

# ROCK COUNTY, WISCONSIN

**NOTE: This is a  
Teleconference**



## **PLANNING & DEVELOPMENT COMMITTEE THURSDAY, JUNE 11, 2020 – 8:00 A.M.**

**CALL: 1-312-626-6799**

**MEETING ID: 820 9596 1309**

Notice is hereby given that Rock County will hold a public hearing on June 11, 2020, at 8:00 AM at the County Courthouse Conference Center (Room 250), 51 S. Main St. Janesville, WI before the Rock County Planning and Development Committee or virtually via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/82095961309?pwd=Z3JRWUFRUltdTBCmG3QUIHdUxQT09>

Meeting ID: 820 9596 1309

Password: 659610

One tap mobile

+19292056099,,82095961309#,1#,659610# US (New York)

+13017158592,,82095961309#,1#,659610# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 820 9596 1309

Password: 659610

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

Join by Skype for Business

<https://us02web.zoom.us/skype/82095961309>

The public hearing will be held to gather public input on the *Draft 2020 Rock County Park, Outdoor Recreation, and Open Space Plan*. The Draft Plan is intended to help guide the acquisition, preservation, and development of land for parks, recreation trails, and other open spaces to meet the needs of Rock County's growing and changing population. It is designed to be used by County officials and staff as a policy guide to provide short- and long-term recommendations on the County's park, open space, and trail system.

The Draft Plan is available for review at the Rock County Highway Division Building and on the Rock County Park Division's website <https://www.co.rock.wi.us/parks>. Written comments on the Draft Plan should be submitted prior the public hearing date to John Traynor, Parks Manager at [John.Traynor@co.rock.wi.us](mailto:John.Traynor@co.rock.wi.us). All written comments will be forwarded to the County Board for consideration.

Dated: May 27, 2020



## Agenda

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday, May 28, 2020 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. **Action Item:** Public Hearing – 2020 Parks, Outdoor Recreation, and Open Space Plan
6. **Action Item:** Review and Recommendation of Adoption of the 2020-2025 Rock County Parks, Outdoor Recreation, and Open Space (POROS)
7. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
    - 2020 007 (Union Township) – Johnson (1 Lot CSM)
    - 2020 015 (Harmony Township) – Cadd 2 Lot CSM)
8. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
9. Committee Reports
10. Directors Report
  - A. Agency Operations concerning COVID-19
11. Adjournment



**MINUTES  
PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, MAY 28, 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, May 28, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director), Kurt Wheeler; (Planner III), Andrew Baker (Senior Planner), Dana Sandwick; Rock County Planning Office Coordinator, Michelle Schultz; Real Property Lister, James Otterstein; Economic Development Manager, and Madame Chair Purviance.

1. Call to Order
2. Adoption of Agenda (as Amended to move item 4 to item 12)  
**Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter. **Adopted (5-0)**
3. **Action Item:** Election of Vice Chair  
**Motion** made by Supervisor Podzilni to nominate Wayne Gustina, **Seconded** by Supervisor Sweeney. All in Favor (**Passed 5-0**)
4. Approval of Minutes of the Planning & Development Meeting held Thursday, May 14, 2020 at 8:00 am.  
**Moved** by Supervisor Potter, **Seconded** by Supervisor Sweeney. **Approved (5-0)**
5. Citizen Participation, Communications and Announcements  
None
6. **Action Item:** Citizen Objection – Request to Forgive a 0% Loan on Housing Rehab Project 2019D-1

Director Byrnes gave a historic overview of the issue and property of the applicant. Discussion followed.

The applicant also gave a history of the property and improvements made to the property going back many years. Questions and discussion followed.

Upon questions from the Chairman and others, Mr. Byrnes gave the Staff recommendations as to the available avenues of relief for the applicant. After further discussion a Motion was made by Supervisor Podzilni to Deny the request and have the parties involved communicate as to the outcome of the area in question and solve it privately.

