

NOTE: This meeting will be held in person and Via ZOOM



AMENDED 9/3/21

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, SEPTEMBER 9, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM
CALL: 1-312-626-6799
MEETING ID: 883 7311 9887
PASSCODE: 480254**

Join Zoom Meeting

<https://us02web.zoom.us/j/88373119887?pwd=U2dhZGppVlgrWG5DdjlZQkJITVlpdz09>

Meeting ID: 883 7311 9887

Passcode: 480254

One tap mobile

+13126266799,,88373119887#,,,,*480254# US (Chicago)

Dial by your location

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, September 2, 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>

**Amended 9/3/21 to Include
Item 6 A**

Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, SEPTEMBER 9, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM
CALL: 1-312-626-6799
MEETING ID: 883 7311 9887
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1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held August 26, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. **Action Item** Land Divisions:
 1. 2021 049 (Turtle Township) – Tall Trees Subdivision (33 Lots)
 2. 2021 054 (Turtle Township) – Hasseler (1 Lot CSM)
6. Community Development
 - A. **Possible Action Item:** Initial Review of Proposed Changes to the Rock County Policies and Procedures Manual (Sent to Committee via email due to size of file)
7. Economic Development
8. Corporate Planning
9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
10. Director's Report
11. Committee Reports
12. Adjournment

NOTE: A Quorum of the Rock County Housing Authority may be in attendance at this meeting for discussion, however no formal action will be taken by the Housing Authority.

Future Meeting Dates

September 23, 2021
October 14, 2021



Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 26, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, August 26, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney. Supervisors present via Zoom: Wes Davis, Robert Potter, Russ Podzilni. QUORUM PRESENT. Supervisor Wayne Gustina absent.

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

Rock County Staff via Zoom: Steve Godding (Planner III), Matt Wesson (Environmental Health Supervisor), Janice Baumann (Environmental Health Specialist III).

Other Supervisors present via Zoom: Kathy Schulz, Shirley Williams.

Others present in person: Jane Pettit, Gary Pettit, Jake Pettit, Bill Thompson, Peter Madden.

Others present via Zoom: Jason Heidenreich (Rock County Housing Authority), Dennis H, Doug, Pat.

1. Call to Order
Roll Call

2. Adoption of Agenda

Moved by Russ Podzilni **Seconded by** Wes Davis
Approved (4-0)

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held August 12, 2021 at 8:00 am

Moved by Wes Davis **Seconded by** Russ Podzilni
Approved (4-0)

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

A. **Action Item: Public Hearing.** Shoreland Conditional Use Permit Application 2021 001: Pettit Campground.

Motion to enter public hearing:

Moved by Russ Podzilni **Seconded by** Robert Potter
Approved (4-0)

Motion to close public hearing:

Moved by Russ Podzilni **Seconded by** Robert Potter
Approved (4-0)

Mr. Pettit, applicant, explained the proposed project is to put in camp 26 or 27 camp site that are 30x60 with water, electric, and sewer. Privacy fence will enclose campground and there is a retention pond and a berm.

Andrew Baker added that it is a new campground that is separate from the current campground the Pettit's own. The amount of grading to install the roadway and utilities lead to today for a conditional use permit.

Bill Thompson spoke on behalf of the Bay Shore Condominiums. Concern with Milton Township not adhering to ordinance that rear setback should be 50 feet, but plans were approved with a 25-foot setback.

Andrew Baker read an e-mail from Deb Boomsma asking Rock County Planning to deny due to Milton Township not adhering to ordinance of a 50-foot rear setback.

Chris Munz-Pritchard explained that Rock County Planning does not have control over the ordinance of Milton Township. Rock County Planning can only approve or deny what is in the Rock County ordinance and cannot change what Milton Township approved.

- B. **Action Item:** Approve, Approve with Conditions or Deny Shoreland CUP 2021 001: Pettit Campground.

Motion to approve with conditions as presented, including the 9 factors of section 4.214(3)(C)

Moved by Robert Potter **Seconded by** Russ Podzilni
Approved (4-0)

Section 4.214(3)(C) references "Standards Applicable to All Conditional Uses." In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **Safe and healthful conditions will be maintained based on the proposed plan.**
2. *The prevention and control of water pollution including sedimentation.* **The extent of the proposed grading does cause a short-term concern for sedimentation that doesn't existing today. An erosion and sediment control plan is in place and must be followed.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **Surface water drainage will be directed generally to the north east corner of the site where a storm water management basin and biofilter is planned. The project is not located in the Floodplain.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **There is potential for short term erosion during construction of this project. Care must be taken to implement temporary erosion and sediment control measures. In review of all permits, Staff recommends minimize land disturbance as much as possible.**

5. *The location of the site with respect to existing or future access roads. Access road are planned.*
6. *The need of the proposed use in a shoreland location. The proposed project is the landowner's preferred option to change the land use in the Shoreland District. Approximately two thirds of the proposed campground is withing the Shoreland District. There are no alternatives to move the campground outside of the district, but if the plan is followed there will be minimal or no adverse impacts to the Shoreland area.*
7. *Its compatibility with uses on adjacent land. The use of the land will clearly change with this proposal. While the campground will not be inhabited on a year-round basis, the use can generally be deemed as residential (i.e. not commercial, industrial, etc). The compatibility with the adjacent property to the west was discussed at length during the Town of Milton approval process. Individual situations may cause conflicts in the future, just as in any neighborhood, but in the big picture the land uses are compatible.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. The sites will be served by sewer.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; This standard can generally be met.*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2021 001 with the following conditions for the Committee to consider:

1. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices. Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project.
2. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
3. All other necessary permits or approvals for the project shall be obtained prior to starting work on site. At the time of this recommendations, approvals have already be obtained from the Town of Milton, the Land Conservation Department for storm water and erosion control, the Health Department for Campground standards and the state for the sewer connection.
4. This permit expires one year from the date of Committee approval unless approved otherwise.

Committee Comments and questions:

Supervisor Davis questioned how high the retaining wall along E Vincent Rd will be. Andrew Baker responded it is an existing wall.

Matt Wesson, Rock County Public Health, approved the permit for the initial construction plan for the campground. After approvals are obtained from all other agencies and the campground is built a review will be completed before the campground license is issued.

Supervisor Davis asked what the bio-hazard treatment is for the retention pond. Chris Munz-Pritchard responded that the retention pond would fall under storm water management.

- C. **Action Item: Public Hearing** for Proposed Ordinance Titled: *AMENDING VARIOUS SECTIONS OF THE ROCK COUNTY SHORELAND ZONING ORDINANCE (CHAPTER 4 PART 2)*

Motion to enter into public hearing:

Moved by Wes Davis **Seconded by** Russ Podzilni
Approved (4-0)

Motion to exit public hearing:

Moved by Wes Davis **Seconded by** Robert Potter
Approved (4-0)

No public comments.

