

**NOTE: This is a  
Teleconference**



www.co.rock.wi.us

**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, February 11, 2021 – 8:00 A.M.  
CALL: 1-312-626-6799  
MEETING ID: 815 8941 0561  
PASSCODE: 670005**

<https://us02web.zoom.us/j/81589410561?pwd=VHpwdlN2dEsrZEZuL05GVkJHMxJGZzO9>

Meeting ID: 815 8941 0561

Passcode: 670005

One tap mobile

+13126266799,,81589410561#,,,,\*670005# US (Chicago)

+19292056099,,81589410561#,,,,\*670005# US (New York)

**Dial by your location**

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 815 8941 0561

Passcode: 670005

Join by SIP

[85448524412@zoomcrc.com](mailto:85448524412@zoomcrc.com)

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, February 10, 2021. To submit a public comment use the following email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us).

**Join from a telephone:**

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

Instructions for the hearing impaired –

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



## Agenda

**PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**THURSDAY, FEBRUARY 11, 2021 – 8:00 A.M.**  
**CALL: 1-312-626-6799**  
**MEETING ID: 815 8941 0561**  
**PASSCODE: 670005**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held January 28, 2020 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
    1. 2020 058 (Porter Township) – Farrington (1 Lot CSM)
    2. 2020 066 (Newark Township) – Heldt (1 Lot CSM)
6. Community Development
  - A. **Action Item:** Citizen Objection to Director's Decision to Deny a Mortgage Subordination Request
7. Real Property Lister
  - A. **Action Item:** Resolution: Accepting 2021 Wisconsin Land Information Program Strategic Initiative Grant Funds and Amending the 2021 Land Records Budget
8. Economic Development
  - A. **Information Item:** Q4 2020 Rock Ready Index Report
9. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
10. Director's Report
11. Committee Reports
12. Adjournment

**Future Meeting Dates**

February 25, 2021 8:00 AM  
March 11, 2021 8:00 AM



**MINUTES**  
**PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**THURSDAY, January 28, 2021 – 8:00 A.M.**  
**Meeting was teleconferenced using Zoom**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, January 28, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator).

1. Call to Order:
2. Adoption of Agenda.

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

**Change in Agenda:** Remove item 2020 079 (Clinton Township) – Brandl (1 Lot CSM) until after Clinton Township meets February 15, 2021.

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

3. Approval of Minutes of the Planning & Development Meeting held Thursday, January 14, 2021 at 8:00 am.

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

4. Citizen Participation, Communications and Announcements.  
**None**

5. Code Enforcement

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

1. 2020 075 (Turtle Township) – H&L Farms (2 Lot CSM)

**Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter

**Approved (5-0) with Conditions**

**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 on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
- 3). Dedicate 33 foot half road right of way along E Creek Rd and LT Townline Rd at the discretion of the Town of Turtle.
- 4). Approval is conditioned on rezone and approval by the Town of Turtle.
- 5). A drainage easement shall be delineated on Lot 1 extending 50 feet on each side of the centerline of the natural drainage way.
- 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 final approval.

2.           2020 079 (Clinton Township) – Brandl (1 Lot CSM)

Removed from agenda. Change to agenda and approval above.

3.           2020 082 (Lima Township) – Fisher (2 Lot CSM)

**Moved by Supervisor Potter, Seconded by Supervisor Gustina**

**Approved (5-0) with Conditions**

**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 building which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies.

3). 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 existing systems."

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

5). Approval is conditioned on approval of a rezone of Lot 2 by the Town of Lima and the associated standards of the Lima Zoning Ordinance.

6). Dedicate a 40 foot half road right of way along N County KK.

7). Dedicate a 33 foot half road right of way along E Willow Dr at the discretion of the Town of Lima.

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 final approval.

4. 2020 083 (Harmony Township) – Hanauska (1 Lot CSM)

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

**Approved (5-0) with Conditions**

**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 building which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."

3). A drainage easement shall be delineated along west line of proposed Lot 1 as shown on the preliminary.

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

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

6. Community Development  
**None**
7. Economic Development  
Quarterly report will be on the next agenda.
8. Finance
  - A. Information Item: Committee Review of Payments  
**Reviewed**
  - B. **Action Item:** Transfers  
**No Transfers.**
9. Directors Report  
  
New Planner will be starting on February 22, 2021.
10. Committee Reports.  
**None**
11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Podzilni,  
**All in Favor (5-0), Time: 8:20 am.**

Respectfully Submitted – Dana Sanwick, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

