

**NOTE: This is a
Teleconference**



www.co.rock.wi.us

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, February 25, 2021 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 872 4921 0689
PASSCODE: 788598**

Join Zoom Meeting

<https://us02web.zoom.us/j/87249210689?pwd=WnJwdkVyUUxQem9ubFVGb2E5YjNDUT09>

Meeting ID: 872 4921 0689

Passcode: 788598

One tap mobile

+13126266799,,87249210689#,,,,*788598# US (Chicago)

+19292056099,,87249210689#,,,,*788598# 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)

Join by SIP

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 24, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired –

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



Agenda

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, FEBRUARY 25, 2021 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 872 4921 0689
PASSCODE: 788598**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held February 11, 2021 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 079 (Clinton Township) – Brandl (1 Lot CSM)
 2. 2021 002 (Clinton Township) – Janke (1 Lot CSM)
 3. 2021 003 (Clinton Township) – Johnson (1 Lot CSM)
 4. 2021 004 (Center Township) – Sayre (1 Lot CSM)
 5. 2021 005 (Porter Township) – Gomez (2 Lot CSM)
6. Community Development
7. County Surveyor
 - A. Informational Item: Update regarding re-monumentation project.
8. Economic Development
9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
10. Director's Report
 - A. Informational Item: 2020 Census Data - Redistricting Update
11. Committee Reports
12. Adjournment

Future Meeting Dates
March 11, 2021 8:00 AM
March 25, 2021 8:00 AM



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, February 11, 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, February 11, 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), James Otterstein (Economic Development Manager), Michelle Schultz (Real Property Lister)

Citizens Present: Sallie Hanna Downey

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

Change in Agenda: Remove item 2020 066 (Newark Township) – Heldt (1 Lot CSM) until after the Town meets in March.

Also, request to move Item 6.A. up on the agenda prior to Item 5.

Moved by Supervisor Podzilni, **Seconded** by Supervisor Potter with changes as presented. **Approved (5-0)**

3. Approval of Minutes of the Planning & Development Meeting held Thursday, January 28, 2021 at 8:00 am.

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

4. Citizen Participation, Communications and Announcements.
None

6. Community Development

A. **Action Item:** Citizen Objection to the Director's Decision to Deny a Mortgage Subordination Request. Mr. Baker explained that the applicant has an existing loan from the Housing program along with a HELOC from a credit union. She would like to refinance the HELOC to a standard mortgage, therefore the credit union requests that Rock County subordinate to the new loan, i.e. take second position. This is a standard request that is always approved by Staff as long as the criteria are met. One criteria is that the owner agrees to escrow property taxes with the primary lender. In this case, the

owner does not want to do that, so the subordination was denied. The owner explained that the local branch of the credit union does not offer escrow services for loans of this term (8 years). Since the request for this appeal was made, the credit union rewrote the mortgage paperwork including escrowing the taxes. The result was mortgage terms and payment amount nearly identical to the first request. The only substantive difference is that the mortgage will not be held locally, but likely "sold" elsewhere. The applicant prefers that the mortgage be held locally, which makes it easier to make extra payments, etc. Discussion followed regarding the fact escrowing taxes has long been a condition of subordination approvals.

Motion by Supervisor Podzilni to deny the request for appeal and uphold Staff denial of the request, **Seconded** by Supervisor Davis. Motion approved on a 4-1 vote (Supervisor Sweeney voting no).

5. Code Enforcement

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

1. 2020 028 (Porter Township) – Farrington (1 Lot CSM)
Supervisor Sweeney explained that while the larger parent property consists of two parcels due to the property being split by W Gibbs Lake Rd (which is a Section line), the Town of Porter considers the property to be a single base farm tract. Therefore, though the remaining parcel on the south side of the road is less than 35 acres, it is not necessary to include it as part of this survey because it is still included with the deed for the land to the north of the road. Supervisor Sweeney also noted that the Town included the condition that a note be placed on the CSM indicating no new tree planting with a mature height of 25' or more may be planted within 25' of the lot line.

**Motion to approve 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 "Lot 1 contains existing building which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.
- 3) Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot in the AE District.
- 4). Dedicate 33 foot half road right of way along W Gibbs Lake Rd 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 Rock Co. Register of Deeds within 6 months of final approval.

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. Michelle Schultz explained that the primary use for the fund will be for the County Surveyor to complete the remonumentation project. The Committee asked that the Surveyor provide a report regarding progress of the project at the next meeting.

Motion to approve by Supervisor Potter, **Seconded** by Supervisor Davis. **Approved (5-0)**

8. Economic Development

Mr. Otterstein reviewed the Q4 2020 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

The Committee congratulated James on his Frederick C. Pearce Award from WEDA, which is the organization's highest honor.

9. Finance

a. Information Item: Committee Review of Payments

None

b. **Action Item:** Transfers

No Transfers.

10. Directors Report

- New Planner III will be starting on February 22, 2021.
- WPHD has announced that the Executive Director has accepted a new elsewhere. They are working on recruitment. Services to Rock County should not be impacted in the short term because existing staff can handle the workload.
- Recently had phone discussion with representative of a company that is currently working on two solar power development projects in the County, one in Fulton and one along the Harmony/LaPrairie Boarder. Permits are being obtained for the Fulton project. Other project is in very initial planning stages.

11. Committee Reports.

None

12. Adjournment: **Moved** by Supervisor Potter, **Seconded** by Supervisor Gustina,

All in Favor (5-0), Time: 8:52 am.

Respectfully Submitted – Dana Sanwick, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

February 25, 2021 8:00 AM

March 11, 2021 8:00 AM



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: February 15, 2021

REGARDING MEETING DATE: February 25, 2021

Land Division Summary:

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

1. 2020 079 (Clinton Township) – Brandl (1 Lot CSM)
2. 2021 002 (Clinton Township) – Janke (1 Lot CSM)
3. 2021 003 (Clinton Township) – Johnson (1 Lot CSM)
4. 2021 004 (Center Township) – Sayre (1 Lot CSM)
5. 2021 005 (Porter Township) – Gomez (2 Lot CSM)

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

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

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

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

RECEIVED

DEC 16 2020



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY
Application Number: LD2020 079
Received By - Date: 12-16-2020
(MM/DD/YYYY)

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Dave Brandl			Telephone:	
Address:	10409 E. Lake Shore Road	City:	Clinton	State:	WI Zip: 53525
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Jeffrey Garde			Telephone:	608-365-4464
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:

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

PROPERTY INFORMATION

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

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

10. Land division area location:	Town of Clinton	SE 1/4 of NE 1/4
	Section 16-1-14	Tax parcel number(s) - 6-5-164

- 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 Clinton
- 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):
- Land division area (Square feet or acres): 77.2 acres
- Current zoning of land division area: A1
- Number of new/additional lots created by land division: 1
- Future zoning of new/additional lot(s) created by land division: A3
- Future zoning of parent lot: A1
- 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: <u>12-4-20</u>
--------------------------------------	----------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" 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"/>	

