association asked questions regarding the lake levels and shared a concern over septic systems on the lake as well as runoff from non-residential properties on the lake. She cited a study that had been done by Beloit College students into the contributing factors of the lake levels and water quality issues.

Tricia Lombardo, representative from MSA explained the drainage patterns associated to the lakes as well as the need for the fill to elevate and restore the road system of Blackhawk Campgrounds.

Mr. Byrnes elaborated on the current water levels and ultimate purpose of the project.

Chair Sweeney asked Ms. Roe if a larger (regional) study had been looked at or proposed.

Extensive discussion and questions followed.

Moved to go out of Public Hearing by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Time: 8:35 am.

- B. **Action Item:** Approve, Approve with Conditions or Deny a Shoreland Conditional Use Permit for MHC Blackhawk LLC (aka Blackhawk Campground) to fill and grade to elevate roads and camp sites to address persistent high water associated with Clear, Duck and Mud Lakes in Milton Township.

After extensive discussion a **Motion to Table** and for the applicants to come back with additional retention area(s) regarding the "Sewer Circle" area in addition to what was already on the plan was made by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Tabled (4-0)

- C. **Action Item:** Public Hearing for an Extension Request for Shoreland Conditional Use Permit 2018 004 - Hurd Farm, Inc./Rock Road Companies, Inc. Nonmetallic Mine at 106 E. Hurd Rd, Fulton Township

Motion to go into Public Hearing made by Supervisor Owens, **Seconded** by Supervisor Mawhinney. Time: 9:13

Ryan Spies from Rock Road gave an overview of the original Conditional Use Permit activities to date as well as the proposed plans a reasons for the permit extension.

Questions and discussion followed.

Evan Sayre, Town Board Chair from Fulton Township spoke regarding issues associated to the current permit as well as future responsibilities of Rock Road going forward. He was supportive of the permit extension.

Mr. Baker gave additional information regarding the shoreland area and reclamation requirements.

Motion to go out of Public Hearing made by Supervisor Owens, **Seconded** by Supervisor Gustina. Time: 9:30 am.

- D. **Action Item:** Approve, Approve with Conditions or Deny an Extension Request for Shoreland Conditional Use Permit 2018 004 - Hurd Farm, Inc./Rock Road Companies, Inc. Nonmetallic Mine at 106 E. Hurd Rd, Fulton Township.

Motion to approve with the conditions that are included in Section 4.21(b)(d) as well as a condition that the Applicant have a meeting with the Town of Fulton to revisit responsibilities of the permit made by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Passed (4-0).

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

- LD2019 052 (Fulton Township) – Roscoe Development

Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Approved (4-0)

Conditions:

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

2). Existing sanitary sewer facilities on the property shall be floodproofed to the flood protection elevation (786.9 feet) or upgraded to eliminate infiltration if necessary.

3). Current regional floodplain shall be delineated on final plat with a note prohibiting land disturbance.

4). Areas of greater than 20% slope shall be delineated on the Plat with a note prohibiting land disturbance.

5). Note on Final Plat shall indicate that all basement elevations shall be at 780 feet minimum (i.e. above ordinary River elevation).

6). Note on Final Plat shall indicate that there shall be no openings with an elevation below 786.9 (i.e. Flood Protection Elevation).

7).The plan for long-term ownership of Outlot 1 shall be submitted prior to Final Plat approval.

8).If the ownership of Outlot 1 is intended to be multiple individuals or an association a land use plan shall be approved prior to Plat approval.

9). Dedicate forty foot half road right of way along E Mallwood Dr as shown on the preliminary plat.

10). Final Plat shall be submitted to and approved by the Agency within three years after preliminary approval.

11). Final Plat shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.

- LD2019 057 (Janesville Township) – Thom

Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Owens, **Seconded** by Supervisor Gustina. Approved (4-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on lot may be restrictive to the replacement system".
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Dedicate a 50-foot half road right-of-way along US Highway 14.
- 5). Evidence of the approval of a joint driveway granted by Wisconsin DOT shall be provided prior to final approval.
- 6). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

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

- LD2019 060 (Union Township) – Hanson
Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Mawhinney, **Seconded** by Supervisor Owens. Approved (4-0)

Conditions:

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

2). Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on lot may be restrictive to the replacement of the existing system.

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Dedicate a thirty three foot half road right of way along W Holt Rd at the discretion of the Town of Union.

5). Provide documentation that Town of Union and Village of Brooklyn have provided the necessary rezoning approvals.

6). Consider reconfiguration of the proposed lot to include only land within Union Township and all lands north of W Holt Rd.

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.

- LD2019 064 (Milton Township) – Kelly

Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Gustina, **Seconded** by Supervisor Owens. Approved (4-0)

Conditions:

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

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

3). Dedicate 33 foot half road right of way along N Bowers Lake Rd at the discretion of the Town or City of Milton.

4). Area of slopes greater than 16% on each lot shall be delineated and labeled "No Land Disturbance or Buildings"

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.

- LD2019 068 (Union Township) – Sayre

Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Mawhinney, **Seconded** by Supervisor Gustina. Approved (4-0)

Conditions:

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

2). Note on Final CSM: "Lots 1&2 contain existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

- 4). Dedicate a thirty three foot half road right of way along County Hwy C.
- 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.