February 11, 2021 8:00 AM  
February 25, 2021 8:00 AM



## 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
<b>7a.</b> 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"/>
<b>a.</b> Location of the land division area by section, township, and range:	<input type="checkbox"/>
<b>b.</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"/>
<b>c.</b> 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"/>
<b>d.</b> 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"/>
<b>e.</b> Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
<b>f.</b> 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"/>
<b>g.</b> Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
<b>(1)</b> Buildings:	<input type="checkbox"/>
<b>(2)</b> Streets, alleys, and public ways:	<input type="checkbox"/>
<b>(3)</b> Driveways:	<input type="checkbox"/>
<b>(4)</b> Rail lines:	<input type="checkbox"/>
<b>(5)</b> Private water wells or water supply systems:	<input type="checkbox"/>
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
<b>(7)</b> Any other public utilities:	<input type="checkbox"/>
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
<b>(9)</b> Vegetative land cover type:	<input type="checkbox"/>
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
<b>(12)</b> Surface water features:	<input type="checkbox"/>
<b>(13)</b> Drainageways:	<input type="checkbox"/>
<b>(14)</b> Detention or retention areas:	<input type="checkbox"/>
<b>(15)</b> Cemeteries:	<input type="checkbox"/>
<b>(16)</b> Bridges/culverts:	<input type="checkbox"/>
<b>(17)</b> Rock outcroppings:	<input type="checkbox"/>
<b>h.</b> 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"/>
<b>i.</b> 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"/>
<b>j.</b> 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: "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 systems."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	

AGENCY SIGNATURE: <u><i>[Signature]</i></u>	DATE: <u>10/07/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

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. <u>No new tree planting with a mature height of 25' or more planted within 25' of lot lines.</u>	
2. <u></u>	
3. <u></u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	

TOWN SIGNATURE: <u><i>[Signature]</i></u>	DATE: <u>1/18/21</u>
TITLE: <u>Chairman</u>	

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. <u></u>	
2. <u></u>	
3. <u></u>	
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>	



**AGENCY RECOMMENDATION**

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

- 3. The remaining parent parcel is less than 35 acres, therefore must be included as Lot 2 of the proposed CSM
- 4. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE Zoning District.
- 5. Dedicate a 33 foot half road right-of-way along W Gibbs 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 Rock Co. Register of Deeds within 6 months of the final approval.
- 8.
- 9.
- 10.

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

The proposed Land Division creates one new 10 acre lot from an existing 30 acre parcel (6-16-213) in Porter Township. The purpose of the division is to divide an existing building site. As part of this proposal, the Town of Porter will consider rezoning the area of proposed Lot 1 from AE to AG based on the provisions in the Zoning Ordinance and the standards of the Farmland Preservation Program.

The remaining parent parcel is less than 35 acres (approximate 20 acres), therefore it is required to be included it as part of the Final Certified Survey Map. The minimum lot size in the AE District is 20 acres, there for no rezone of this Lot should be necessary.

**TOWN ACTION**

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

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

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

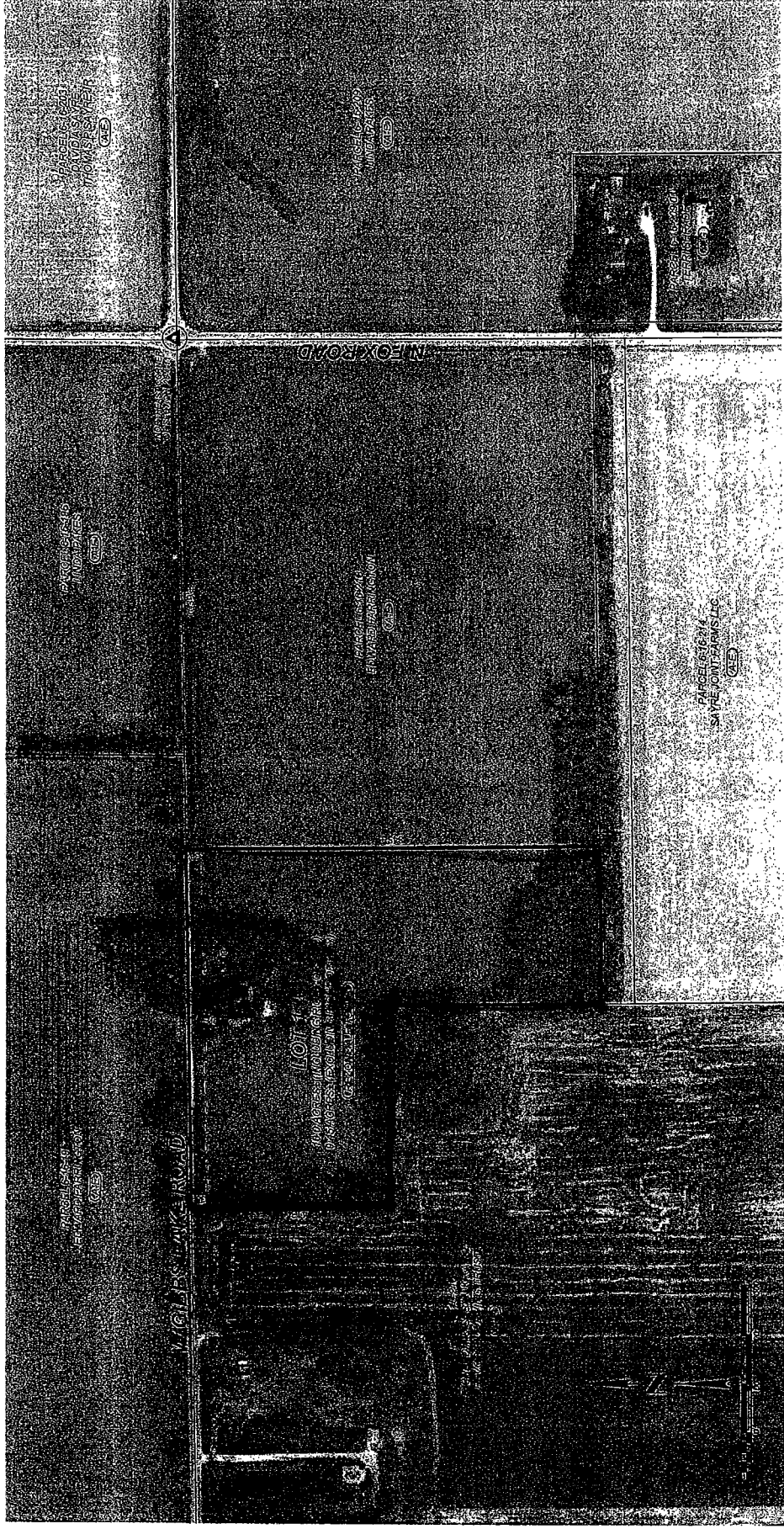
**17. If you answered Approve With Conditions to 16., list conditions:**