- D. **Action Item:** Consider for Recommendation to the Full County Board a Proposed Ordinance Titled: *AMENDING VARIOUS SECTIONS OF THE ROCK COUNTY SHORELAND ZONING ORDINANCE (CHAPTER 4 PART 2)*

Moved by Robert Potter **Seconded by** Russ Podzilni
Approved (4-0)

Andrew Baker provided an explanation of the changes that are being requested to the Rock County Shoreland Zoning Ordinance. Most noticeable change is the 50-foot setback changing to 25-foot setback when certain requirements are met.

Chris Munz-Pritchard explained the change was being initiated after reviewing several requests for variances regarding garages near the road.

E. Land Divisions:

1. 2021 040 (Turtle Township) – Gander (3 Lot CSM)

Motion to approve with conditions

Moved by Wes Davis **Seconded by** Robert Potter

Denied (3-1) by vote below:

Wes Davis – No

Russ Podzilni – Yes

Robert Potter – No

Al Sweeney – No

Specific P&D Approval is required for Lot 3 based on the “pole”. The “pole” area is 699.86 (+/-) feet in length, however the max length per ordinance is 250 feet in length. This area needs to be reduced unless otherwise approved by the P&D Committee based on the Ordinance exceptions noted above. The lot may also be approved as proposed if a building restriction is included to limit the building area to the pole area of the lot (i.e. not the flag or behind the existing lots fronting on Clinic Rd.), however that is not the landowner’s preferred option in this case.

1. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 2 or 3 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
2. Access control needs to be reviewed prior to the creation of two of these lots due the proximity of the intersection. Current there is a plan to have a joint access/driveway for Lots 2 and 3.
3. The minor land division falls under extraterritorial jurisdiction of the City of Beloit and may need additional approvals.
4. The drainage way on the parent parcel shall be documented with an easement.
5. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
6. Two of the proposed lots do not meet the minimum lot size of 35 acres in the A-E zoning district. The town will need to re-zone the lots to meet the town zoning district’s requirements.
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 final approval.

Discussion on the location of the driveway and the orientation as a flag lot. Driveway is proposed to be on Clinic Rd creating a driveway is that over ordinance length. Option is to have frontage and driveway on Minnie Lane.

6. Community Development

- A. **Action Item:** Consider for Recommendation to the Full County Board a Proposed Resolution Titled: *Authorizing Financial Support to Fund a Study of Potential Options to Expand the Services Offered By the Rock County Housing Authority*

Moved by Wes Davis **Seconded by** Robert Potter

Approved (3-1) by vote below:

Wes Davis – Yes

Russ Podzilni – No

Robert Potter – Yes

Al Sweeney – Yes

Supervisor Kathy Schulz introduced this motion and explained why the Housing Authority is asking for the study to be done.

Andrew Baker explained a Request For Proposal is being requested to hire a consultant to explore the options available to the Housing Authority beyond the current HOME program.

Supervisor Davis asked Andrew to explain where the HOME funding comes from. Andrew explained the consortium between Rock County, Janesville, and Beloit and how funding is acquired for rehab projects.

7. Economic Development

8. Corporate Planning

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

Andrew Baker reported that Jennifer Borlick is making progress on redistricting and has created a draft of the redistricting map.

Budget meeting for Planning & Development was positively received by administration.

11. Committee Reports

12. Adjournment at 9:26AM

Moved by Wes Davis
Approved (4-0)

Seconded by Robert Potter

Future Meeting Dates

September 9, 2021

September 23, 2021



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: August 31, 2021

REGARDING MEETING DATE: September 9, 2021

Land Division Summary:

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

1. 2021 049 (Turtle Township) – Tall Trees Subdivision (33 Lots) (To Town Board 9/1/2021)
2. 2021 054 (Turtle Township) – Hasseler (1 Lot CSM) (To Town Board 9/8/21)

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

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

As a reminder, scheduling action on a land division prior to full Town preliminary approval (regarding item 4,5&6) is not consistent with the Committee's normal procedures. The normal procedure is to not have a land division on the agenda for action until the Town approves it. Our agenda is due to Administration by noon on the Tuesday of the week prior to our Thursday morning Committee meeting. That span of time constitutes seven evenings that the Towns could possibly have meetings. Therefore, in order to the specific requests from the property owners, Staff feels it is appropriate to schedule County action so long as the Town will take final action prior to the County meeting date if specifically requested. We welcome an input the Committee may have regarding this temporary revision to the normal procedures.