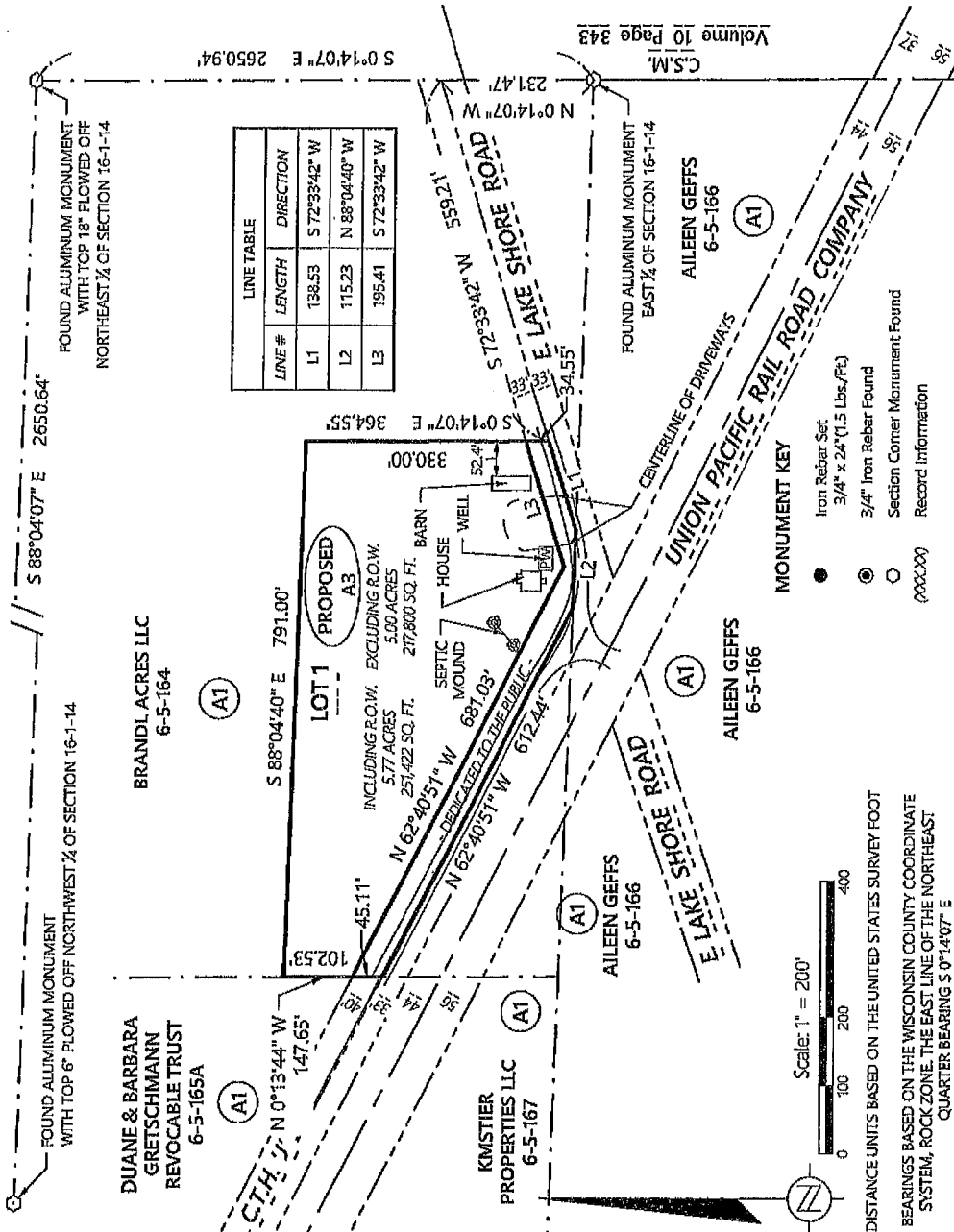
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

LD 79

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 16, T. 1 N., R. 14 E., OF THE 4TH P.M.,
TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



ORDER NO: 33797
BOOK: SEE FILE
FIELD CREW: DGM
DRAWN BY: DGM
DATE: December 16, 2020

FOR THE EXCLUSIVE USE OF:
DAVE BRANDL
10409 E. LAKE SHORE RD
CLINTON, WI 53511

Batterman
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511
608.365.4464 www.batterman.com

File Name: J:\33700-33799\33797 - Dave Brandl\SURVEY\10 DRAWING FILES



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

AGENCY REVIEW

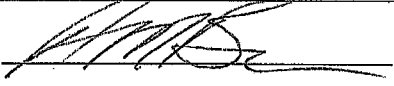
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division 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"/>

LD 79

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,...	
3. ...soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 1/4/2021
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 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	

LD 79

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. Comply with the standards in the Town of Clinton Zoning Ordinance related to creating a new lot in the A1 Zoning District.
- 5. Dedicate a 33 foot half road right of way along E Lakeshore Rd at the discretion of the Town of Clinton.
- 6. Dedicate a 40 foot half road right of way along County Hwy J.
- 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 5.0 acre lot from an existing 77.2 acre parcel (6-5-164) in Clinton Township (lot size presumes the Town will require a road right of way dedication). The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent property is greater than 35 acres, therefore it is not required to include it as part of the Certified Survey Map.

As part of this proposal, the Town of Clinton will consider rezoning the area of proposed Lot 1 to Ru3 (3-10 acres, formerly titled the A3 District) from the A1 Zoning based on the provisions in the Zoning Ordinance. The A1 District is certified for the Farmland Preservation Program, therefore the Town should consider the standards in the Ordinance to justify a rezone from the FPP District.

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:

January 6th, 2021

Attn: Andrew Baker
Rock County Planning, Economic & Community Development Agency
51 South Main Street
Janesville, WI 53545

LD 2021 002

Re: Land Division Application Submittal
8107 State Road 67, Clinton, WI
RHB Project #33368

Dear Andrew:

Please accept the attached Land Division Application materials and fee for Margaret Janke.

We have completed a Plat of Survey of the two 40-acre parcels that Maggie owns in an effort to have those parcels combined into an 80-acre parcel, which would then qualify for a subdivision of land which is the 3.5+ acre division being requested on this submittal. (copy attached for reference)

If you have any questions on any of the submittal materials or need additional information or copies, please give us a call. Thank you.

R. H. BATTERMAN & CO., INC.
Engineers - Surveyors - Planners



Jeff Garde, PLS

pc: Maggie Janke



AGENCY USE ONLY

Application Number: 4D 2021 002

Received By - Date: 1/6/2021
(MM/DD/YYYY)

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

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:	Margaret Janke	Telephone:	608-365-9573
Address:	1737 Emerson Street	City:	Beloit
		State:	WI
		Zip:	53511
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Jeffrey Garde	Telephone:	608-365-4464
Address:	2857 Bartells Drive	City:	Beloit
		State:	WI
		Zip:	53511
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

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

PROPERTY INFORMATION

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

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

10. Land division area location:	Town of Clinton	SW 1/4 of SE 1/4
	Section 30	Tax parcel number(s) - 010 05000301

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): 80.88
14. Land division area (Square feet or acres): 3.66 ACRES
15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1
17. Future zoning of new/additional lot(s) created by land division: A-3
18. Future zoning of parent lot:
19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:
20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):
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: <u>Margaret E Janke</u>	DATE: <u>12-17-2020</u>
--	-------------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(9) Vegetative land cover type:	<input type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>	N/A
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"/>	N/A
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
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 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"/>	