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

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

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 26, T.4N., R.11E., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



**Combs & Associates**  
 LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING  
 150-481  
 WILSON ROAD  
 FARMINGTON

NOTES:  
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED

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

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



AGENCY USE ONLY

Application Number: LDZ020-058

Received By - Date (MM/DD/YYYY): 9-22-2020

LDZ020 058

## 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:	EDWARD FARRINGTON	Telephone:	608-295-8315
Address:	3840 W STONE FARM RD	City:	EDGERTON
		State:	WI
		Zip:	53534
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC	Telephone:	608-752-0575
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  
CREATE LOT WITH BUILDINGS AND 10 ACRES

10. Land division area location: Town of PORTER NE&NW 1/4 of NE 1/4  
Section 26-4-11 Tax parcel number(s) - 6-16-213

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

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

13. Landowner's contiguous property area (Square feet or acres): <u>30.33 ACRES</u>	14. Land division area (Square feet or acres): <u>10 ACERS</u>	15. Current zoning of land division area: <u>A-E</u>
16. Number of new/additional lots created by land division: <u>1</u>	17. Future zoning of new/additional lot(s) created by land division: <u>A-G</u>	18. Future zoning of parent lot: <u>A-E</u>

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):

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: *Edward Farrington* DATE: 9-21-2020

APPLICATION CHECKLIST		
	Yes	No
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 checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545



Application Number: LD2020 066 Heldt

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

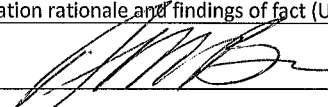
### AGENCY REVIEW

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
<b>7a.</b> 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"/>
<b>a.</b> Location of the land division area by section, township, and range:	<input type="checkbox"/>
<b>b.</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"/>
<b>c.</b> 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"/>
<b>d.</b> 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"/>
<b>e.</b> Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
<b>f.</b> 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"/>
<b>g.</b> 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"/>
<b>h.</b> 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"/>
<b>i.</b> 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"/>
<b>j.</b> 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 <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: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 1/27/2021
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 <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: Chair - Rock County Planning & Development Committee	

**AGENCY RECOMMENDATION**

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

- 4. Subject to Town of Newark approval of zoning change to A3.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 7.
- 8.
- 9.
- 10.
- 11.

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

The proposed Land Division creates one new vacant lot from an existing 40 acre parcel (6-14-151) in Newark Township. Proposed Lot 1 will be 5.0 acres. The property is currently zoned A1 by the Town, therefore a request to rezone the proposed area to A3 (3-10 acre lot size) has been submitted. The planned future land use is Agriculture, Woodlands and Scattered Residential. The Town of Newark does not current have a zoning district certified for the Farmland Preservation Program.