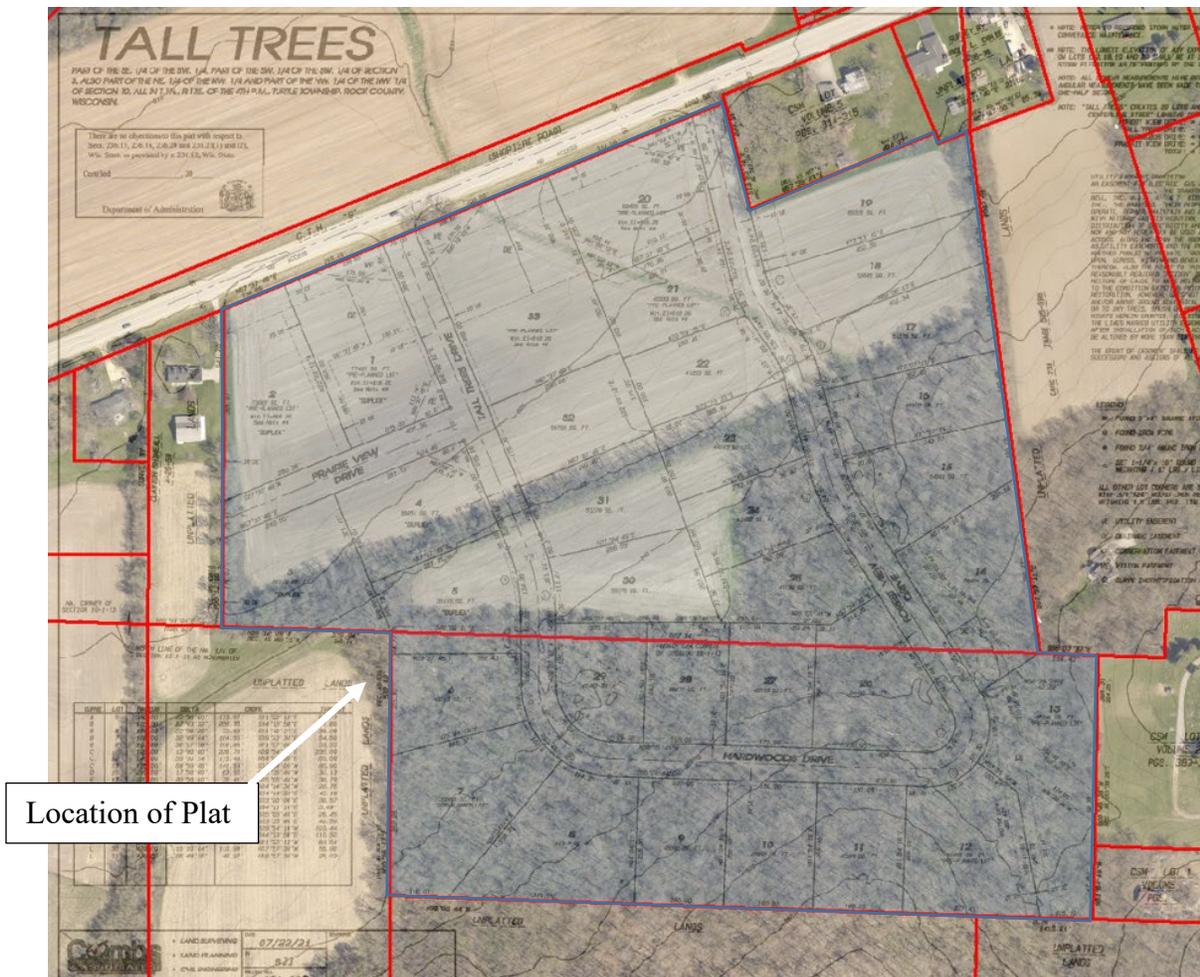
MEMORANDUM

To: Planning and Development Committee
 Deb Bennett, Clerk Town of Turtle
 Andrew Baker, Planning Director Rock County

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: August 9, 2021

Summary of Request	
Requested Approvals:	Subdivision Plat, Major Land Division #LD 2021 049
Subdivision Name:	Tall Trees
Location:	Tax ID: 038 00104503 Parcel Number: 6-19-46.3 Tax ID: 038 001115 Parcel Number: 6-19-121
Town:	Turtle
Zoned:	Rural Residential District (R-R)



MEMORANDUM

The proposed plat is located in the Town of Turtle. The proposed subdivision consists of 33 lots located on an existing 32.411 acre & 18.519 acres lot totaling 50.93 acres (+/-). This layout includes two curb cuts on the existing E County Road S. Residential is a permitted use in this zoning district.

Recommendation

Staff recommends preliminary approval of subdivision plat subject to the following conditions of approval:

1. Prairie View Drive shall be constructed to meet the minimum requirements of street frontage for Lot 2 and 3. Additionally, this is a dead-end that is roughly 521.46 feet long and may require a cul-de-sac for safety. **I would recommend that the local fire inspector review and approve the dead-end.**

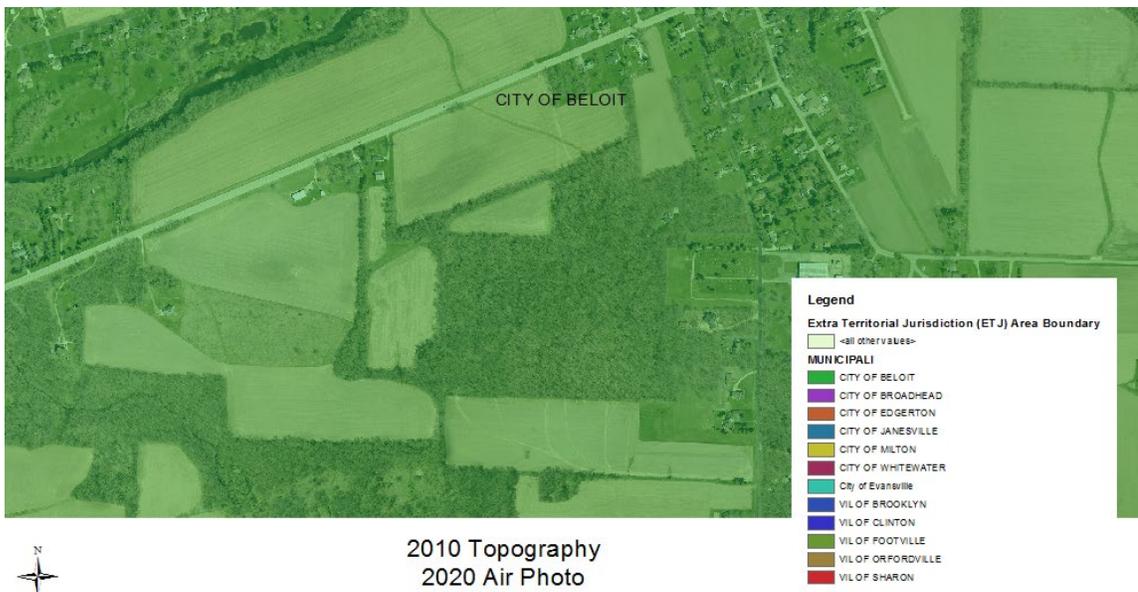


2. Rural residential lots shall have a minimum lot size 40,000 square feet for single family structures, and 55,000 square feet for two (2) family structures.
 - a. This minimum requirement is established for POWTS. Some of these lots have Drainage Easement (DE) and Conservation Easements (CE) and could make placement of the building with a POWTS on the property (example lot 1, lot 13). Per 4.116 –each lot shall meet the following:
 - Each residential building shall utilize a POWTS and water well, and the lot shall contain an adequate POWTS area, to include a primary area and replacement area.
 - Each lot shall contain a building envelope of two thousand (2,000) square feet excluding front, rear, and side yards in accordance with applicable building setback lines, ESA, and cultural resources, with said building envelope not to be located closer than ten (10) feet from any part of the POWTS area.
 - Each lot shall also contain useable open space of not less than seventy percent (70%) of the gross area of the lot, entailing the gross square

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footage of the lot, less three thousand (3,000) square feet for potential building, driveway, or parking use, less fifty percent (50%) of the POWTS area.

- b. The lots with double frontage have even further limitations in terms of buildable area. These lots should be verified setbacks can be meet and is buildable.
3. Each lot needs to meet the minimum requirements of the Rural Residential District (R-R) zoning district. Lot 33 had no lot size indicated on the preliminary.
4. Utility easements to be located on lots as requested by utility companies.
 - a. Per 4.116 (4)(a) An easement, entailing a minimum of eight (8) feet on each side of all rear lot lines or side lot lines, running across lots or along front lot lines where necessary, shall be required for the installation of utility facilities. If required, such easements shall be noted as "Utility Easement" on the CSM or Subdivision Plat.
5. Utilities shall be installed prior to the final approval of the subdivision plat. And exception to this requirement may be approved if evidence is provided that the utility installation has been paid or in full and there is an agreement as to which contractor is responsible for site restoration and stabilization.
6. This does fall into the extra Territorial Jurisdiction (ETJ) Area boundary for the City of Beloit.