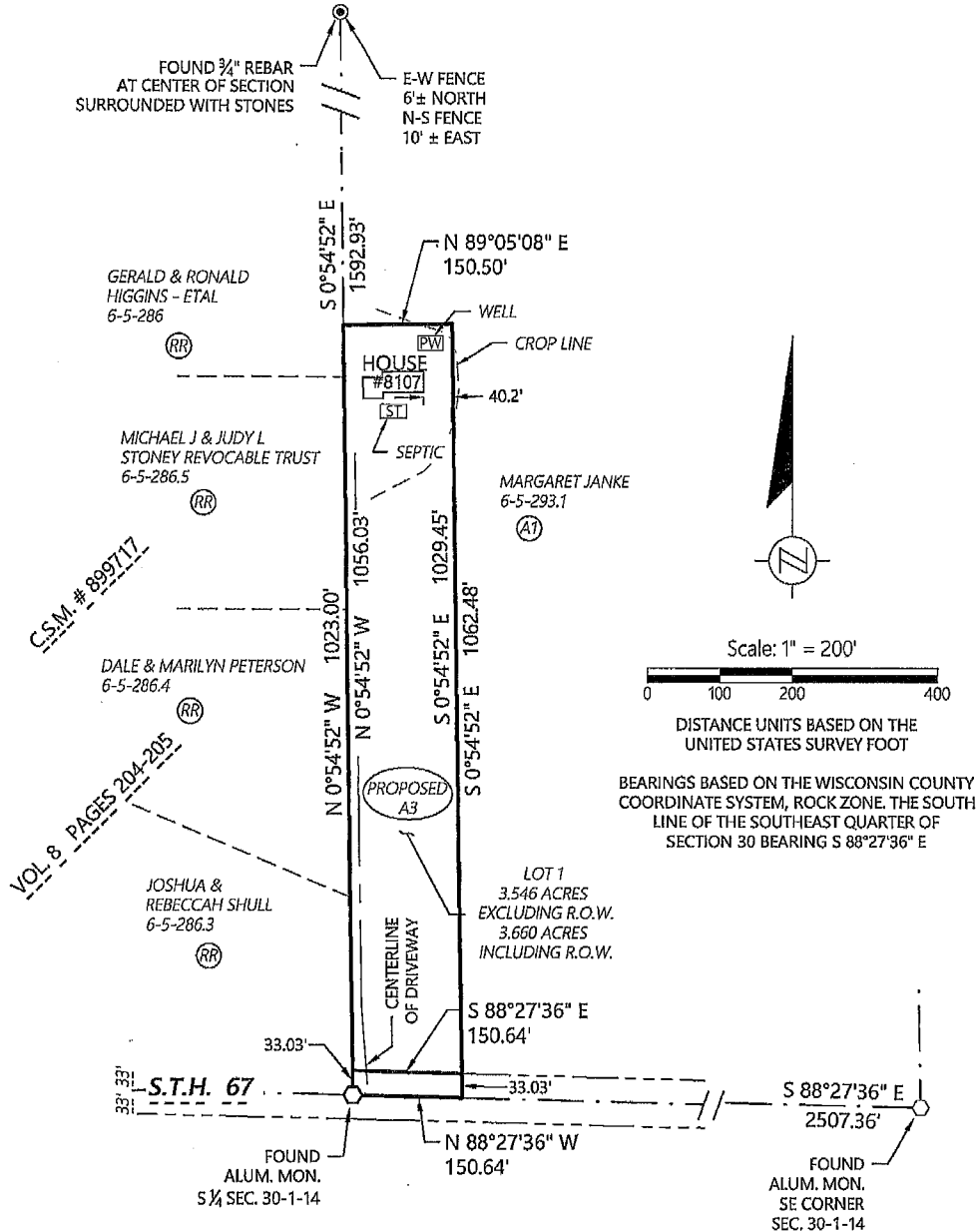
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

PRELIMINARY CERTIFIED SURVEY MAP

2021 002

OF BEING PART OF THE W 1/2 OF THE SE 1/4 OF
SECTION 30, T. 1 N., R. 14 E., OF THE 4TH P.M.,
CLINTON TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO: 33668
 BOOK: SEE FILE
 FIELD CREW: DGM
 DRAWN BY: DGM
 DATE: December 8, 2020

FOR THE EXCLUSIVE USE OF:
 MARGARET JANKE
 1737 EMERSON STREET
 BELOIT, WI 53511

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



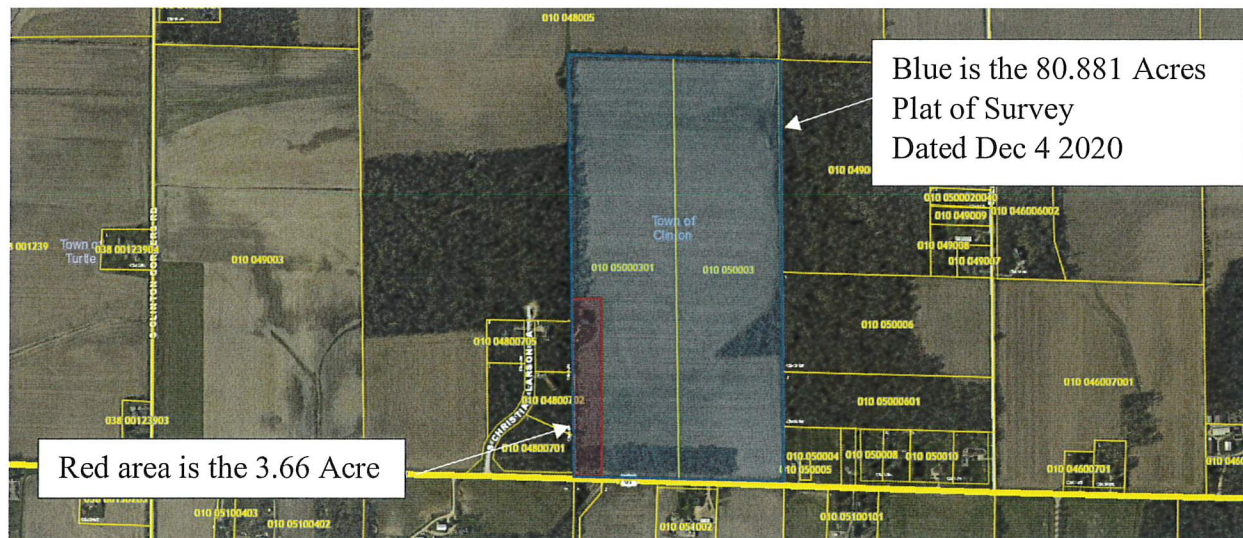
File Name: JA33600-33669\33668 - Margaret Janke\SURVEY\RH0 DRAWING FILES

MEMORANDUM

To: Andrew Baker, Planning Director Rock County
From: Christine Munz-Pritchard, Senior Planner Rock County
Date: Thursday, January 21, 2021

Summary of Request	
Requested Approvals:	Preliminary CSM, (LD 2021 002)
Location:	Tax ID: 010 05000301 Parcel Number: 6-5-293.1 Section 30, T 1 N, R 14 E
Town:	Clinton
Current Zoned:	Agricultural District (A-1)
Future Land Use	Agricultural or Open Space & Residential

The application is for a minor land division for a strip of land along the west lot line of the property. This is a preliminary minor land division, Certified Survey Map (CSM). This 3.66 acres has an existing single family home located on the 3.66 acre lot. Additionally, there is a lot combination between two adjoining lots, Parcel Number: 6-5-293 and Parcel Number: 6-5-293.1 to create an 80.881 acre lot. The date on the Plat of Survey is December 4, 2020. The Plat of Survey to combine the two roughly 40 acre parcels was necessary because the Town of Clinton has a minimum lot size of 40 acres in the A1 District. Separating the proposed 3.66 acre CSM would have resulted in a parent parcel that was less than 40 acres.



MEMORANDUM

2021 002

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the CSM I would make the following recommendations:

1. The Plat of Survey, for the combination of the two lots that adds up to 80.881 acres shall be filed as part of this process.
2. Per Section 4- 4.5 of the town of Clinton zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended zoning to General Rural District Three (Ru-3) also referred to in the zoning district as A-3.
 - a. Per the Ru-3 (A-3) zoning the minimum rear yard Setback is 50 feet and side yard is 20 feet. Please verify that all setback with the new parcel lines are being meet.
3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. 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." Proposed lot lines must include the system area with the building which utilizes the system.
5. Dedicate 33 foot half road right of way along Hwy 67.
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.