**TOWN ACTION**

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

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

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

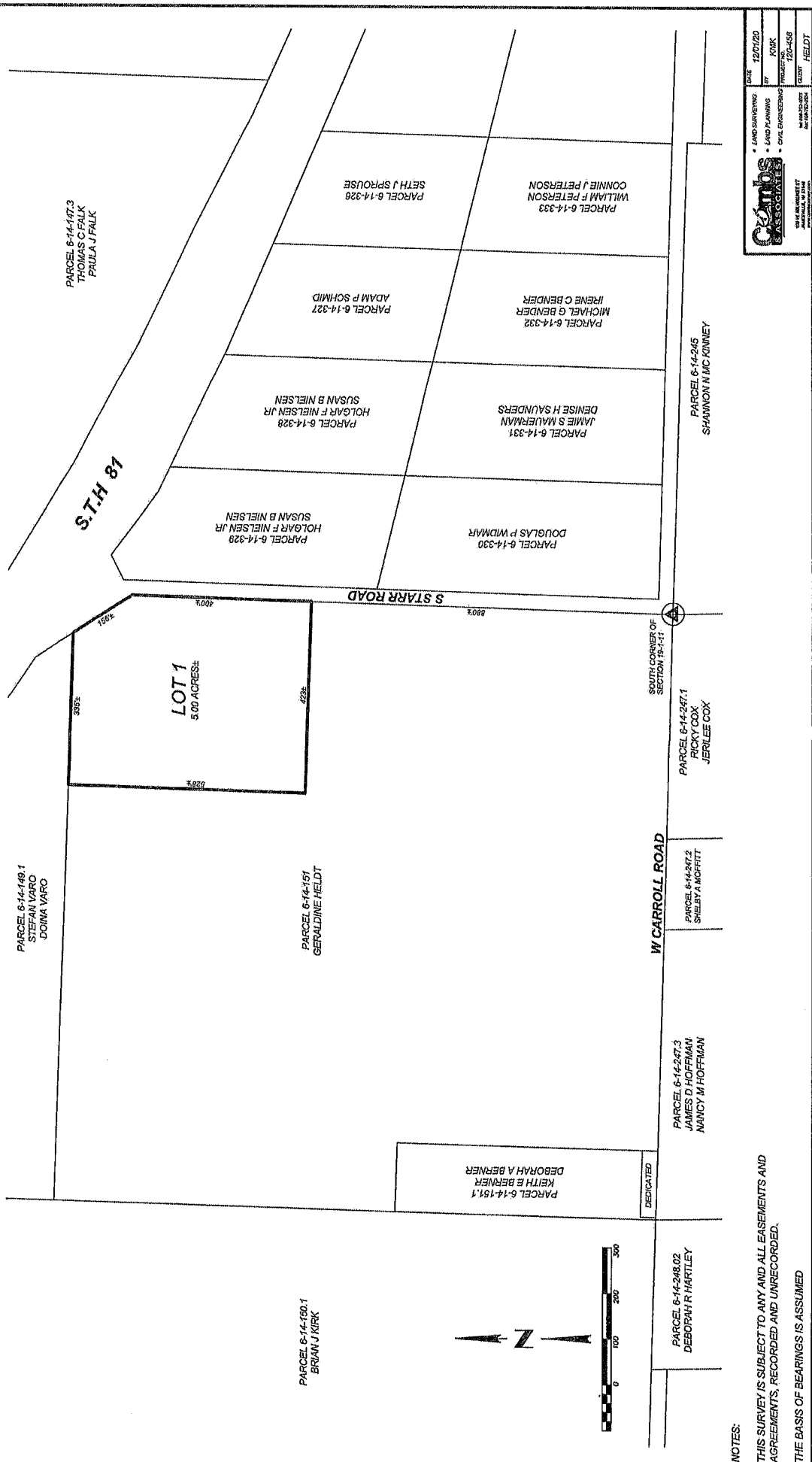
**17. If you answered Approve With Conditions to 16., list conditions:**

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

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

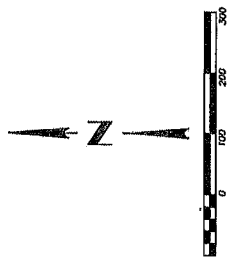
# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, T.1N., R.11E., TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



**Casinos ASSOCIATES**  
 1207/20  
 DATE 12/07/20  
 BY KIRK  
 PROJECT NO. 1207-458  
 CIVIL ENGINEERING  
 CLIENT HELDT

LD 2020  
 990



NOTES:  
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED



RECEIVED

OCT 13 2020



ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2020 066

Received By -- Date  
(MM/DD/YYYY): 10-13-2020

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

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

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No
- Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	GERALDINE HELDT		Telephone:	608-290-3011	
Address:	2316 E WEST HART RD	City:	BELOIT	State:	WI Zip: 53511
b. Name:			Telephone:		
Address:		City:		State:	Zip:

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

a. Surveyor name:	COMBS & ASSOCIATES, INC		Telephone:	608-752-0575	
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  
DIVIDE OF 5 ACRES TO BUILD A NEW HOME.