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7. Construction Site Erosion Control Permit shall be obtained from the Rock County Land Conservation Department prior to the start of any clearing and grubbing activity.
8. A Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department prior to the start of construction. Preliminary easements shown on the preliminary plat may be revised based on the approval Storm Water Management Plan.
9. A Homeowners Association shall be responsible for maintenance of the storm water management facilities. Evidence of the documentation to establish the Homeowners Association shall be provided prior to final plat approval. In the event that homeowners association is not recorded the Town reserves the right to maintain and special assess to the property owners. The management and restrictions association with the storm water facilities, including all drainage easements, shall be specified in the Association Documentation and noted on the final plat on each applicable lot. Final approval of the management and restrictions shall come as part of the Storm Water Management Permit process.
10. A note shall be included on the final plat which states “No filling or grading may occur nor any structure built within any drainage easement delineated on this Plat. Refer to recorded storm water management agreement for required facility maintenance.”
11. The Storm Water Management Plan shall include a driveway culvert size for each lot. Driveway culverts for the large swale planned on the east side of Forest View Drive shall be designed as part of the Storm Water Management Permit process and installed as part of the road construction process.
12. The developer shall be responsible for all costs to the Town of Turtle (or other entity working as the Town’s agent) associated with the review of road construction plans and on-site inspections during construction.
13. Road construction plans shall be submitted to and approved by the Town of Turtle or another entity working as the Town’s agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
14. Construction Plans for the intersections with County Hwy S shall be approved by the Rock County Public Works Department. Specifically, Forest View Drive shall intersect with Hwy S at a 90 degree angle unless otherwise justified in the approval process.

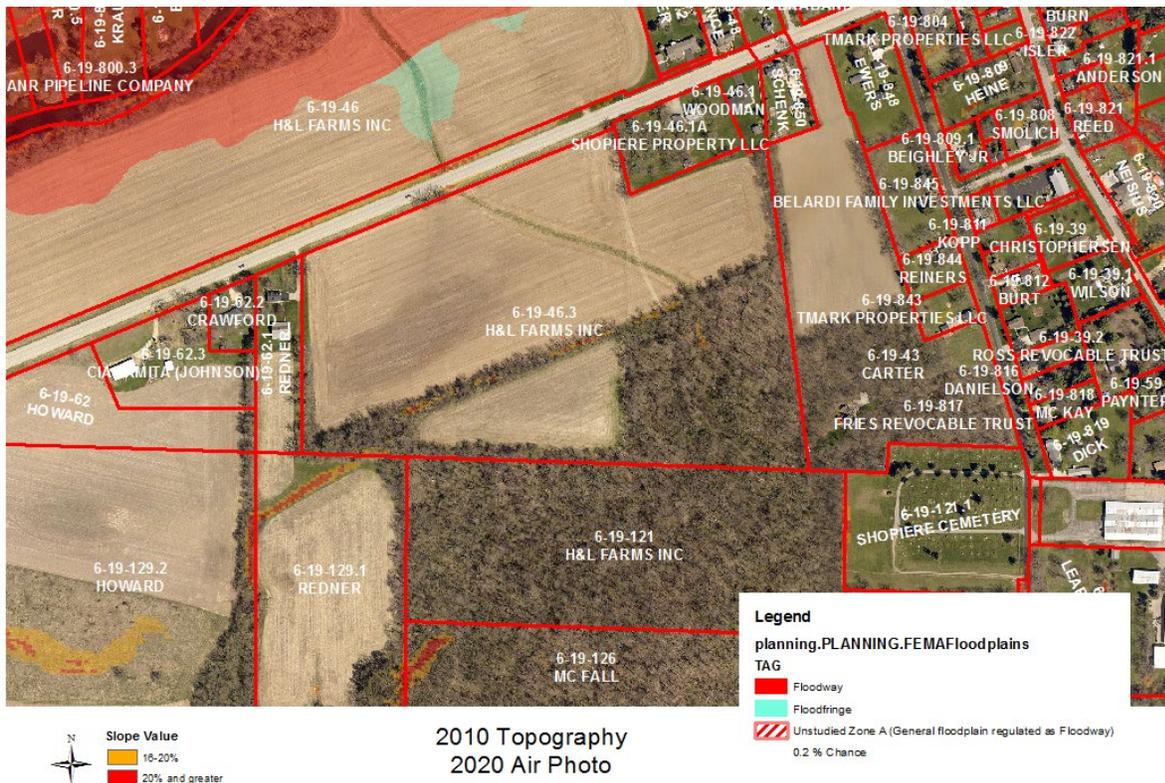
MEMORANDUM

15. Site improvements may be necessary at the intersections to improve safety. This may include both improvements to the road and/or maintenance of vegetation to improve site distance. Consideration of any necessary improvements should be made during the road construction plan review process.
16. The developer shall reimburse the Town of Turtle for the installation of the necessary road signs as included and approved in the road construction plans.
17. A performance bond or similar financial instrument shall be provided to the Town of Turtle to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Turtle and be released only after final acceptance of the roads by the Town of Turtle.
18. Developer shall provide the Town of Turtle as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
19. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

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;	Zoning Designation on the land is missing.
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;	Meets minimum requirements.
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, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Meets minimum requirements.

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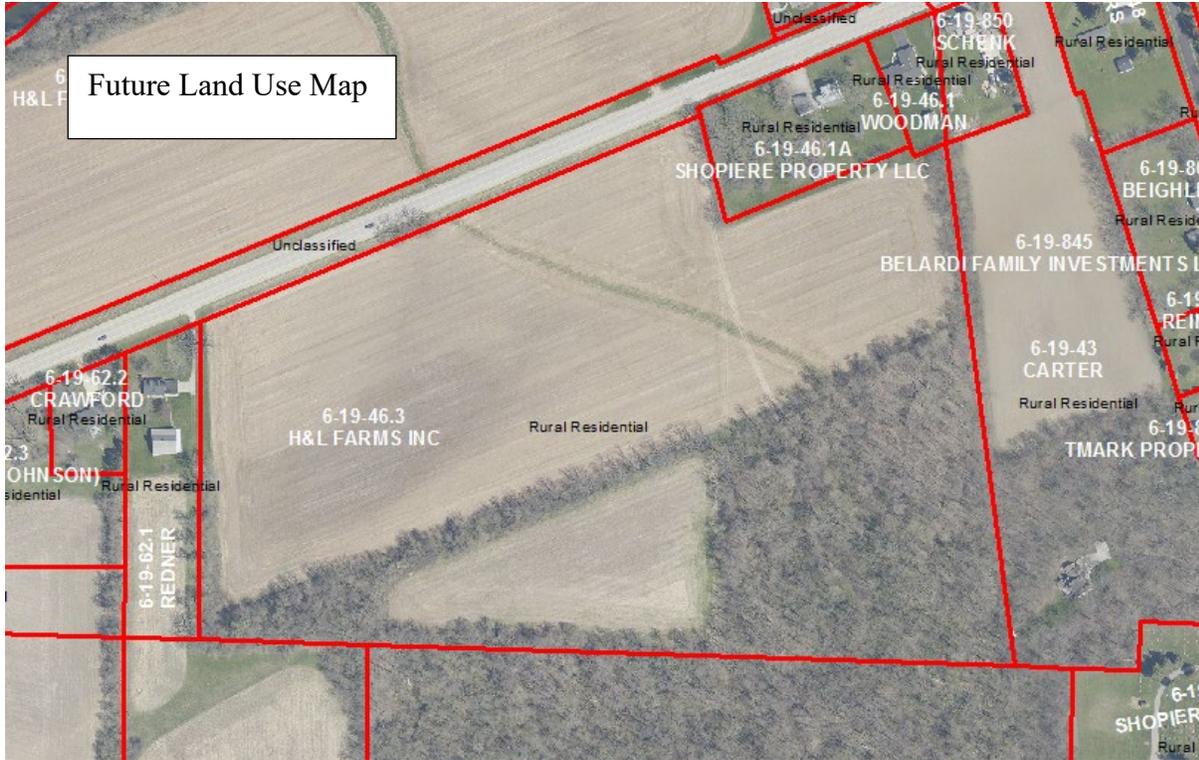
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;	Meets minimum requirements.
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;	Meets minimum requirements.
A preliminary concept for collecting and discharging stormwater on the land division;	See #8 above
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	Meets minimum requirements.
A scale, north arrow, and date of creation;	Yes
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