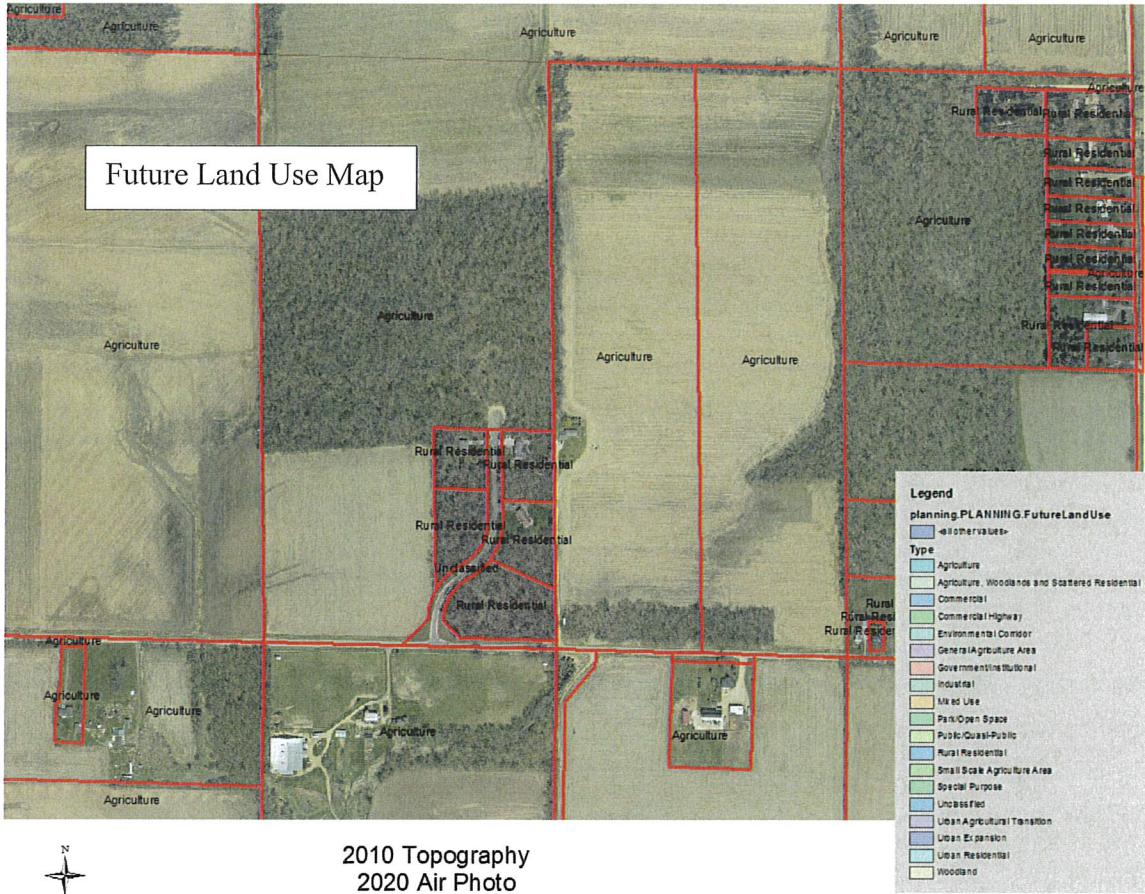
4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	If lot being created is re-zoned to Ru-3 zoning then yes. The side and rear lot lines need to be verified.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlet, unit, or block use if other than single-family residential, on the land division;	The two existing parent parcels will be combined as part of this action.

MEMORANDUM

2021 002

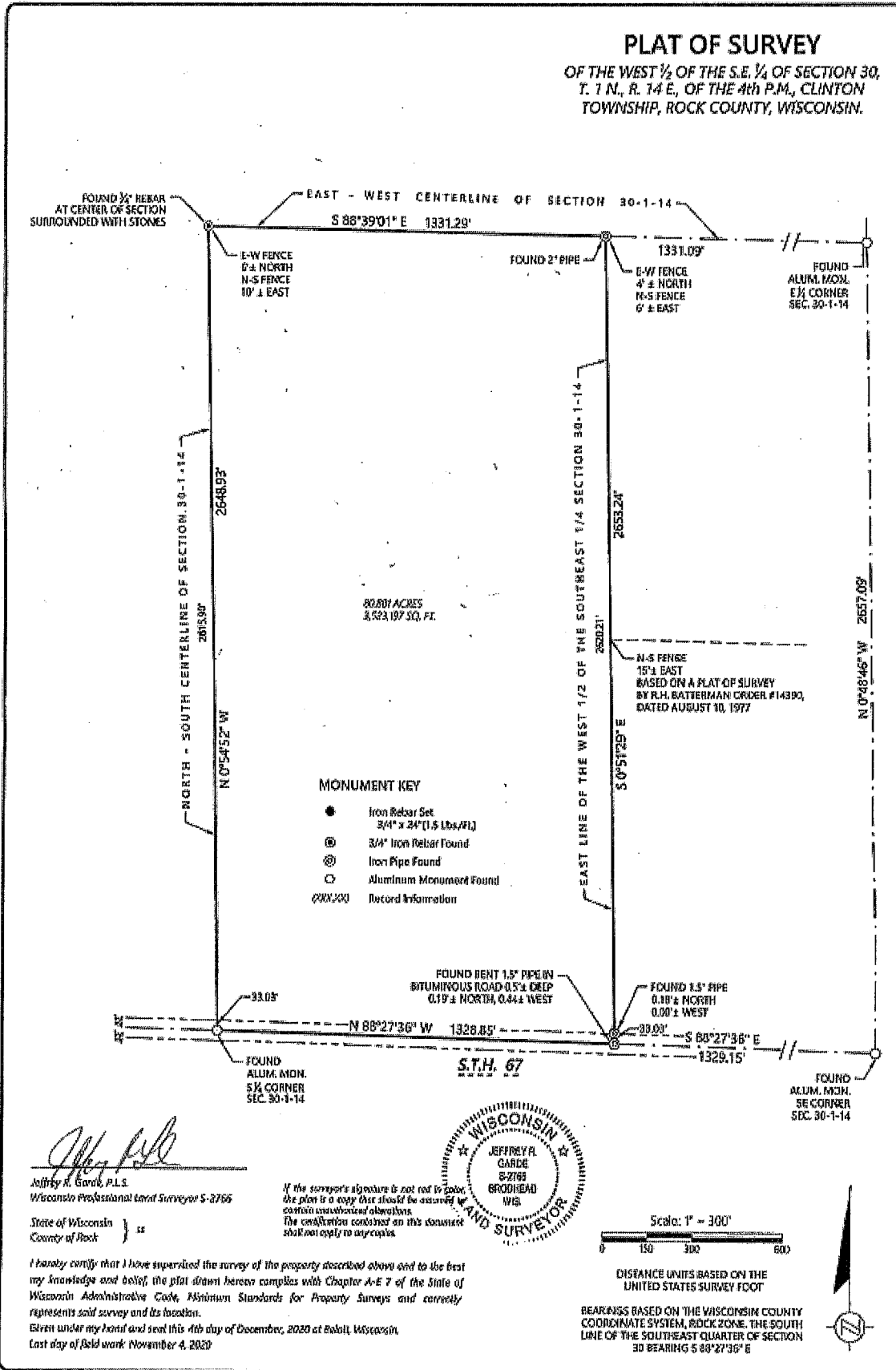
<p>The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;</p>	<p>This does show part of the center line of the driveway</p> <p>The CSM shows the Building, POWTS, well and S.T.H 67 dedication to the public.</p>
<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;</p>	<p>There does not appear to be any of the requirements on the property.</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>N/A</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>N/A</p>
<p>A scale, north arrow, and date of creation;</p>	<p>Is provided</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	





MEMORANDUM

2021 002



Jeffrey A. Garde
 Jeffrey A. Garde, P.L.L.
 Wisconsin Professional Land Surveyor S-2766

State of Wisconsin } ss
 County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat shown herein complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
 Given under my hand and seal this 4th day of December, 2020 at Beloit, Wisconsin.
 Last day of field work November 4, 2020

If the surveyor's signature is not red in color, the plat is a copy that should be certified by certain unabbreviated observations. The certification contained on this document shall not apply to any copies.