10. Land division area location: Town of NEWARK SE 1/4 of SW 1/4  
Section 19-1-11 Tax parcel number(s) - 6-14-151

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

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

13. Landowner's contiguous property area (Square feet or acres): 38.43 ACRES

14. Land division area (Square feet or acres): 5 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: A3

18. Future zoning of parent lot: A2

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):

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: 10-12-20

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

Item 6A

**REQUEST FOR SUBORDINATION OF ROCK COUNTY COMMUNITY DEV LOAN**

**LOAN ID:** 020676D1

**DATE:** January 20, 2021

Removed for agenda packet **AB**

NAME		
ADDRESS	Janesville WI 53546-9625	<b>CURRENT SUBORDINATION REQUEST</b>

Rock County's Mortgage(s)	\$	29,582.00
	\$	-
Mortgage proposed to be refinanced (including closing costs)	\$	55,000.00
Any other preceding loans	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>84,582.00</b>

<u>PROPERTY VALUE (PER APPRAISAL)</u>	\$	237,420.00	36%	Loan To Value
<u>TOT EST FAIR MKT (PER ROCK CTY TAX DATA)</u>	\$	222,800.00	38%	

PREPARER: Dana Sanwick  
 DATE: 1/20/2021  
 REVIEWER: Andrew Baker

APPROVED

**DENIED** 

NOTES:

Recommend denial as property taxes are not marked to be escrowed. Per subordination application escrow of property taxes is "Required by Rock County to Approve a subordination Request".



ROCK COUNTY PLANNING & DEVELOPMENT AGENCY  
 51 S. MAIN STREET  
 JANESVILLE, WI 53545  
 (608) 757-5587  
 WWW.CO.ROCK.WI.US

Item 6A

REQUEST FOR SUBORDINATION – ALTERATION OF EXISTING MORTGAGE

Submitting false or incomplete information may result in this request being summarily rejected

Date: 01/13/2021

Name of Person Filling Out Form: BRITTANY PETERSON Phone No.: 608-243-5000 X:4958

Title, Organization: LOAN PROCESSOR- SUMMIT CREDIT UNION Fax No.: 608-661-3443

Name of Person(s) Requesting Subordination: Removed for agenda packet (B)

Property Address:

Is the Property the Applicant's Primary Residence? Yes  No

Current Payment History of Existing Mortgage: Is Loan Current? Yes  No

(If Applicable) Number of Late Payments in the Last 12 Months

REQUIRED: Submit a 1 year Payment History on the existing mortgage

LOAN	TYPE Fixed, ARM, Balloon	TERM (Years)	INTEREST RATE	MONTHLY PAYMENT	AMOUNT DUE
CURRENT MORTGAGE	HELOC	30	3.990	675.00	53,984.19
2 <sup>ND</sup> MORTGAGE	NONE	NONE	NONE	NONE	NONE
NEW MORTGAGE AMOUNT	FIXED	8	2.625	636.47	55,000.00
ROCK CO LOAN AMOUNT	29,582.00	N/A	N/A	N/A	N/A

Property Value: 237,420.00 Based on: (Appraisal, Market Assessment, etc.) AVM/PMC

Assessed Value of Property: 222,800.00 Will the new Mortgage Include a Property Tax Escrow? (Required by Rock County to Approve a subordination Request) Yes  No

Reason for Subordination – Alteration Request (Provide attachments as necessary):

HAVE A BETTER INTEREST RATE, HELOC WILL BE CLOSED OUT AND LOAN AMOUNT WILL LOWERED TO JUST THE PAYOFF AMOUNT

List ALL Amounts and Uses for Proposed Mortgage Below (Attach additional required documentation):

53,984.19	PAYOFF CURRENT EXISTING HELOC WITH NO CASH OUT
-----------	--

FOR OFFICE USE ONLY			
APPLICANT LOAN NO.:		MORTGAGE DATE:	
ORIGINAL LOAN AMOUNT:		CURRENT LOAN AMOUNT:	
LOAN STATUS		RECOMMENDATION	
NOTES:			

**CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**

TO: Chair – Rock County Planning & Development Committee

FROM: *Removed for agenda packet* (AB)

Address: *Janesville, WI. 53546*

Phone: 608- *Date: January 26, 2021*

**I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:**

**Description of Objection:**

Greetings and I hope this communication find our well! As I continue to collaborate with Summit Credit Union to refinance my mortgage loan, I find that I am not able to do so as the requirement to include my property taxes in escrow needs to be a part of the subordination process. I would kindly like to appeal to the committee to reconsider approval of the subordination as it would greatly reduce the interest rate that I currently have to save myself some money. The most important reason I would like to subordinate this loan is not that I do not want to escrow my taxes. It wouldn't be advantages to me. I pay my taxes, on time, every January and July installments. The bank would have to charge me closing costs to refinance as the only loans that include escrow have to be 15 years or more. Because the amount I'm refinancing with Summit Credit Union is so low, they are offering me an eight-year loan without any cost.

I have not requested that you forgive this mortgage loan that I've had since 2011. I do understand that there are federal guidelines to consider, however, I would like you to look at the history of my payments, the longevity of my employment, the length of how long I have lived at my residence and its value as compared to the overall sum of 29,000 dollars. Thank you for your consideration.