MEMORANDUM



MEMORANDUM



(d) RURAL RESIDENTIAL DISTRICT (R-R)

(1) Purpose and Intent of R-R District. The purpose of the Rural Residential (R-R) District is to provide a method of obtaining the residential goals, objectives, and policies of the Land Use Plan. The intent of the R-R District is to provide for rural residential development on sites served by private sewer systems. The areas zoned R-R should be in and around existing residential development areas indicated on the Land Use Plan Map. These areas should be designed to be quiet, pleasant and relatively spacious living areas projected from traffic hazards and the intrusion of incompatible land uses.

(2) Permitted Uses. The following uses are permitted uses in this District:

- a. One single family or one-two family structure. One private garage for each residential unit, not to exceed 90% of the total square footage of the residential structure. If said structure is to be located on lands re-zoned out of the Exclusive Agriculture (A-E) District, and not planned for future rural residential use on the Town's land use plan map, or similarly named map, as contained in the Town's Comprehensive Plan, said structure and the lot on which it is located shall be subject to the following:
 1. The residential lot does not contain soil types of Class 1, 2, or 3, Agricultural Capacity Units as indicated in the Soils Survey of Rock County, Wisconsin published by the U.S. Soil Conservation Service.
 2. The number of residential lots including the farmland owner, and any son, daughter, or parent lots and any nonagricultural/residential lots cannot exceed one (1) residential

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lot for each one-quarter (1/4), of one-quarter (1/4), section of land (approximately 40 acres) contained in the lot originally purchased by the current landowner.

- 3. All residential lots shall adjoin any existing residential lots that are not located on Class 1, 2, or 3 Agricultural Capability Unit Soils, or in residential clusters not located on Class 1, 2, or 3 Agricultural capability unit soils.
- 4. Each residential lot shall be part of a residential cluster designed to maximize the number of lot (determined by using the one (1) lot to forty (40) acre ratio), with an internal public road or joint driveways located on future road right-of-way connecting to the public road network.
- b. One accessory structure of up to 800 square feet, for the first 40,000 square feet of the land parcel with an additional 100 square feet being able to be added to the accessory structure size for each 10,000 square feet of the parcel above 40,000 square feet but, not to exceed 90% of the total square footage of the residential structure.
- c. Government buildings, except sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance machinery.
- d. Publicly owned parks, playgrounds, recreational and community center buildings and grounds.
- e. Pre-schools, K-12 schools, churches and their affiliated uses.
- f. Home offices.

(3) Conditional Use. The following uses require a Conditional Use Permit be approved by the Commission prior to being established.

- a. Educational buildings, colleges, universities, including private music and dancing schools.
- b. Institutions of a charitable or philanthropic nature, hospitals, clinics and sanitariums. Libraries, museums, professional organizations, and fraternities, except those which provide goods and services similar to a business.
- c. Telephone and electric transmission buildings or structures.
- d. Community living arrangement which has a capacity for 8 or fewer persons being served by the program provided it is located at least 2,500 feet from any other such facility.
- e. Community living arrangement having a capacity for 9-15 persons being served by the program provided that it is located at least 2,500 feet from any other facility and that the design of the structure and landscaping is compatible with the surrounding neighborhood.
- f. Community living arrangement having a capacity for 16 or more persons provided that it is located at least 2,500 feet from any other such facility, and that it is adequately designed and landscaped to be in keeping with the neighborhood and to prevent the appearance of an institution.
- g. Home Occupations.

(4) Requirements for Permitted and Conditional Uses.

- a. Maximum Building Height.....35 ft. for residential structures
- b. Minimum Building Front Yard Setback on Local Road.....50 ft.
(All front yard setbacks are to also refer to Section 19.06 of this Ordinance for setbacks on arterial, collector, and local roads.)
- c. Minimum Front Yard Setback on Corner Lot.....50 ft. on each Road
- d. Minimum Building Rear Yard Setback.....20 ft.
- e. Minimum Building Side Yard Setback.....15 ft.
- f. Maximum Lot Size less than 3 acres
- g. Minimum Lot Width.....100 ft.
- h. Minimum Lot Frontage on Public Road.....100 ft.
- i. Minimum Lot Frontage on Cul-du-Sac Road Bulb.....50 ft.
- j. Minimum Lot Area Single Family.....40,000 sq. ft.

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- k. Minimum Lot Area Per Two Family Dwelling.....55,000 sq. ft.
- l. Accessory Buildings Minimum Side Yard Setback.....5 ft.
- m. Accessory Buildings Minimum Rear Yard Setback 10 ft.
- n. Minimum Floor Area Per Family.....1,200 sq. ft.
- o. Minimum Building Width.....24 ft.
- p. Maximum Accessory Building Height.....35 feet or not to exceed the height of the principal building.

(5) Prohibited Uses.

- a. No structure or improvement may be built, or land used in this district unless it is a Permitted Use or an approved Conditional Use in this district.
- b. Sewage disposal plants, garbage incinerators and buildings for the repair or storage of road building or maintenance machinery.
- c. Semi-tractors and trailers shall not be parked or stored in this district for periods of more than seven (7) days at a time.



AGENCY USE ONLY

Application Number: **LD-2021-049**
Received By - Date **08/03/2021**
(MM/DD/YYYY):

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

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

- 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:	H & L Farms Inc			Telephone:	608-290-6330		
Address:	8601 E. Larsen Rd.	City:	Janesville	State:	WI	Zip:	53546
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

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

PROPERTY INFORMATION

9. Reason for application: Sale/ownership transfer Farm consolidation Create Conforming Lot Adjust Lot Line
 Creating a 33 lot subdivision, zoned RR
 Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location: **Town of Turtle** **1/4 of 1/4**
Section 3 & 10 **Tax parcel number(s) - 6-19-46.3 & 6-19-121**

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 Beloit**

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): 50.92	14. Land division area (Square feet or acres): 50.92	15. Current zoning of land division area: RR
16. Number of new/additional lots created by land division: 33	17. Future zoning of new/additional lot(s) created by land division: RR	18. Future zoning of parent lot: RR

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): Summer 2021

22. Public improvement construction will begin on (mm/dd/yyyy): Fall 2021

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: *[Signature]* DATE: 8/3/21

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED , in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

TALL TREES

PART OF THE SE. 1/4 OF THE SW. 1/4, PART OF THE SW. 1/4 OF THE SW. 1/4 OF SECTION 3, ALSO PART OF THE NE. 1/4 OF THE NW. 1/4 AND PART OF THE NW. 1/4 OF THE NW. 1/4 OF SECTION 10, ALL IN T.1N., R.13E. OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____

Department of Administration



* NOTE: REFER TO RECORDED STORM WATER MANAGEMENT AGREEMENT FOR REQUIRED FACILITY AND CONVEYANCE MAINTENANCE.
 ** NOTE: THE LOWEST ELEVATION OF ANY EXPOSURE OPENING FOR RESIDENTIAL DWELLING UNITS CONSTRUCTED ON LOTS 1, 2, 18, 19 AND 29 SHALL BE AT LEAST 818.26 FEET, WHICH IS 2 FEET ABOVE THE 100-YEAR STORM ELEVATION AS DETERMINED BY THE STORM WATER MANAGEMENT PLAN.