AGENCY USE ONLY	
Application Number:	LD 2021 003
Received By - Date (MM/DD/YYYY):	1/6/2021

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:	Johnson Ag Land, LLC (Leo Johnson)			Telephone:	608-756-1257	
Address:	4837 Twelve Oaks Drive	City:	Milton	State:	WI	Zip: 53563
b. Name:				Telephone:		
Address:		City:		State:		Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc. (Kristin Belongia)			Telephone:	608-365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip: 53511
b. Developer name:				Telephone:		
Address:		City:		State:		Zip:

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
This 1-Lot land division is to create a separate saleable lot of the residential area of a larger farm parcel.
Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	Town of Clinton	NE 1/4 of NE 1/4
	Section 21	Tax parcel number(s) - 6-X-XX

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): 200 +/- AC	14. Land division area (Square feet or acres): 7.5 +/- AC	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1 (no change)

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:	DATE: 1/6/2021
---	-----------------------

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

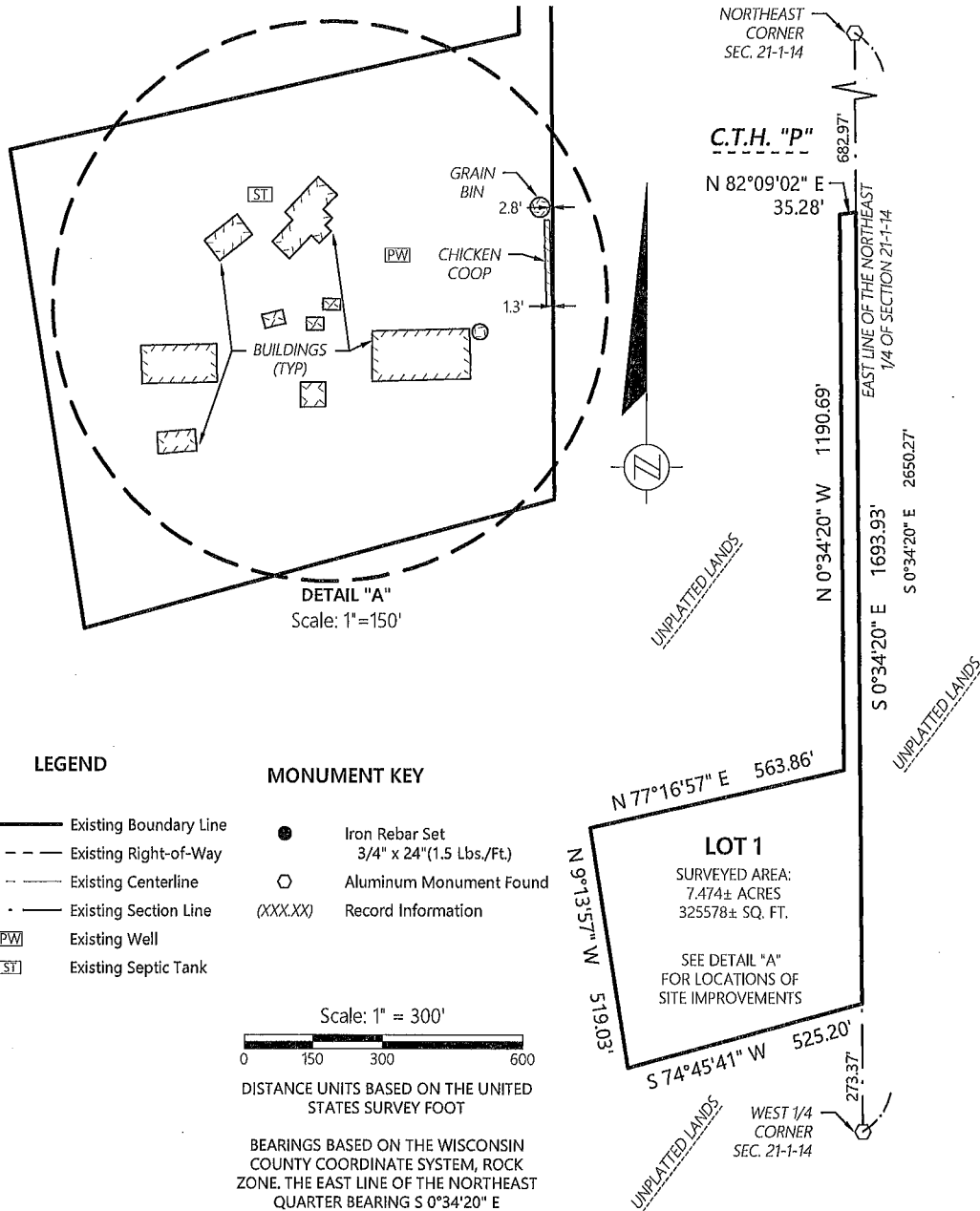
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

2021 003

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF
SECTION 21, T. 1 N., R. 14 E., OF THE 4TH P.M.,
TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



<p>ORDER NO: 33792</p> <p>FIELD CREW: DJE DRAWN BY: DJE SHEET 1 OF 3</p>	<p>FOR THE EXCLUSIVE USE OF:</p> <p>Leo Johnson 4837 Twelve Oaks Dr. Milton, WI 53563</p>	<p>Batterman engineers surveyors planners</p> <p>2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>	<p>3</p>
--	---	--	-----------------

To: Andrew Baker, Planning Director Rock County

From: Christine Munz-Pritchard, Senior Planner Rock County

Date: Thursday, January 21, 2021

Summary of Request	
Requested Approvals:	Preliminary CSM, (LD 2021 003)
Location:	Tax ID: 010 036001 Parcel Number: 6-5-212 Section 21, T 1 N, R 14 E
Town:	Clinton
Current Zoned:	Agricultural District (A-1)
Future Land Use	Agricultural

This is a preliminary minor land division, a Certified Survey Map (CSM) including 7.5 acres, and existing residence and outbuildings. The remaining parent parcel is greater than 35 acres and therefore not necessary to include in the survey.

Lot 1 is by definition a "Flag lot" in County Ordinance: "A lot whose width at the building site far exceeds its street frontage, containing both a "pole", a long, narrow strip of land utilized solely to provide vehicular access to the building site, and a "flag", containing the building site"

The creation of flag lots are generally discouraged by Ordinance (per sec. 4.116(2)), but if they are approved they must meet specific standards (found in 4.116(2)(e)). That section of the Ordinance is included in the packet for reference. The proposed "pole," if approved through the Land Division process, will greatly exceed the maximum of 250 feet in length allowed by Ordinance. Corporation Counsel has determined that the P&D Committee or Board of Adjustment has the discretion to waive that requirement based on the exceptions found in the Ordinance.

The Rock County Board of Adjustment has approved variances for the road frontage requirement (100 feet reduced to 35 feet) and length of the "flag" of the flag lot (250 feet extended to 1,225 feet). Consideration was made primarily due to the fact this is an existing farmstead, not a new vacant buildable parcel.

2021003



Zoning and
Future Land
Use Map
Town of
Clinton

The CSM meets the minimum requirements for a minor land division per Rock County ordinance. After reviewing the CSM I would make the following recommendations:

1. Per Section 4- 4.5 of the town of Clinton zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended zoning to General Rural District Three (Ru-3) also referred to in the zoning district as A-3.
 - a. Per the Ru-3 (A-3) zoning the minimum rear yard Setback is 50 feet and side yard is 20 feet. Please verify that all setback with the new parcel lines are being meet (where possible on the existing parent parcel).
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM: "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.” Proposed lot lines must include the system area with the building which utilizes the system.

4. Dedicate 40 foot half road right of way along County Hwy P.
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 final approval.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	If lot being created is rezoned to Ru-3 zoning then yes. The side and rear lot lines need to be verified.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlet, unit, or block use if other than single-family residential, on the land division;	Yes
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This does show part of the center line of the driveway The CSM shows the Building, POWTS, well and County Hwy P dedication to the public.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	There does not appear to be any of the requirements on the property.
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Is provided
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



AGENCY USE ONLY

Application Number: LD2021 004

Received By - Date
(MM/DD/YYYY): 1/13/21

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: Tom & Donna Sayre Farms LLC Telephone: 608-290-6326
 Address: 5151 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: David Riesop Telephone: 608-764-5602
 Address: 306 West Quarry City: Deerfield State: WI Zip: 53531

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
 Proposal is to sell +-5 acre parcel surrounding the existing farm buildings. Old home on site has burned.