SIGNED: With Kindest Regards,

Return this request to:  
Director – Rock County Planning, Economic and Community Development Agency  
51 S. Main St. Janesville, WI 53545  
Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us)

**NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.**

**THE DECISION OF THE GOVERNING BODY IS FINAL**

FOR OFFICE USE ONLY

DATE OBJECTION RECEIVED \_\_\_\_\_ PERMIT # (IF APPLICABLE) \_\_\_\_\_

DATE OBJECTION PRESENTED TO COMMITTEE \_\_\_\_\_

COMMITTEE DECISION \_\_\_\_\_



# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

Land Information Office  
INITIATED BY



Michelle Schultz, Land Information Officer  
DRAFTED BY

Planning & Development Committee  
SUBMITTED BY

January 19, 2021  
DATE DRAFTED

### Accepting 2021 Wisconsin Land Information Program Strategic Initiative Grant Funds and Amending the 2021 Land Records Budget

1 **WHEREAS**, 1989 Wisconsin Act 31 and 1989 Wisconsin Act 339 created a statewide Land  
2 Information Program for the purpose of facilitating land records modernization in each county in  
3 Wisconsin; and,  
4

5 **WHEREAS**, the Rock County Board of Supervisors established a Land Information Office in 1990  
6 for the purpose of directing and supervising Rock County’s Land Information Program and Land  
7 Information System; and,  
8

9 **WHEREAS**, County Land Information Offices are eligible for Strategic Initiative grants.  
10 Wisconsin Statute Section 16.967(7) authorizes Strategic Initiative Grants for the purpose of  
11 addressing statutory directives; and,  
12

13 **WHEREAS**, these funds will be used to assist the County in the completion and integration of the  
14 Public Land Survey System Monuments located within the County; and,  
15

16 **WHEREAS**, the Rock County Land Information Office has been awarded a \$50,000 Strategic  
17 Initiative Grant from the Wisconsin Land Information Program; and,  
18

19 **WHEREAS**, these funds will be used in a manner consistent with Grant directives and the Rock  
20 County Land Information Plan.  
21

22 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
23 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2021 to authorize the acceptance of \$50,000 of WLIP  
24 grant funds; and,  
25

26 **BE IT FURTHER RESOLVED**, that the 2021 Land Records Budget be amended as follows:  
27

28 <b>Account No.</b>	<b>Budget at</b>	<b>Increase</b>	<b>Amended</b>
29 <b>Description</b>	<b>1/19/2021</b>	<b>(Decrease)</b>	<b>Budget</b>
30 <u>Source of Funds:</u>			
31 10-1726-2021-42200/			
32 State Aid	0	50,000	50,000
33			
34 <u>Use of Funds:</u>			
35 10-1726-2021-62119			
36 Other Contracted Services	0	50,000	50,000

**Accepting 2021 Wisconsin Land Information Program Strategic Initiative Grant Funds  
and Amending the 2021 Land Records Budget**

Page 2

Respectfully submitted,

**PLANNING & DEVELOPMENT COMMITTEE**

---

Alan Sweeney, Chair

---

Wayne Gustina, Vice-Chair

---

Wes Davis

---

J. Russell Podzilni

---

Robert Potter

**FINANCE COMMITTEE ENDORSEMENT**

Reviewed and approved on a vote of

\_\_\_\_\_.

---

Mary Mawhinney, Chair      Date

**Accepting 2021 Wisconsin Land Information Program Strategic Initiative Grant Funds  
and Amending the 2021 Land Records Budget**

Page 3

LEGAL NOTE:

The County Board is authorized to accept grant funds pursuant to sec. 59.52(19), Wis. Stats. As an amendment to the adopted 2021 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

s/ Richard Greenlee

Richard Greenlee  
Corporation Counsel

FISCAL NOTE:

This resolution accepts \$50,000 in state aid for WLIP Initiatives. No county matching funds are required.

/s/Sherry Oja

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator



## **Executive Summary**

### **Accepting 2021 Wisconsin Land Information Program Strategic Initiative Grant Funds and Amending the 2021 Land Records Budget**

Each County Land Information Office is eligible for Strategic Initiative Grant funds from the Wisconsin Land Information Program.

These funds are to be used for the purpose of addressing statutory directives, the County will use these funds to assist in the completion and integration of the Public Land Survey System Monuments located within the County;

Funds will be used consistent with grant directives and the Rock County Land Information Plan.