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE-HALF SECOND.
 NOTE: "TALL TREES" CREATES 29 LOTS AND 2 OUTLOTS FROM 50.14 ACRES.
 CENTERLINE STREET LENGTHS CREATED:
 FOREST VIEW DRIVE = 1426.10'
 TALL TREES DRIVE = 1103.98'
 HARDWOODS DRIVE = 806.89'
 PRAIRIE VIEW DRIVE = 809.91'
 TOTAL = 3846.88'

UTILITY EASEMENT PROVISION:
 AN EASEMENT FOR ELECTRIC, GAS AND COMMUNICATION FACILITIES IS HEREBY GRANTED BY THE GRANTEE TO WISCONSIN POWER AND LIGHT COMPANY, WISCONSIN BELL, INC. d.b.a. AT & T WISCONSIN, A WISCONSIN CORPORATION AND CHARTER COMMUNICATIONS, INC., THE GRANTEE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH NATURAL GAS DISTRIBUTION, OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW AND MAY HEREAFTER BE USED AND FOR SIGNALS, ALL IN OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS UTILITY EASEMENTS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. ALSO THE RIGHT TO TRIM AND CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL AND NATURAL GAS FACILITIES, COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS AND PLANTING OF TREES SHALL NOT BE PLACED WITHIN THE LINES MARKED UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE.
 THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

LEGEND

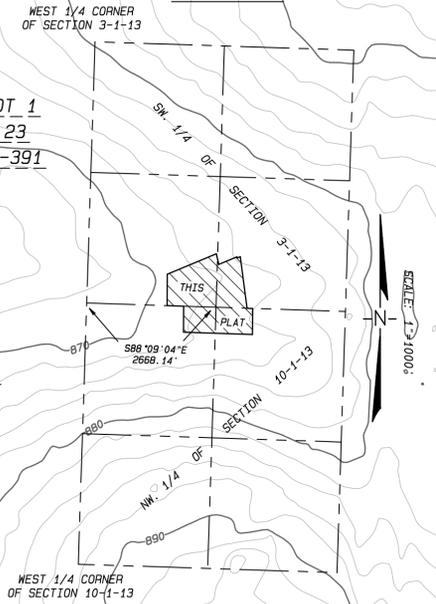
- FOUND 6"x6" SQUARE STONE MONUMENT
- FOUND IRON PIPE
- FOUND 3/4" ROUND IRON REBAR
- SET 1-1/4"x 18" ROUND IRON ROD, WEIGHING 4.17 LBS./ LIN. FT.
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- CE CONSERVATION EASEMENT to Town of Turtle
- VE VISION EASEMENT
- ⊙ CURVE IDENTIFICATION POINT

ALL OTHER LOT CORNERS ARE STAKED WITH 3/4"x24" ROUND IRON REBAR, WEIGHING 1.5 LBS. PER. LIN. FT.

GRAPHIC SCALE 1"=100'

NOTE: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW. 1/4 OF SECTION 10-1-13, HAVING AN ASSUMED BEARING OF S88°09'04"E

LOCATION MAP



CURVE	LOT	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
A	5	350.00'	22°00'00"	133.57'	S11°22'12"E	68.03'
B	5	185.00'	87°43'32"	256.39'	S44°13'58"E	177.80'
B	6	187.00'	22°36'30"	72.53'	S11°40'27"E	36.98'
B	7	185.00'	32°49'44"	104.56'	S39°23'34"E	54.50'
B	8	185.00'	32°17'18"	102.88'	S71°57'05"E	53.55'
C	12	125.00'	12°40'00"	220.74'	N29°54'16"E	235.09'
C	12	125.00'	55°00'14"	115.44'	N64°24'09"E	65.08'
C	13	125.00'	68°59'46"	141.59'	S02°24'09"W	85.90'
D	15	215.00'	17°00'00"	63.56'	N23°35'44"W	32.13'
E	17	220.00'	20°00'00"	76.41'	N25°05'44"W	38.79'
F	18	150.00'	21°42'20"	56.49'	N24°14'34"W	28.76'
F	20	220.00'	21°42'20"	82.88'	S34°14'34"E	42.18'
G	21	320.00'	19°53'11"	75.98'	S23°20'00"E	38.57'
G	22	320.00'	1°49'08"	6.97'	S34°11'10"E	3.49'
H	22	150.00'	20°00'00"	52.09'	S25°05'44"E	26.45'
I	24	285.00'	17°00'00"	84.25'	S23°35'44"E	42.59'
J	26	35.00'	124°00'00"	97.12'	S29°54'16"W	103.44'
K	29	415.00'	87°43'32"	159.37'	S44°13'58"E	110.52'
L	30	420.00'	22°00'00"	160.28'	N11°22'12"E	81.64'
L	31	420.00'	15°10'44"	110.94'	N07°57'34"W	55.96'
L	31	420.00'	06°49'16"	49.97'	N18°57'34"W	25.03'

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

DATE: 07/22/21

BY: s11

PROJECT NO: 121-036

CLIENT: H&L FARMS

REVISIONS

MEMORANDUM

To: Planning and Development Committee
Deborah Bennett – Clerk – Town of Turtle
Andrew Baker – Planning Director – Rock County

From: Chris Munz-Pritchard – Senior Planner – Rock County

Date: August 31, 2021

Summary of Request	
Requested Approvals:	Minor Land Division #LD 2021 054
Location:	Tax ID: 038 001104 Parcel Number: 6-19-109
Town:	Turtle
Zoned:	Exclusive Agricultural District (A-E)
Future Land Use:	Agricultural

The proposed minor land division is located in the Town of Turtle. The proposed Certified Survey Map (CSM) is making two lots out of an existing 56.87 acres (+/-). The parcels will have lot 1 with 4.123 acres (+/-), leaving the original lot with 52.747 acres (+/-).