This Motion was Seconded by Supervisor Gustina. **Request Denied (5-0).**

7. Code Enforcement

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

- 2020 017 (Milton Township) – Meeker (2 Lot CSM)  
**Moved** by Supervisor Gustina with Conditions, **Seconded** by Supervisor Potter.  
**Approved with Conditions (5-0).**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “Lot 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 system.
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Note on Final CSM “No buildings which produce wastewater are allowed on lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies.
- 5). Dedicate a 33 ft. half road right of way along N. Bowers Lake Rd. at the discretion of the Town.
- 6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

- 2020 018 (Beloit Township) – Sweger (1 lot CSM)  
**Moved** by Supervisor Podzilni with Conditions, **Seconded** by Supervisor Davis.  
**Approved with Conditions (5-0).**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the system.

- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
  - 4). Dedicate a half road right of way along Creedy Road at the discretion of the Town
  - 5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
  - 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
- 2020 019 (Beloit Township) – Sweger (2 Lot CSM)  
**Moved** by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina.  
**Approved with Conditions (5-0).**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
  - 2). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
  - 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
  - 4). Note on Final CSM “No buildings which produce wastewater are allowed on lot 2 until acceptable means of wastewater disposal are approved by the necessary governmental agencies”
  - 5). Dedicate a half road right of way along Creedy rd. at the discretion of the Town.
  - 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
  - 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 2020 023 (Beloit Township) – Wam (2 Lot CSM)  
**Moved** by Supervisor Davis with Conditions, **Seconded** by Supervisor Potter.  
**Approved with Conditions (5-0).**

**Conditions:**

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

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

3). Final Approval is conditioned on the approval of proposed vacation of a portion of Ravine Dr.

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.

8. Finance

A. Information Item: Committee Review of Payments  
**Reviewed**

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

9. Corporate Planning

A. **Action Item:** Resolution Recognizing County Employee Lynn Burdick  
**Moved** by Supervisor Davis, **Seconded** by Supervisor Potter  
**Passed (5-0)**

10. Committee Reports

11. Directors Report

A. COVID-19 Emergency Small Business Loan Fund  
Mr. Otterstein gave a brief overview of actions to date of the committee, and possible future outcomes regarding the Small Business Loan Committee and funds available.

12. **Action Item:** Set Meeting Times and Date  
**Motion** made by Supervisor Podzilni to keep the days and times the same for the next two year period as they seem to be working well., **Seconded** by Supervisor Gustina. **Passed (5-0)**

13. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter, **All in Favor,**  
**Time: 9:17 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

June 11, 2020 (8:00 am)

June 25, 2020 (8:00 am)

July 9, 2020 (8:00 am)

July 23, 2020 (8:00 am)



RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee  
INITIATED BY



John Traynor, Parks Manager  
DRAFTED BY

Public Works & Planning Committees  
SUBMITTED BY

March 2, 2020  
DATE DRAFTED

### Adoption of the 2020-2025 Rock County Parks, Outdoor Recreation and Open Space (POROS) Plan

1 **WHEREAS**, it is good management practice for the Rock County Parks Division to have a long-  
2 range plan to assure that park planning goals, objectives, and policies are current for its operation  
3 and assets; and,  
4

5 **WHEREAS**, Rock County desires to maintain its eligibility for grant funding for the acquisition and  
6 development of park and recreational facilities through State and Federal programs; and needs to  
7 update the 2015-2020 POROS Plan in order to remain eligible for State, Federal, and foundation  
8 grants, which along with local matching funds can be used to help improve the County's parks,  
9 outdoor recreation facilities, and open space areas to the benefit of Rock County Citizens; and,  
10

11 **WHEREAS**, the Wisconsin Department of Natural Resources requires that the County update its  
12 POROS Plan every five years to maintain such eligibility and to assure that park planning goals,  
13 objects, and policies are current; and  
14

15 **WHEREAS**, the County has contracted with Vandewalle & Associates to prepare an update to  
16 the 2015-2020 County's POROS Plan which included a data gathering process that used extensive  
17 public participation including staff input sessions, public surveys, focus groups, and an open house;  
18 and,  
19

20 **WHEREAS**, the 2020-2025 POROS Plan goals and priorities recommended by the Public Works,  
21 Parks Advisory, and Planning & Development Committees are based on this extensive process of  
22 public input; and,  
23