10. Land division area location: Town of Center SW 1/4 of SW 1/4
Section 17 Tax parcel number(s) - 6-4-133

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): 160 14. Land division area (Square feet or acres): 5.08 15. Current zoning of land division area: A-1

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

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

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:

Thomas R. Sayre

DATE:

1-12-21

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

2021 004

Certified Survey Map

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 11 EAST, TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



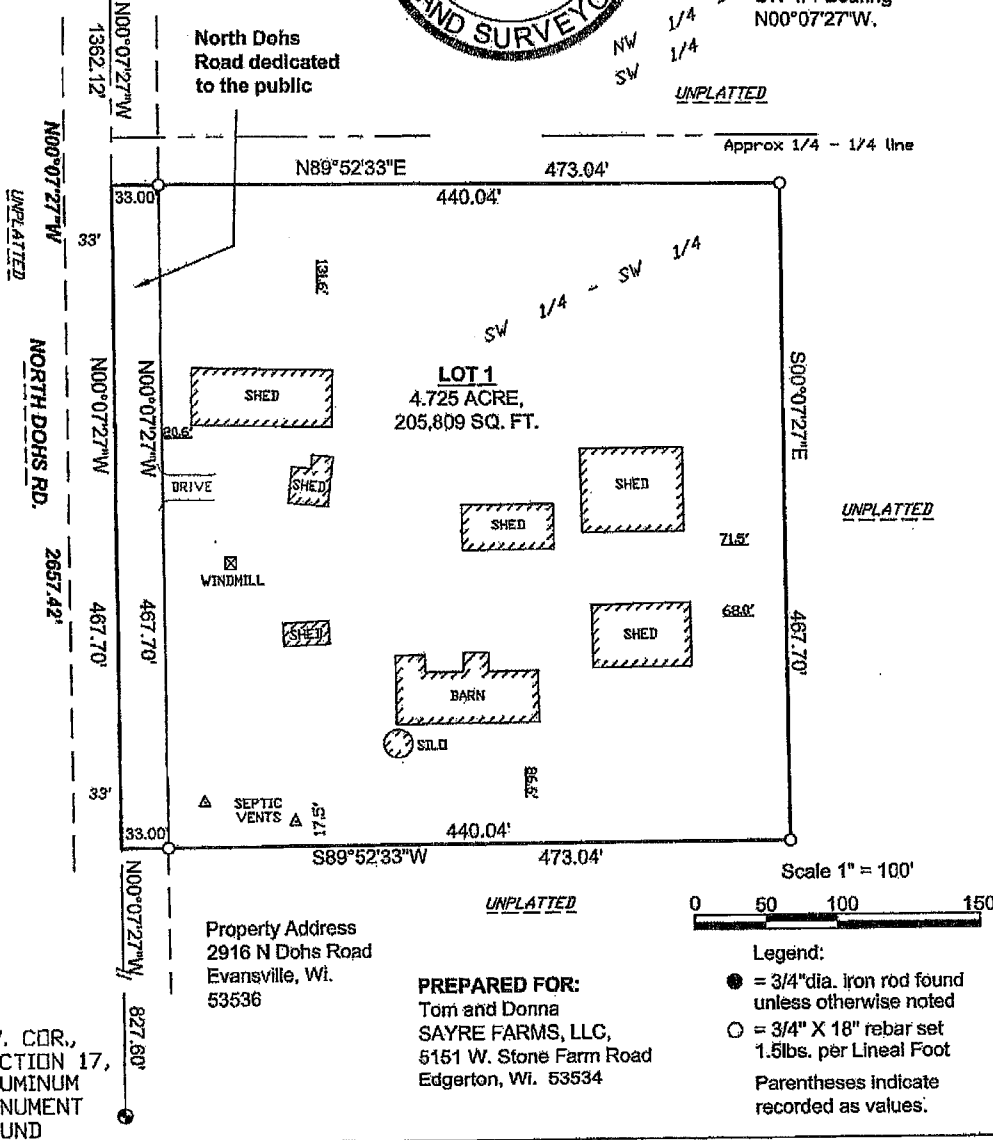
Referred to the Rock County Coordinate System with the West line of the SW 1/4 of the SW 1/4 Bearing N00°07'27"W.



WEST 1/4 CORNER, SECTION 17, ALUMINUM MONUMENT FOUND

North Dohs Road dedicated to the public

NW 1/4
SW 1/4
UNPLATTED



Property Address
2916 N Dohs Road
Evansville, Wi.
53536

PREPARED FOR:
Tom and Donna
SAYRE FARMS, LLC,
5151 W. Stone Farm Road
Edgerton, Wi. 53534

Legend:
● = 3/4" dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
Parentheses indicate recorded as values.

SW. COR., SECTION 17, ALUMINUM MONUMENT FOUND

Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-6602

Dwg. No. 5775-20 Date 1/11/21
Sheet 1 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

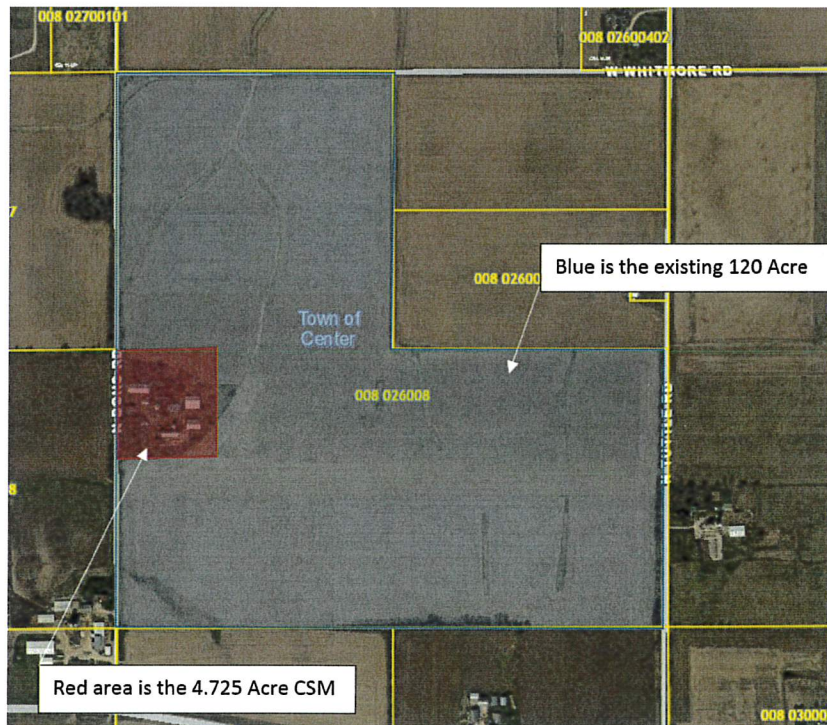
MEMORANDUM

To: Andrew Baker, Planning Director Rock County
From: Christine Munz-Pritchard, Senior Planner Rock County
Date: Thursday, January 21, 2021

2021 004

Summary of Request	
Requested Approvals:	Preliminary CSM (LD 2021 004)
Location:	Tax ID: 008 026008 Parcel Number: 6-4-133 Section 17, T 3 N, R 11 E
Town:	Center
Current Zoned:	Agricultural District (A-1)
Future Land Use	Agricultural or Open Space & Residential

This is a minor land division, Certified Survey Map (CSM) that creates one new 4.725 acre lot from an existing 120 acre parent parcel in the town of Center. The purpose of the division is to separate the existing building site on the property from the larger parcel. The remaining parent parcel is greater than 35 acres, therefore is not required to be included as part of the survey.



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

MEMORANDUM

2021 009

1. Per Section 4- 4.5 of the town of Centers zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended zoning to A-3.
 - a. Per the A-3 zoning the minimum rear yard Setback is 30 ft. please verify that the 30 foot setback is being meet.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Note on Final CSM: "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." Proposed lot lines must include the system area with the building which utilizes the system.
4. Dedicate 33 foot half road right of way along N Dohs Rd at the discretion of the Town of Center.
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 final approval.

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Yes if lot being created is re-zoned to A-3 zoning.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Yes
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This does show the driveway, POWTS and North Dohs Road dedication to the public.