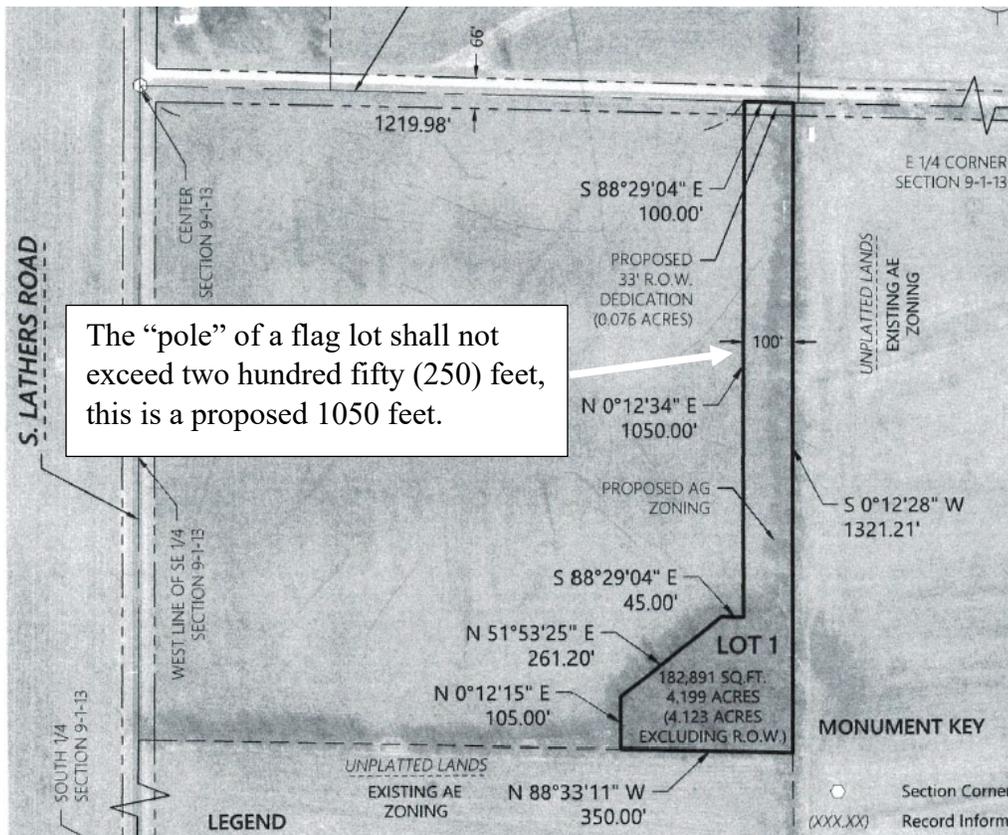
This is a proposed flag lot, per Rock County Chapter 4 Part 1, Land Division Development.

Sec. 4.107. Flag lot – 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.

MEMORANDUM

Sec. 4.116 (2)(e) Flag lots shall be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The “pole” of a flag lot shall not exceed two hundred fifty (250) feet in length unless additional length is needed to either avoid significant degradation or depletion of ESA* cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. The “pole” shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the “pole”. The “pole” shall maintain a minimum width of one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system, and fifty (50) feet for all lots with access to a connection to said system, for the entire length of the “pole”. No “pole” shall be located within two hundred (200) feet of another on the same side of the street unless said “poles” utilize a joint driveway.

**Environmentally Significant Area (i.e. Floodplain, Wetlands, Shallow Bedrock, Steep Slopes, Groundwater Protection Area, etc)*



MEMORANDUM

Recommendation

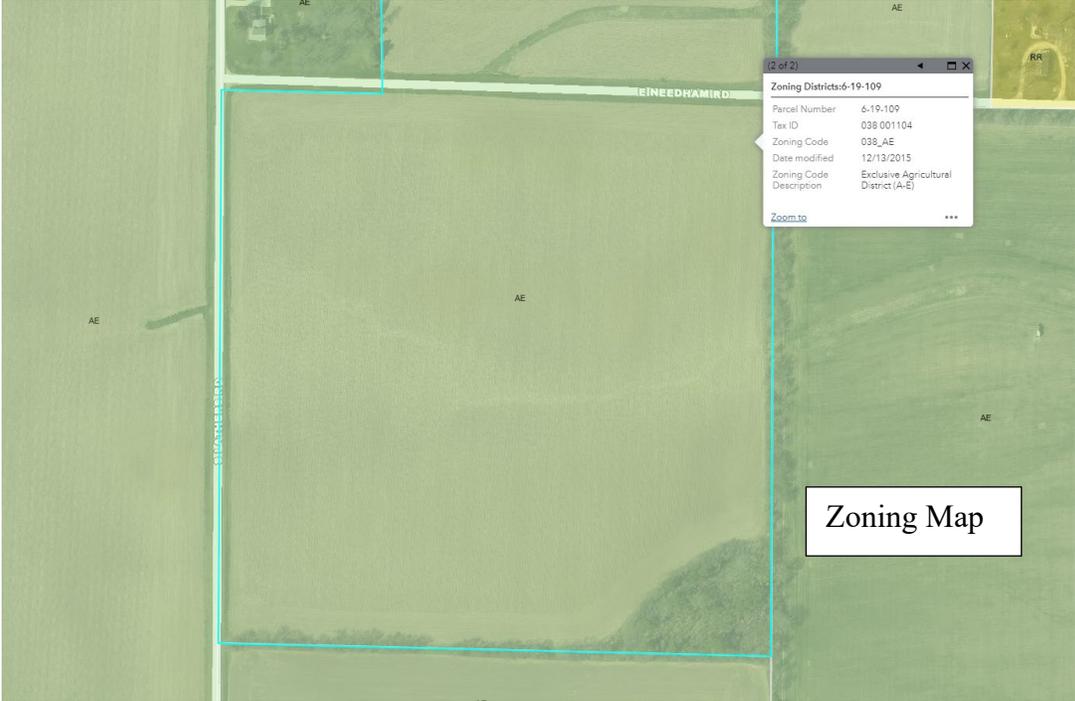
After reviewing the CSM the following are recommended:

Specific P&D Approval is required for Lot 1 based on the “pole”. The “pole” area is 1050 (+/-) feet in length, however the max length per ordinance is 250 feet in length. This area needs to be reduced unless otherwise approved by the P&D Committee based on the Ordinance exceptions noted above. Based on review of historical air photos, the intended building site in the corner of the property has been wooded and not cropped for decades. Therefore, approval as presented could be justified as a way to “**either avoid significant degradation or depletion of ESA* cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations**” (emphasis added).

If Lot was is approved as presented, the following conditions of approval are recommended.

1. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
2. The minor land division falls under extraterritorial jurisdiction of the City of Beloit and may need additional approvals.
3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. The lot does not meet the minimum lot size of 35 acres in the A-E zoning district. The town will need to re-zone the lots to meet the town zoning district’s requirements.
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.