# ROCK READY INDEX

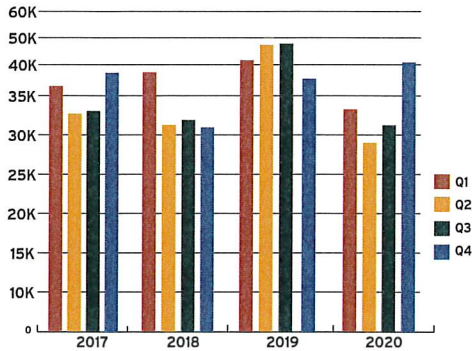


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q4 2020

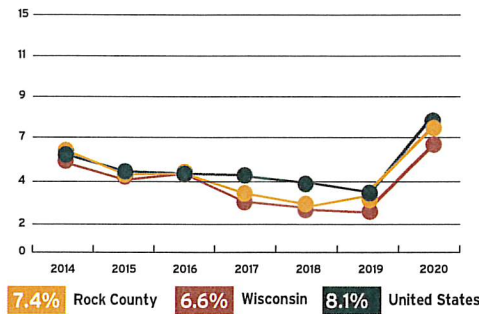
## Workforce

### Job Posting Activities

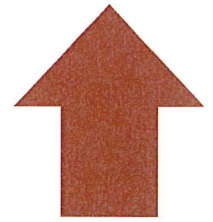


Data Source: SW WDB, EMSI

### Annual Unemployment



Data Source: Wisconsin Department of Workforce Development

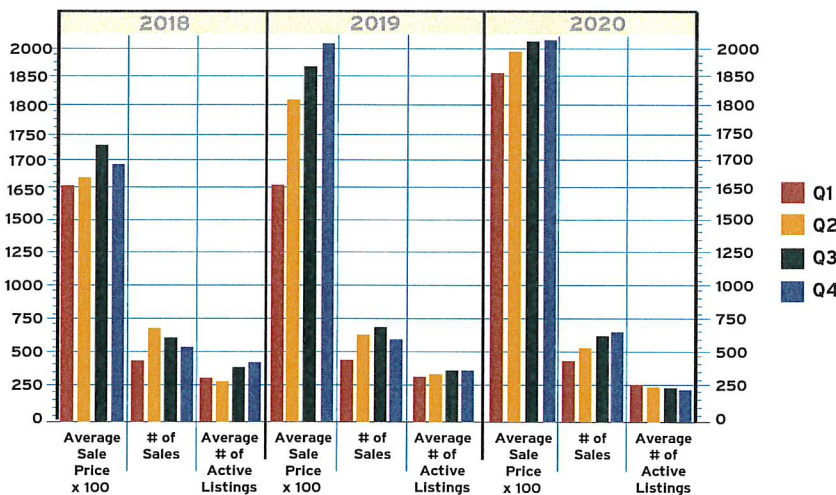


**High Rates Due to the Pandemic**

**Elevated Job Openings Underscore Systemic Labor Market Challenges**

## Real Estate

### Residential Market Activity



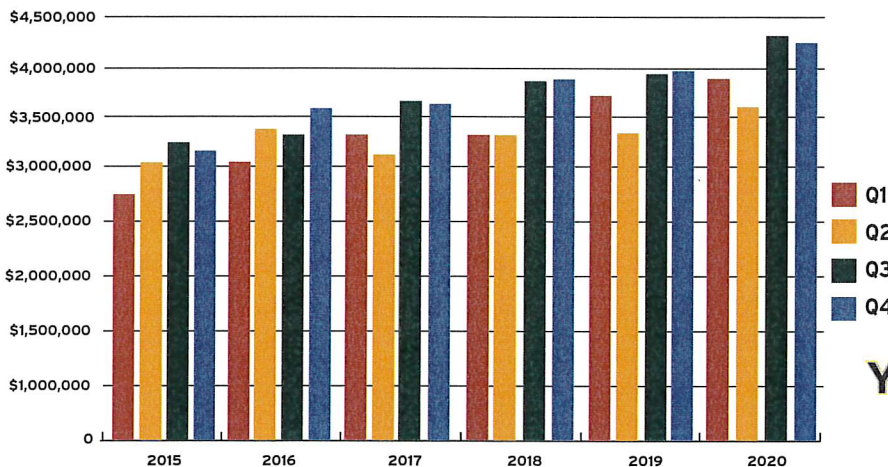
Data Source: South Central Wisconsin MLS Corporation



**Steady Demand Pushes Pricing to New Level**

## Sales Activity

### Rock County Sales & Use Tax Collections



Data Source: Wisconsin Department of Revenue



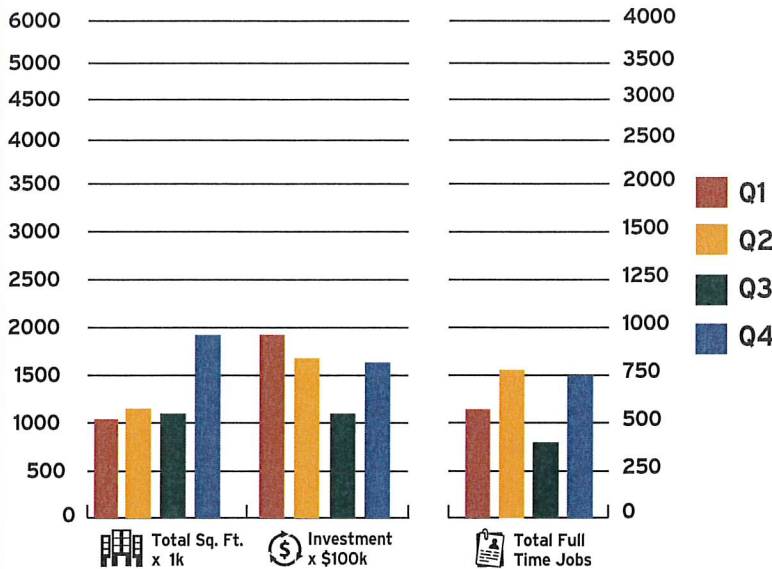
**Strong Finish Yields Q4 & Year-End Records**

This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.