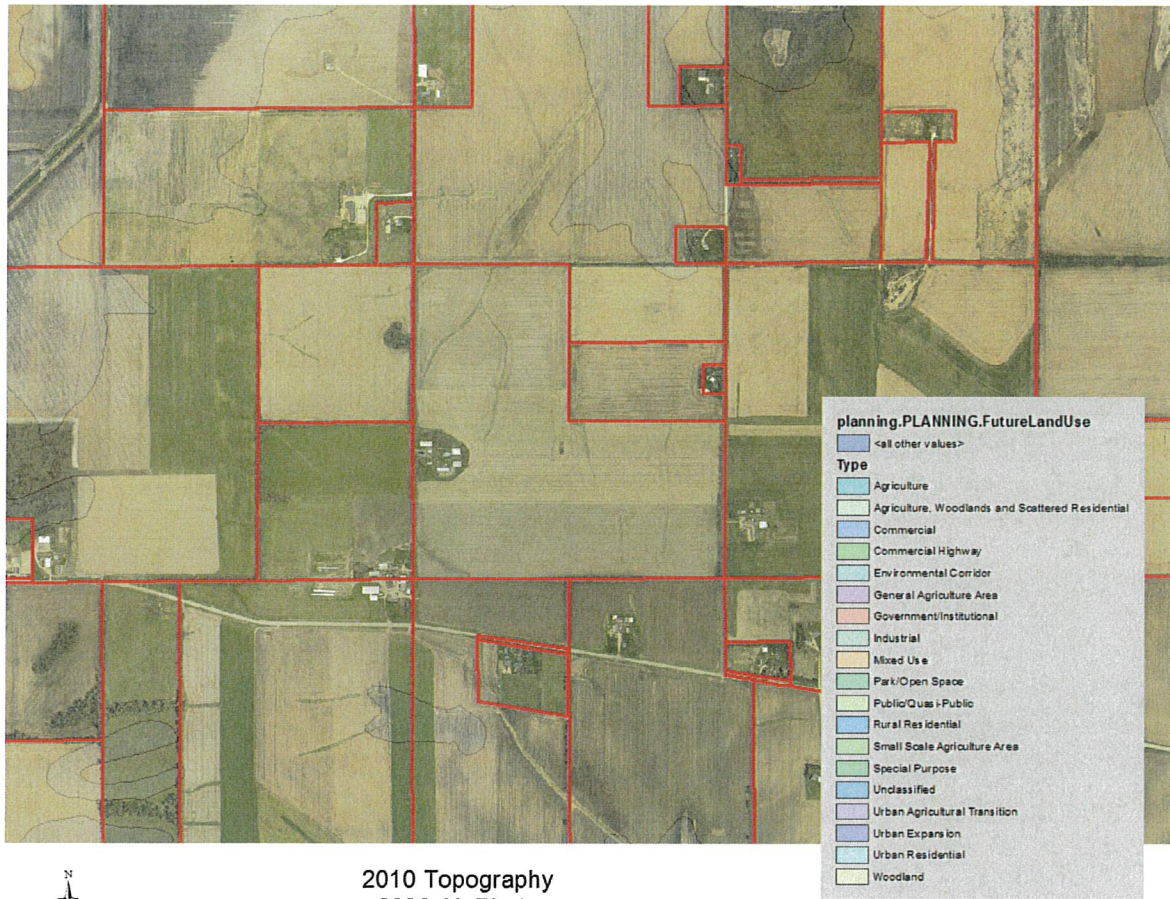
MEMORANDUM

2021 004

<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;</p>	<p>There does not appear to be any of the requirements on the property.</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>N/A</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>N/A</p>
<p>A scale, north arrow, and date of creation;</p>	<p>Is provided</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	

MEMORANDUM

2021 009





AGENCY USE ONLY

Application Number: LD2021005

Received By - Date
(MM/DD/YYYY): 1/15/2021

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:	JUAN A. GOMEZ COSTA & JANE E. GOMEZ	Telephone:	608-774-9604
Address:	11328 W. COUNTY ROAD M	City:	EVANSVILLE
		State:	WI
		Zip:	53536
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

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

10. Land division area location:

Town of PORTER	NW 1/4 of NW 1/4
Section 20 AND SW SW 17	Tax parcel number(s) - 6-16-165.2

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): 14.1	14. Land division area (Square feet or acres): 14.1	15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: AG	18. Future zoning of parent lot: AE

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: *Rubel J. Lund* DATE: 1-8-2021

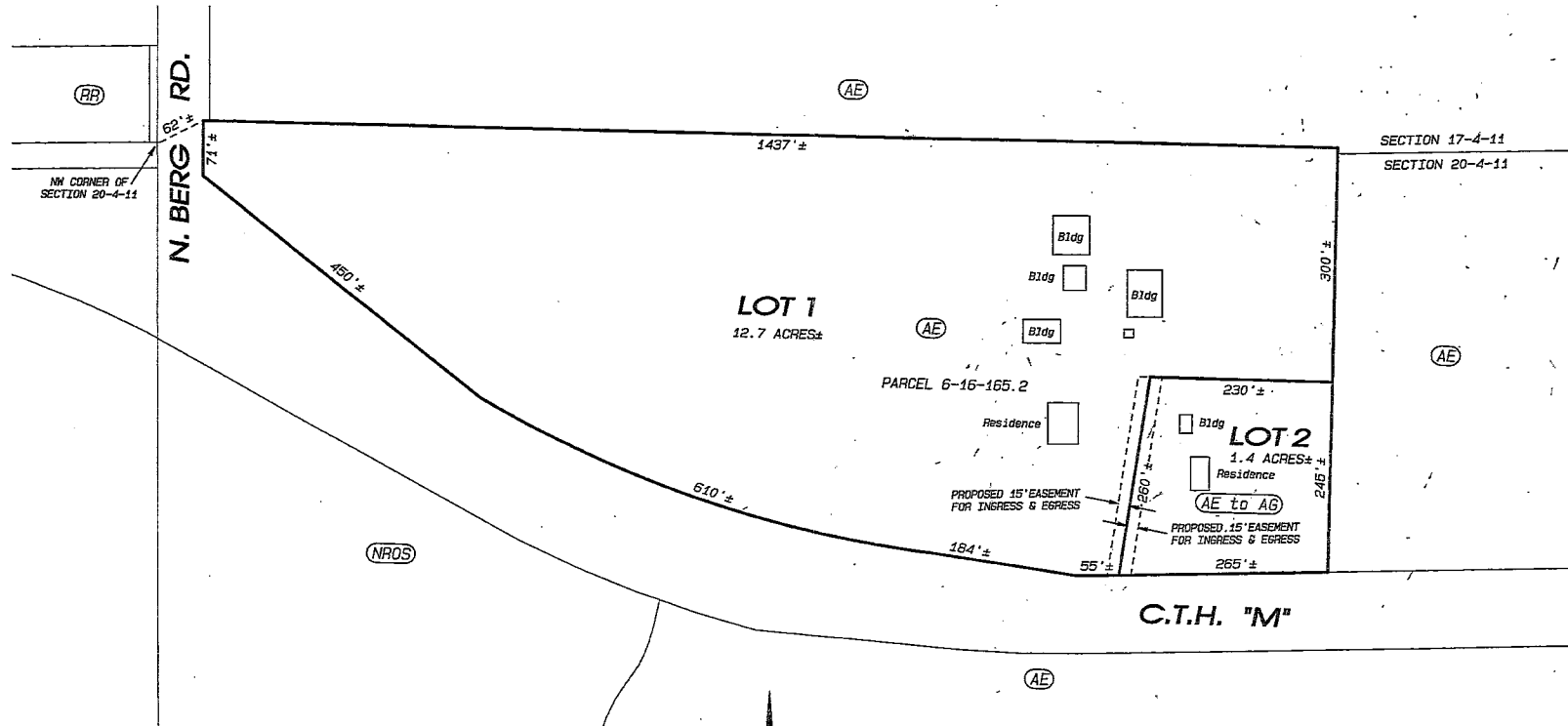
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

PRELIMINARY CERTIFIED SURVEY MAP

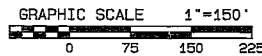
PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 17, PAGE 215 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1230256 AND BEING LOCATED IN THE SW 1/4 OF SECTION 17 AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 20, ALL IN T.4N., R.11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.