24 **WHEREAS**, the 2020-2025 POROS plan is intended to be used by the Rock County Parks  
25 Manager, Parks Staff, and Public Works Parks Advisory Committee to pursue appropriate park,  
26 outdoor recreation and open space items and projects; and,  
27

28 **WHEREAS**, the proposed 2020-2025 POROS Plan has been reviewed and recommended for  
29 adoption by both the Parks and Planning Department Staffs; and,  
30

31 **WHEREAS**, the proposed 2020-2025 POROS Plan is consistent with the Rock County  
32 Comprehensive Plan 2035.  
33

34 **WHEREAS**, the Rock County Board of Supervisors shall pursue the implementation of the Rock  
35 County 2020-2025 POROS Plan as opportunities and resources are presented and available.  
36

37 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
38 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2020, hereby adopts the 2020-2025 Rock County Parks,  
39 Outdoor Recreation, and Open Space (POROS) Plan, to serve as the County's updated POROS  
40 plan and chapter twelve of the Rock County Comprehensive Plan 2035.

RESPECTFULLY SUBMITTED

PUBLIC WORKS COMMITTEE

/s/ Betty Jo Bussie  
Betty Jo Bussie, Chair

/s/ Brent Fox  
Brent Fox, Vice-Chair

/s/ Mary Mawhinney  
Mary Mawhinney

/s/ Rick Richard  
Rick Richard

/s/ Jeremy Zajac  
Jeremy Zajac

PLANNING & DEVELOPMENT COMMITTEE

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Wayne Gustina, Vice Chair

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Robert Potter

ENDORSED BY  
PARKS ADVISORY COMMITTEE

/s/ Floyd Finney  
Floyd Finney

/s/ Dean Paynter  
Dean Paynter

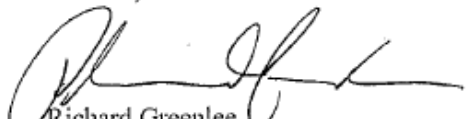
/s/ Thomas Presny  
Thomas Presny

FISCAL NOTE:  
No fiscal impact in and by itself.

  
Sherry Qfa  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.69(1) and 66.1001, Wis. Stats.

  
Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended  
  
Josh Smith  
County Administrator

– EXECUTIVE SUMMARY –

Rock County Park, Outdoor Recreation and Open Space Plan (POROS)

In order to remain eligible for state, federal and foundation grants, Rock County needs to update the 2015-2020 POROS Plan. These grant funds, along with local matching funds can continue to be utilized to help improve the county's parks, outdoor recreation facilities, and open space areas to the benefit of Rock County citizens quality of life. The Plan has a five-year planning horizon. It will need to be updated in 2025 for the next five-year planning period.

The POROS planning process included a data gathering process that used extensive public participation including staff input sessions, community survey, focus groups, and an open house.

The proposed Rock County POROS Plan is one document and includes the following sections: 1) Introduction and Background Information, 2) Planning Process and Public Participation, 3) Existing Park and Recreational Facilities, 4) Goals, Objectives, and Policies, 5) Park and Recreation Standards, 6) Analysis of Existing Park and Recreation Facilities, 7) Recommended Park and Open Space Improvements, 8) Capital Improvements Plan, and 9) Implementation Action Plan.

We realize that this is ambitious, but without enumeration, those projects would not be eligible for grant or other funding options.

The proposed 2020-2025 POROS Plan has been reviewed and recommended for adoption by both the Parks and Planning Department Staffs. The proposed POROS Plan update is consistent with the Rock County Comprehensive Plan 2035 and will be updated as chapter twelve of the plan.



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

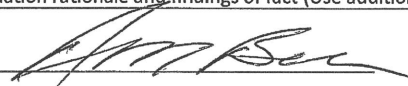
### AGENCY REVIEW

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"/>
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"/>

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 of wastewater...	
3. ....disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 1/29/2020
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

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: Chair – Rock County Planning & Development Committee	

**AGENCY RECOMMENDATION**

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

- 3. Final CSM shall indicate no development or filling in the area from the centerline to 300 feet west of N Crocker Rd.
- 4. Dedicate a seventy foot road right of way along N. Crocker Rd at the discretion of the Town.
- 5. Approval conditioned on the Town's decision to approve a zoning change from RR (Outlot) and A1 to A2.
- 6. The ownership of the existing larger parcel and the Outlot is different. Final CSM shall include signature blocks for all property owners.
- 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.