MEMORANDUM





AGENCY USE ONLY

Application Number: LD 2021 054

Received By - Date
(MM/DD/YYYY): 8/13/2021

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:	Anita Hasseler & Doug Hasseler			Telephone:			
Address:	8013 S. Lathers Road	City:	Beloit	State:	WI	Zip:	53511
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Jeff Garde / RH Batterman			Telephone:	(608) 365-4464		
Address:	2857 Bartells Drive	City:	Beloit	State:	WI	Zip:	53511
b. Developer name:	Brad Hasseler			Telephone:	(608) 346-4059		
Address:		City:		State:		Zip:	

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

PROPERTY INFORMATION

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

Divide off wooded area with minimum 100' width for ingress/egress for residential purposes.

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

10. Land division area location:	Town of Turtle	NW 1/4 of SE 1/4
	Section 9-1-13	Tax parcel number(s) - Part of 6-19-109

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** Beloit

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): 56.870	14. Land division area (Square feet or acres): 4.2+/- acres	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): 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:	DATE: <u>8/13/2021</u>
--------------------------------------	------------------------

APPLICATION CHECKLIST

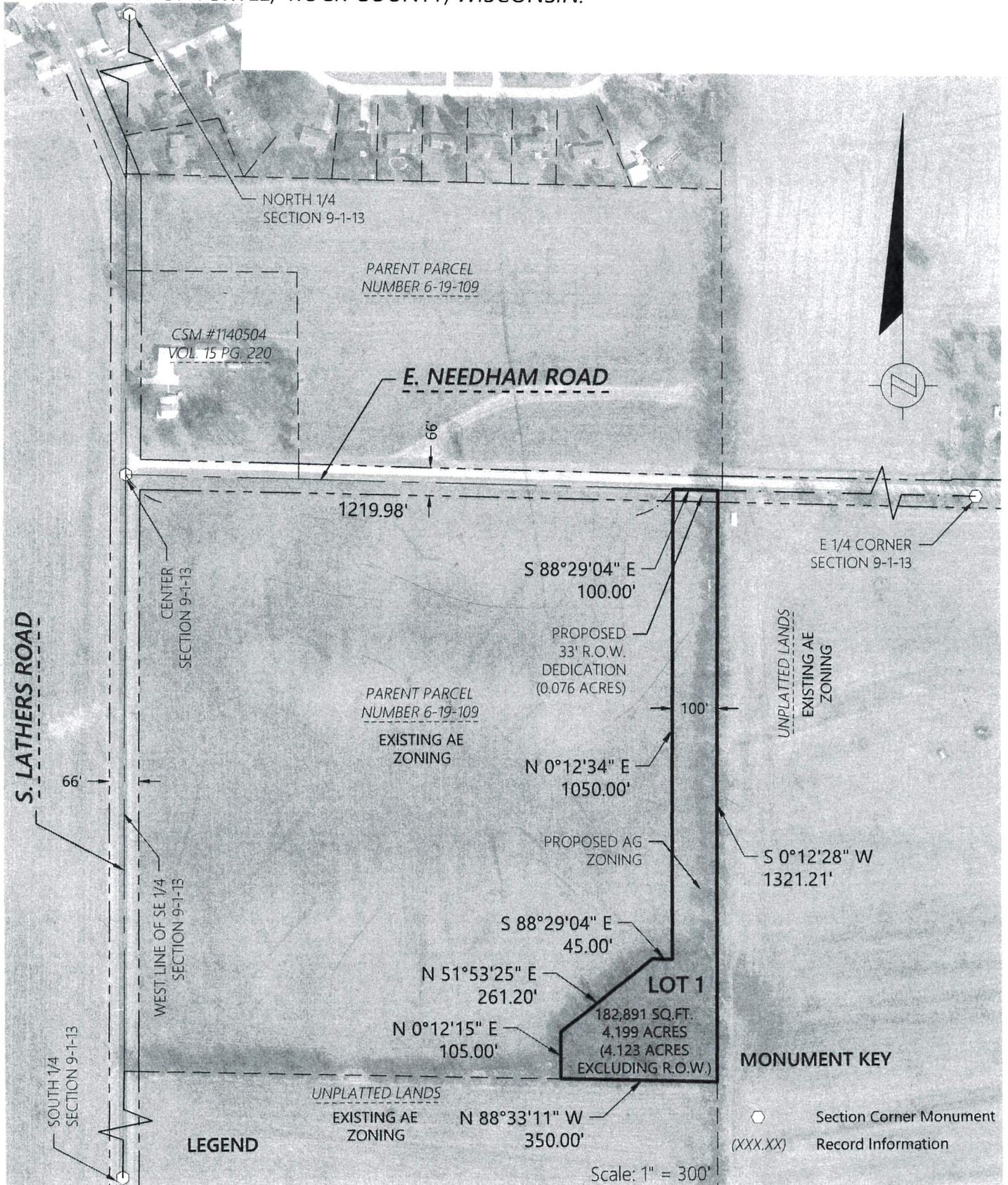
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" 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"/>	Wooded
(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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	300' scale used to show entire parent parcel.
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:

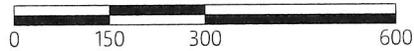
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



- LEGEND**
- Existing Right-of-Way
 - Proposed Boundary Line
 - - - Existing Adjacent Property
 - - - Existing Centerline
 - - - Existing Section Line



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. THE WEST LINE OF THE SOUTHEAST QUARTER BEARING TBD

- MONUMENT KEY**
- Section Corner Monument
 - (XXX.XX) Record Information

ORDER NO: 33995 DATE: 08/02/2021 FIELD CREW: TBD DRAWN BY: LMB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: BRAD HASSELER ADDRESS CITY, WI ZIP	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> Batterman engineers surveyors planners </div> <div style="font-size: 3em; font-weight: bold; text-align: center; margin-left: 20px;">3</div> </div> <p style="font-size: 0.8em; margin-top: 5px;"> 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com </p>
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**COMMITTEE REVIEW REPORT
WITH DESCRIPTION**
FOR THE MONTH OF AUGUST 2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63103	Legal Forms	P2100721	08/12/2021	US BANK	RP ASSESSMENT ROLL SUP	17.12
Real Property Descripton PROG TOTAL						17.12
10-1721-0000-64200	Training	P2101687	08/05/2021	ENVIRONMENTAL SYSTEMS RESEARCH	ARCGIS TRAIN 3 DAY JB	2,250.00
Land Records PROG TOTAL						2,250.00

I have reviewed the preceding payments in the total amount of **\$2,267.12**

Date: _____
Dept Head _____
Committee Chair _____

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6400-0000-63100	Office&Misc Exp	P2100296	08/19/2021	US BANK	OFFICE SUPPLIES & BOOKS	150.02
64-6400-0000-63200	Pubs/Subs/Dues	P2100296	08/19/2021	US BANK	APA MEMBERSHIP	366.00
Planning PROG TOTAL						516.02
64-6470-0000-63110	Admin Expense	P2100295	08/12/2021	RSM US LLP	ACCOUNTING FOR SMALL BUSINESS	220.50
		P2100296	08/19/2021	US BANK	RSM & QUICKBOOKS FOR SBL	104.89
Small Business Loan Program PROG TOTAL						325.39

I have reviewed the preceding payments in the total amount of **\$841.41**

Date: _____
 Dept Head _____
 Committee Chair _____