Project No. 120-668 For GOMEZ

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

2021005

MEMORANDUM

To: Juan Gomez & Jane Gomez Applicant
Nancy Towns, Porter Town Clerk
Andrew Baker, Planning Director Rock County

2021005

From: Christine Munz-Pritchard, Senior Planner

Date: February 16, 2021

Summary of Request	
Requested Approvals:	Minor Land Division
Location:	Tax ID: 032 02000901 Parcel Number: 6-16-165.2 11328 W County Road M, Evansville WI 53536
Town:	Porter
Zoned:	Agricultural – Exclusive (AE)
Future Land Use	Agriculture, Woodlands and Scattered Residential

This is a minor land division, Certified Survey Map (CSM) that creates two new lots) from an existing 15.01 acre parent parcel in the town of Porter. The purpose of the division is to separate the two existing residential building. Lot 1 will be 12.7 acres and Lot 2 will be 1.5 acres. The 15.01 parent parcel stems from a CSM created on April 1994.



Both residence are in existence prior to 1950 (per GIS imagery) and have individual addresses. The two residence share a joint driveway, with an easement that is on the CSM.

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

1. The zoning is A-E, this needs to meet the base farm track requirements
2. Maximum lot cover Per 3-3(1) (E) (2)(f) (2) of the town ordinance lots 3 acres and less: 15%.

MEMORANDUM

2021 005

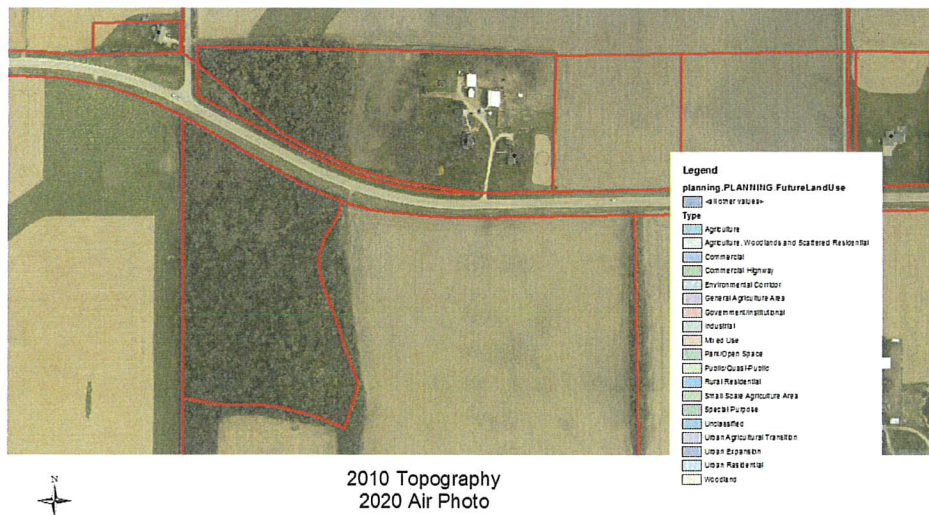
3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. Note on Final CSM: "Lot 1 and 2 contain existing buildings which utilize an existing private sewage system at the time of this survey. However, soils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

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Yes The preliminary CSM is showing the required information.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Yes.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This is not showing the POWTS or Wells for either of the residential. Please add this. If it is shared it should be noted.

MEMORANDUM

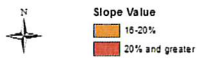
2021 005

<p>The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;</p>	<p>N/A</p>
<p>A preliminary concept for collecting and discharging stormwater on the land division;</p>	<p>N/A</p>
<p>Topography with two (2) foot contour interval on the land division (Subdivision Plats only)</p>	<p>N/A</p>
<p>A scale, north arrow, and date of creation;</p>	<p>Yes</p>
<p>Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes</p>	



MEMORANDUM

2021 005



2010 Topography
2020 Air Photo

MEMORANDUM

2021005

Stock No. 26473

034

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey is in compliance with Chapter 233.34 of the Wisconsin Statutes, I further certify that I have surveyed & mapped the lands described herein & that the map is a correct representation in accordance with information furnished.

FOR: Basil W. Rowley 8714 N. Willow Road Evansville, WI. 53536

JOHN R. BARKS REG-1295 N 7904 KOLBE ROAD BROOKFIELD, WI. 53001 (608) 802-3611

DESCRIPTION:

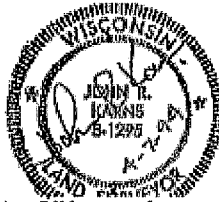
A part of the NW 1/4 of Section 20-4-11, and a part of the SW 1/4 of Section 17-4-11, all in the Town of Forton, Rock County, Wisconsin described as follows: commencing at the N.W. corner of said Section 20; thence N 87°57'42"E along the N. line said NW 1/4 of Section 20, 97.89 feet to the easterly right-of-way of "BERG ROAD", and the point of beginning of this description; thence S 01°00'30"W along said R.O.W., 191.60 feet to the westerly right-of-way of "CORN W" ; thence S 64°01'07"E along said R.O.W., 577.13 feet to a point of curvature; thence along the arc of a curve to the left, of radius of 1389.91 feet and 3000 long chord bears S 78°03'17"E, 608.56 feet; thence continuing along said R.O.W. N 67°54'40"E, 322.00 feet; thence N 00°00'00"E, 343.62 feet; thence N 50°00'00"W, 1437.46 feet to the easterly R.O.W. of "BERG ROAD"; thence S 01°06'36"W along said R.O.W., 99.74 feet to the point of beginning. Containing 15.01 acres and subject to easements and dedications of record.

OWNER'S CERTIFICATE: As owner, I hereby certify that I have caused the lands described herein to be surveyed and mapped as shown.

APPROVAL OF LOCAL AGENCIES:

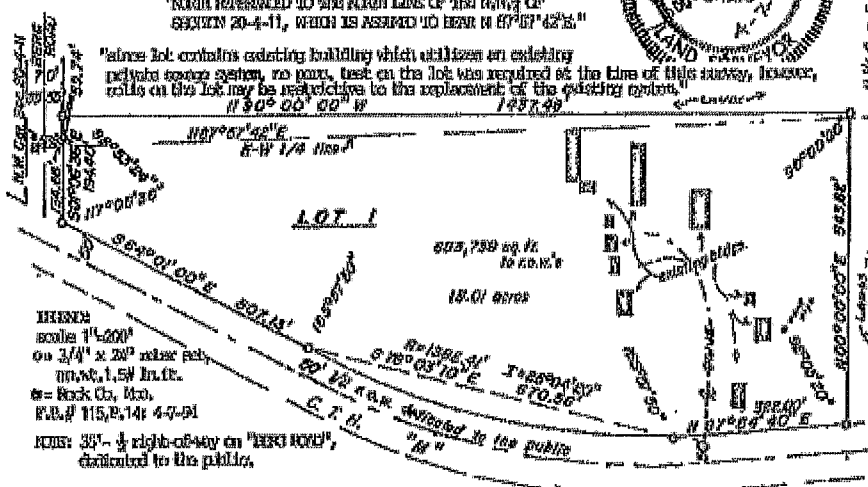
Approved for recording by the Town Board of the Town of Forton this 11 day of APRIL, 1994.

ROCK COUNTY BOARD OF SUPERVISORS, Final Land Division No. 20225 approved for recording April 12, 1994, pursuant to Chapter 19 of the Rock County Ordinances. Secretary, Rock County Planning & Development Committee.



"NOTICE REFERRED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 20-4-11, WHICH IS ASSUMED TO BEAR N 87°57'42"E."

"since lot contains existing building which utilizes an existing private sewage system, no part, east of the lot was required at the time of this survey, however, rolls on the lot may be restrictive to the replacement of the existing system."



DRAWN scale 1"=200' on 3/4" x 20" plate, north, 1.5" high. Rock Co., Wis. P.L.B.# 115, P.14: 4-7-91

NOTE: 35' 1/2 right-of-way on "BERG ROAD", dedicated to the public.

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS 12 DAY OF APRIL, 1994, AT 10:47 O'CLOCK A.M., AND RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, ON PAGE 215. Regina A. Bentley, Register of Deeds

Office map no. 54-634

DOCUMENT NO. 1230256 CARD 703 PAGE 934

10.00

I hereby certify that I have on this 13 day of April, 1994, microphotographed the foregoing and above described document in accordance with standards established by Sec. 233.03(1) of the Statutes and with established procedures. Nancy Smith, Camera Operator.