**12.** Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new 11 acre lot from an existing 48 acre parcel and an adjacent Outlot in Union Township. The purpose of the division is to create a new buildable lot. The remaining parent parcel (west of railroad right of way) is greater than 35 acres, therefore there is not a requirement to include it as part of the Certified Survey Map. As part of this proposal, the Town of Union will consider a rezoning of the area of proposed Lot 1 which is part of the larger parcel from A1 (the Certified Farmland Preservation District) to A2 based on the provisions in the Zoning Ordinance and, specifically, the standards for removing acres from eligibility for the Farmland Preservation Program. The adjacent existing Outlot is currently zoned RR and would also be rezoned to A2 as part of this proposal.

The existing topographic information for the property indicates that the eastern portion of the proposed lot consists of kettle/depressional topography. This area could be prone to localized flooding during heavy rain or runoff events particularly when the ground is frozen. Therefore, this area is not suitable for development nor should the area be filled, which would eliminate the natural storm water storage area.

The centerline of N. Crocker does not align with the property boundary in this location. Therefore, if a road right-of-way dedication is required by the Town it will be a full right-of-way of 70 feet (rather than the typical half road right-of-way).

**TOWN ACTION**

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

**15.** Town action rationale and findings of fact:

u

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

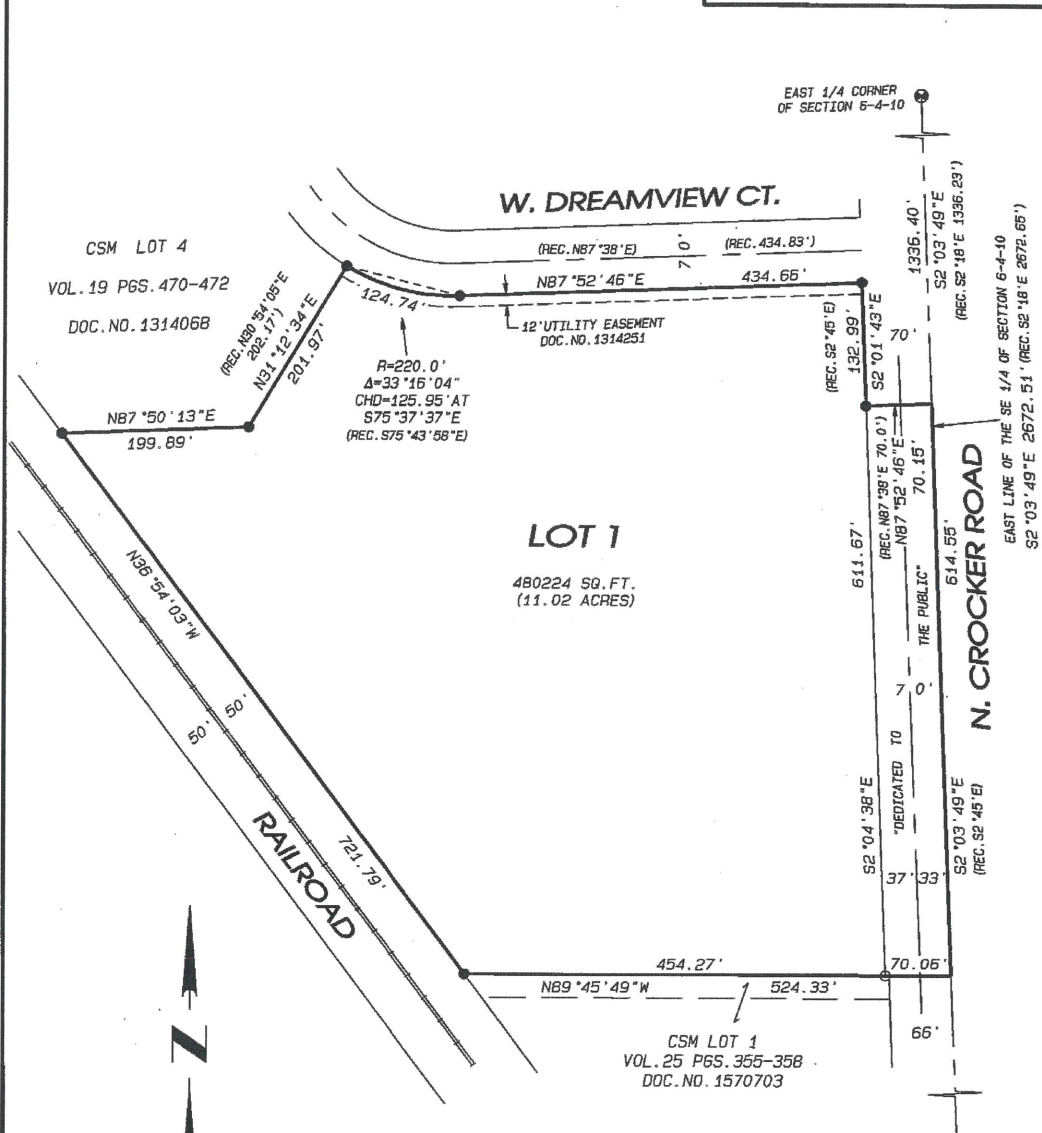
**17.** If you answered **Approve With Conditions to 16.**, list conditions:

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

**18.** Committee action rationale and findings of fact:

# CERTIFIED SURVEY MAP

OUTLOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGES 473 AND 474 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1314251 AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 6; ALSO PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 6, ALL IN T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



### LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊕ FOUND ALUMINUM MONUMENT

### NOTES:

FIELDWORK COMPLETED \_\_\_\_\_

ASSUMED S2°03'49"E ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 6-4-10.

Project No. 120 - 007 For: JOHNSON SHEET 1 OF \_\_ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

JAN 22 2020



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2020-007

Received By - Date (MM/DD/YYYY): 1-22-2020

## 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:	JANET L JOHNSON			Telephone:	
Address:	11026 N CROCKER RD	City:	BROOKLYN	State:	WI Zip: 53521
b. Name:	JANET L JOHNSON & NICK H JOHNSON			Telephone:	
Address:	11026 N CROCKER RD	City:	BROOKLYN	State:	WI Zip: 53521

#### 7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W. MILWAUKEE STREET	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

Combine O.L. 1, Volume 19, Pages 473-474 and create a new lot from Parcel No. 040 007009 East of the Railroad Right-of-way. Containing 10 Acres ±.

10. Land division area location:	Town of UNION	NE&SE 1/4 of SE 1/4
	Section 6	Tax parcel number(s) - 6-20-44 & 38.1E

- 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 VILLAGE OF BROOKLYN
- 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): 1.94 AND 48
- Land division area (Square feet or acres): 12
- Current zoning of land division area: RR AND A-1
- Number of new/additional lots created by land division: 0
- Future zoning of new/additional lot(s) created by land division: A-2
- Future zoning of parent lot: A-1
- 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):
- 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: \_\_\_\_\_

5



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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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 015 Cadd

## 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input checked="" 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"/>

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 <b>No</b> , 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 <b>Approve With Conditions</b> 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 2 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 systems."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Amta</i></u>	DATE: <u>4/19/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; 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 <b>Approve With Conditions</b> 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 <b>Approve With Conditions</b> 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 &amp; Development Committee</u>	

8

**AGENCY RECOMMENDATION**

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

- 4. Proposed lot lines must include the POWTS with the building which utilizes the system.
- 5. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...
- 6. ...of wastewater disposal is approved by the necessary governmental agencies."
- 7. Land Division approval is conditioned on the approval of the rezone request by the Town of Harmony.
- 8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 10.
- 11.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates two new lots from an existing 11.1 acre parcel (6-7-19.1) in Harmony Township. There is an existing residence and buildings on proposed Lot 2 (10 acres). The property is currently zoned Agricultural District Two (A2; 10-35 acre lot size) by the Town of Harmony. As part of this proposal, the Town will consider a rezone to Commercial for the area of proposed Lot 1 (1.1 acres) based on the provisions in the Zoning Ordinance. The future land use plan for this area is Mixed Use.