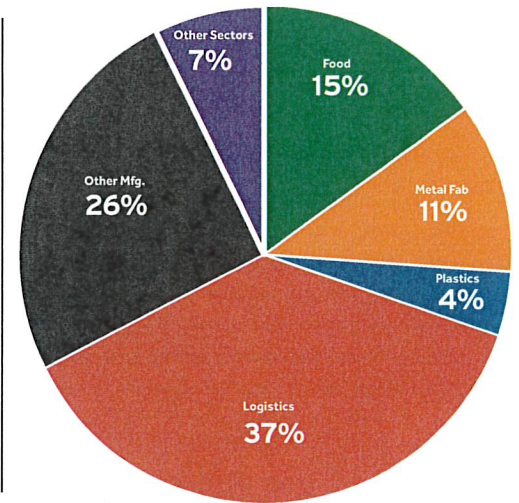
## Economic Development Pipeline

### Real Estate, Investment & Employment Impacts



Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stataline area.

### Industry Sectors



### A Mix of Cautious Optimism Fueled the 2020 Pipeline

## Project Profile



### CUSTOM SCREEN MANUFACTURER EXPANDS, RELOCATES

If you're looking to transition your home, backyard or business into an entertainment venue, then make sure to give Carl's Place a visit. Established in 2006 as a DIY solutions provider, Carl's Place manufactures large screens for home theater, golf simulators and entertainment venue applications. In addition to its custom screen fabrics, the company also offers a suite of edging and hanging accessories—as well as turnkey kits—to enhance the overall visual experience of its products.

During the last 15 years, Carl's Place has enjoyed steady growth. While the pandemic boosted sales in 2020, the company's strategic positioning had already fueled a pair of expansions before their Q4 2020 expansion and relocation plans were announced. Within a year, Carl's Place will be operating out of its new 56,250 SF design, production and distribution facility in the City's Crossroads Business Park. When future growth plans come knocking again, the company

will have enough surplus land onsite to accommodate another 33,750 SF of new building space. To facilitate this project, the City of Milton provided a Tax Increment Finance package.

For more information about Carl's Place and its products, visit [www.carlofet.com](http://www.carlofet.com).

ROCK COUNTY

**COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF JANUARY 2021**

01/28/2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63200	Pubs/Subs/Dues	P2100722	01/21/2021	WISCONSIN REAL PROPERTY LISTER	2021 ANNUAL MEMBERSHIP DUES	80.00
<b>Real Property Descripton PROG TOTAL</b>						<b>80.00</b>

I have reviewed the preceding payments in the total amount of **\$80.00**

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

ROCK COUNTY

**COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF JANUARY 2021**

01/28/2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6420-0000-63200	Pubs/Subs/Dues					
		P2100296	01/14/2021	US BANK	DODGE DATA SUBSCRIPTION	438.00
					<b>Economic Development Program PRDG TOTAL</b>	<b>438.00</b>
64-6460-0000-63116	HA ADMIN.EXPENSE					
		P2100296	01/14/2021	US BANK	AMERICAN FAMILY INS	215.00
					<b>Housing Grant Clearing Account PRDG TOTAL</b>	<b>215.00</b>
64-6730-0000-63200	Pubs/Subs/Dues					
		P2100706	01/14/2021	WISCONSIN COUNTY SURVEYORS ASS	WCSA 2021 MEMBERSHIP DUES	100.00
64-6730-0000-64200	Training					
		P2100296	01/14/2021	US BANK	UWSP TRAINING	200.00
					<b>Surveyor PRDG TOTAL</b>	<b>300.00</b>

I have reviewed the preceding payments in the total amount of **\$953.00**

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

ROCK COUNTY

COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF DECEMBER 2020

01/28/2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6451-0000-64904	Sundry Expense	P2001857	01/14/2021	LANGE ENTERPRISES INC	911 ADDRESS SIGNS	1,193.64
<b>Address Signs PROG TOTAL</b>						<b>1,193.64</b>
64-6470-0000-63110	Admin Expense	P2000559	01/14/2021	US BANK	BILL.COM & QUICKBOOKS FOR.SBLF	99.99
<b>Small Business Loan Program PROG TOTAL</b>						<b>99.99</b>
64-6730-0000-62420	Mach/Equip R&M	P2000559	01/14/2021	US BANK	BERNTSEN ORDER FOR PICK	36.31
64-6730-0000-64702	Corner Monuments	P2000559	01/14/2021	US BANK	BERNTSEN ORDER FOR CONE & CAP	284.02
<b>Surveyor PROG TOTAL</b>						<b>320.33</b>

I have reviewed the preceding payments in the total amount of **\$1,613.96**

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_