- LD2019 076 (Johnstown Township) – Manke

Mr. Baker presented the land Division to the Committee and explained the reasoning.

Motion to approve made by Supervisor Gustina, **Seconded** by Supervisor Mawhinney. Approved (4-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM: "Lots1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 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 the final approval.

F. **Action Item:** Recommendation to the Rock County Board a Resolution Authorizing 2020 Orthoimagery and LIDAR Contracts with Ayres Associates, Inc. and Authorizing Memorandums of Understanding (MOU) with Participating Municipalities.

Mr. Byrnes gave an overview and explanation of the project and its uses, both historically and current day.

Motion to recommend this Resolution to the full Rock County Board of Supervisors made by Supervisor Owens, Seconded by Supervisor Mawhinney. All in Favor (4-0).

6. Finance

- A. Information Item: Committee Review of Payments Reviewed
- B. **Action Item:** Transfers
None.

7. Committee Reports
None.

8. Directors Report

- A. 2020 Census "Complete Committee"
Mr. Byrnes and Ms. Borlick gave an overview of the U.S. Census Bureau Complete Committee project.

9. Adjournment

Moved by Supervisor Gustina, Seconded By Supervisor Owens. Time: 10:58 am.

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

January 9, 2020 (8:00 am)
January 23, 2020 (8:00 am)
February 13, 2020 (8:00 am)
February 27, 2020 (8:00 am)



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

MEETING DATE: January 9th, 2020

Land Division Summary:

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

2019 063 (Plymouth Township) – Hoerler

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

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



Application Number: LD2019 063 Hoerler

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

AGENCY REVIEW

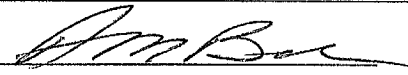
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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"/>
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 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"/>

3

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: "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: 10/24/19
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" 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. Rezone to RR	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: 12/12/19
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.
- 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 the final approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 1.1 acre lot from an existing 98 acre parcel (6-15-34.01) in Plymouth Township. The purpose of the division is to separate the existing residence and buildings 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.

As part of this proposal, the Town of Plymouth will consider a rezone of the proposed lot area from A1 to Rural Residential (RR) based on the proposed lot size. The future land use plan for this area is Rural Residential.

This proposed land division is within the extra-territorial review jurisdiction of the Village of Footville.

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

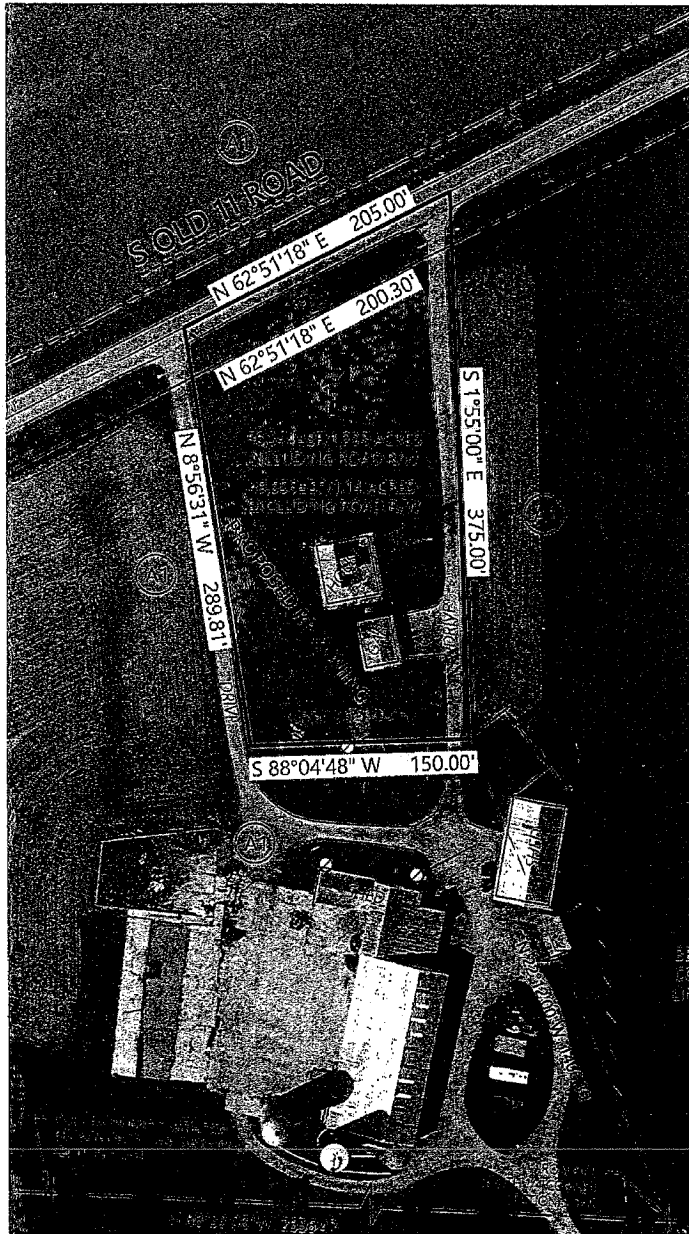
17. If you answered **Approve With Conditions** to **16.**, list conditions:

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

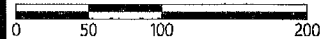
18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF
THE SW 1/4 OF SECTION 5, T. 2 N., R. 11 E. OF THE 4TH P.M.,
PLYMOUTH TOWNSHIP, ROCK COUNTY, WISCONSIN



Scale: 1" = 100'



BEARINGS BASED ON THE WISCONSIN COUNTY
COORDINATE SYSTEM, ROCK ZONE. THE SOUTH
LINE OF THE SOUTHWEST QUARTER OF SECTION
5-2-11 BEING N 88°53'06"W

- PW Existing Well
- ST Existing Septic Tank
- ⊘ Existing Utility Pole
- Existing Guy Wire

ORDER NO: 33441
BOOK: SEE FILE
FIELD CREW: RHL
DRAWN BY: RHL
DATE: OCTOBER 11, 2019

ORDERED BY
WILLIS HOERLER
1303 S. MURPHY ROAD
JANESVILLE, WI 53548

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.rhbatterman.com



RECEIVED

OCT 15 2019



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2019-063

Received By - Date (MM/DD/YYYY): 10-15-19

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

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 consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No
3. 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.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Not Applicable Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:		WILLIS HOERLER / HOERLER & HOERLER LLC		Telephone:		608-931-6563	
Address:		1303 S. MURPHY ROAD		City:		JANESVILLE	
				State:		WI	
				Zip:		53548	
b. Name:				Telephone:			
Address:				City:			
				State:			
				Zip:			

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:		RH BATTERMAN CO		Telephone:		365-4464	
Address:		2857 BARTELLS DRIVE		City:		BELOIT	
				State:		WI	
				Zip:		53511	
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

Residential home is a part of the golf course property currently for sale. The home is a rental and the owner wishes to remove the house and garage from the golf course property to be sold.

Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:

Town of Plymouth	NE 1/4 of SW 1/4
Section 5-2-11	Tax parcel number(s) - 030 00103401

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 Footville

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): 98.7 acres	14. Land division area (Square feet or acres): 1.3 acres	15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RR	18. Future zoning of parent lot: A1

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): NA

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

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: <u>Willis Hoerler</u>	DATE: <u>10-14-19</u>
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7

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 checked="" 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"/>	NA
(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 type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	NA
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"/>	NA
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	NA
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

12/30/2019

FOR THE MONTH OF DECEMBER 2019

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp	P1900403	12/12/2019	US BANK	WHITE COPY PAPER	45.45
64-6400-0000-63107	Legal Notices	P1900674	12/26/2019	GREATER BELOIT PUBLISHING CO	HURD AND BLACKHAWK	63.69
64-6400-0000-63200	Pubs/Subs/Dues	P1900403	12/12/2019	US BANK	2019 BLANKET PURCHASE ORDER	830.50
Planning PROG TOTAL						939.64
64-6451-0000-64904	Sundry Expense	P1900410	12/12/2019	LANGE ENTERPRISES INC	911 ADDRESS SIGNS	2,192.44
Address Signs PROG TOTAL						2,192.44

I have reviewed the preceding payments in the total amount of \$3,132.08

Date: _____ Dept Head _____

Committee Chair _____



MEMORANDUM

Date: December 30, 2019

To: Planning & Development Committee

From: Colin Byrnes – Director Planning & Development Agency

Re: Semi Annual Report – Attendance at Conventions/Conferences

Summary:

Per County Board Resolution, all departments heads are required to submit semi-annual updates regarding attendance or training at convention or conferences and exceed a cost of \$1,000 per event, per employee whether instate or out of state. During the last six months, those conditions were met for the following:

1. The Economic Development Manager traveled to Indianapolis, IN (Oct. 13–16) To maintain Certified Economic Developer (CECD) credentials, the credentialing organization – International Economic Development Council – requires everyone to obtain a certain amount of professional development / continuing education credits during a three-year period.

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**

51 South Main Street
Janesville, WI 53545

(608) 757-5610

MEMORANDUM

DATE: January 3, 2020

TO: Planning & Development Committee

FROM: Michelle Schultz, Real Property Lister *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: January 3, 2020

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister/LIO *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions – Land Records

Land Records funds were used to send two members of the Land Records Committee to the 2019 International ESRI Conference in San Diego, California July 8th – July 12th 2019. This cost exceeded \$1,000.00 per individual. Please see attached report for actual amounts.

Cc: Josh Smith

Semi-Annual Report on Travel cost's which exceed \$1,000

For July - December 2019

Land Records

ESRI International User Conference July 8 - July 12, 2019 San Diego, CA

	Other			Other Air			Conference		Total	
	Mileage	Transportation	Parking	Baggage	Fees	Airfare	Lodging	Meals		Registration
Jennifer Borlick - Planning	\$49.88	\$18.48	\$80.00	\$60.00		\$418.00	\$986.75	\$244.02	n/c	\$1,857.13
									n/c	\$0.00