The proposed land division is within the Extraterritorial Review Jurisdiction of the City of Milton.

**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 CSM

PART OF SECTION 3, T.3N., R.13E. OF THE 4TH P.M.,  
HARMONY TOWNSHIP, ROCK COUNTY, WISCONSIN.

LD 2020 015



CAPITAL ASSET INVESTMENTS  
CSM 39-429  
V-23-1462.13

CITY OF MILTON  
CSM 32-215  
V-23-1462.1

N 1/4 CORNER  
SECTION 3-3-13

EMH TOWNLINER ROAD

**LOT 1**  
1.1 ACRES  
REZONE TO  
COMMERCIAL

**LOT 2**  
10.0 ACRES  
RICKY CADD  
6-7-19.1

NORMAN MC WILLIAM  
6-7-20

N. MCWILLIAM LANE

HWY 28

**NOTES:**

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 120-090 For: Cadd, Ricky March 16, 2020

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

10

RECEIVED



MAR 27 2020

ROCK CO. PLANNING, ECONOMIC AND  
DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2020-05

Received By - Date  
(MM/DD/YYYY): 3-27-2020

## 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: RICKY D CADD & PEGGY A CADD Telephone: \_\_\_\_\_
- Address: 5829 N MC WILLIAM LN City: MILTON State: WI Zip: 53563
- b. Name: \_\_\_\_\_ Telephone: \_\_\_\_\_
- Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

#### 7. AGENT (SURVEYOR AND DEVELOPER)

- a. Surveyor name: COMBS & 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 new lot for business

10. Land division area location: Town of HARMONY NE 1/4 of NW 1/4  
Section 3 Tax parcel number(s) - 6-7-19.1

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 CITY OF MILTON

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): 11.1
14. Land division area (Square feet or acres): 11.1
15. Current zoning of land division area: A-2

16. Number of new/additional lots created by land division: 1
17. Future zoning of new/additional lot(s) created by land division:
18. Future zoning of parent lot: A-2

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: [Signature]

DATE: 3-25-20

11

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"/>	
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(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,  
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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63103	Legal Forms					
		P2000479	05/14/2020	US BANK	RP LGL FRMS ASSMENT ROLL SUP	385.75
<b>Real Property Description PROG TOTAL</b>						<b>385.75</b>
10-1721-0000-62119	Other Services					
		P2001147	05/14/2020	AYRES ASSOCIATES INC	2020 IMAGERY 3" 65% COMPLETE	13,877.50
		P2001385	05/28/2020	AYRES ASSOCIATES INC	2020 LIDAR ACQUISITION PROJECT	94,101.85
<b>Land Records PROG TOTAL</b>						<b>107,979.35</b>
10-1726-2018-62119	Other Services					
		P2001385	05/28/2020	AYRES ASSOCIATES INC	2020 LIDAR ACQUISITION PROJECT	5,627.00
<b>Strategic Initiative Grant PROG TOTAL</b>						<b>5,627.00</b>

I have reviewed the preceding payments in the total amount of **\$113,992.10**

Date: \_\_\_\_\_ Dept Head \_\_\_\_\_  
 Committee Chair \_\_\_\_\_



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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63107	Legal Notices					
		P2000559	05/21/2020	US BANK	REGISTER OF DEEDS FEE	31.00
<b>Planning PROG TOTAL</b>						<b>31.00</b>
64-6470-0000-63110	Admin Expense					
		P2001346	05/28/2020	FOREMOST MEDIA INC	COVID-19 EMERGENCY SMALL BUSIN	5,000.00
<b>Small Business Loan Program PROG TOTAL</b>						<b>5,000.00</b>
64-6730-0000-62420	Mach/Equip R&M					
		P2000554	05/07/2020	HARRIS ACE HARDWARE LLP	C BATTERY	14.99
<b>Surveyor PROG TOTAL</b>						<b>14.99</b>

I have reviewed the preceding payments in the total amount of **\$5,045.99**

Date: \_\_\_\_\_ Dept Head \_\_\_\_\_  
 \_\_\_\_\_ Committee Chair \_\_\_\_\_