

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



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, DECEMBER 16, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM
CALL: 1-312-626-6799
MEETING ID: 815 7303 8120
PASSCODE: 715715**

Join Zoom Meeting

<https://us02web.zoom.us/j/81573038120?pwd=MGtydnlVT1JMUElrc0NBN0ZxMHBGdz09>

Meeting ID: 815 7303 8120

Passcode: 715715

One tap mobile

+13126266799,,81573038120#,,,,*715715# US (Chicago)

+19292056099,,81573038120#,,,,*715715# US (New York)

Dial by your location

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+1 929 205 6099 US (New York)

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, December 15, 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, DECEMBER 16, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held November 11, 2021 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 1. 2021 060 (Janesville Township) – Larson (1 Lot CSM)
 2. 2021 067 (Bradford Township) – Green Valley Farms (1 Lot CSM)
 3. 2021 073 (Lima Township) – Holle (1 Lot CSM)
 4. 2021 074 (Lima Township) – Roewick Land LLC (1 Lot CSM)
 5. 2021 077 (Lima Township) – Krumm (2 Lot CSM)
6. Community Development
7. Economic Development
8. Corporate Planning
9. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
10. Director's Report
 - A. Discuss November and December Meeting Dates
11. Committee Reports
12. Adjournment

Future Meeting Dates

January 13th, 2022
January 27th, 2022



MINUTES
Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, NOVEMBER 11, 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, November 11, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Russ Podzilni. Supervisors present via Zoom: Wes Davis, Robert Potter, Wayne Gustina. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator), Michelle Schultz (Real Property Lister), Lisa Tollefson (County Clerk).

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Steve Godding (Planner III), Terri Carlson (Risk Manager).

Others present: Ryan Combs

Others present via ZOOM: Supervisor Shirley Williams

1. Call to Order
Roll Call

2. Adoption of Agenda

Moved by Supervisor Davis **Seconded** by Supervisor Podzilni
Approved (5-0)

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held October 28, 2021 at 8:00 am

Moved by Supervisor Podzilni **Seconded** by Supervisor Potter
Approved (5-0)

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

A. **Action Item** Land Divisions: With Conditions

1. 2021 059 (Porter Township) – Benedict (1 Lot CSM) (6-16-233)

Moved With Conditions by Supervisor Davis
Seconded by Supervisor Gustina
Approved (5-0)

Recommended 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. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Tract requirements (Town minutes attached). Per minutes the 50 acres remaining under easement (or deed restriction).
3. Dedicate a thirty-three foot half road right-of-way along the road at the discretion of the Town.
4. 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”.
 - “Lot 2 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. 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.

*Town of Porter Plan Commission Hearing
Monday, October 18th, 2021, 6:30pm
Porter Town Hall, 8809 N Wilder Road*

Called to order by Sweeney at 6:30pm. Present: PC members - Sweeney, Imhoff, S. Towns, Vielhuber & Slater. Also present: Viney, Fox, Hamilton, Raymond, Franseen, Roethe and 10 residents.

Discussion on Zoning change for Michelle Benedict (aka; Docs Woods LLC) 108 Arbury Court, Cottage Grove, WI. Base Farm Tract 18 Lot number 6-16-233, Lot 1. A-E to A-G 4-3(8)(B)(4)(2), Lot 2. A-E to A-G 4-3(8)(B)(4)(a), Lot 3. Easement lot:

- **Lot 2- Current zoning is AE and they wish to change to AG. Lot size is 9 acres.**
 - **Citizen Input - none**
 - **Imhoff motions to recommend to the Town Board the zoning change from AE to AG, S. Towns 2nd. MC.**

- **Lots 1- Resident wishes to create a 1 acre lot with AG zoning from the remaining 51 acres. Under the easement, the parent lot will remain 50 acres.**

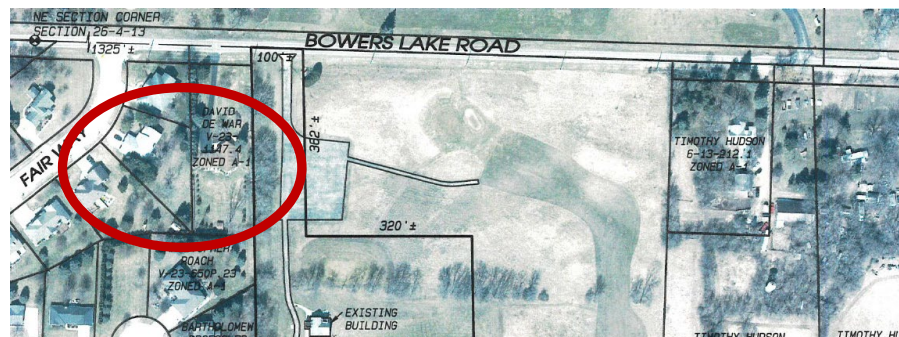
- **Citizen Input- none**
- **S. Towns makes a motion to recommend to the Town Board to create a 1 acre lot zoned AG from AE with the parent lot of 50 acres remaining under easement, Slater 2nd. MC.**

2. 2021 071 (Milton Township) –Oak Ridge Golf Course LLC (1 Lot CSM) (6-13-212A)

Moved With Conditions by Supervisor Gustina
Seconded by Supervisor Podzilni
Approved (5-0)

Recommended Conditions:

1. Any additional existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. The thirty-three foot half road right of way along the entire frontage of the parent parcel. Shall be deeded or dedicated to the Town of Milton.
3. Zoning should meet the minimum requirements of the lot per Town of Milton Zoning Ordinance.
4. There is a parking lot that is location on both properties. This should be removed with in two years of the final CSM.



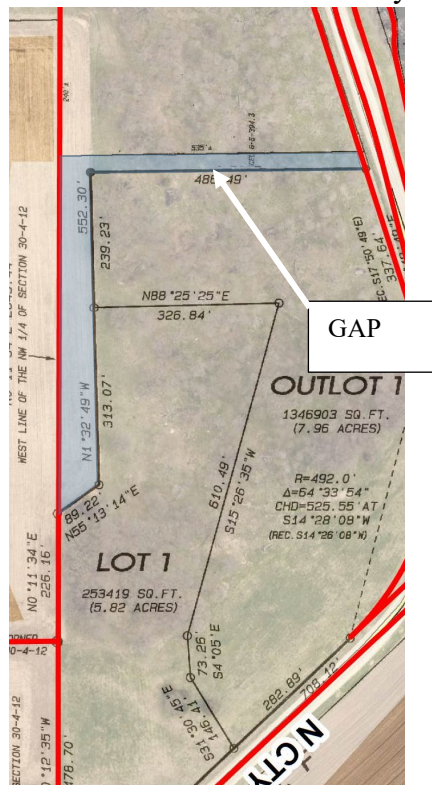
5. Note on Final CSM: “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.

6. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
 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.
4. 2021 076 (Fulton Township) –Sayre Joint Farms LLC (1 Lot CSM) (6-6-394.3 & 6-6-394.1)

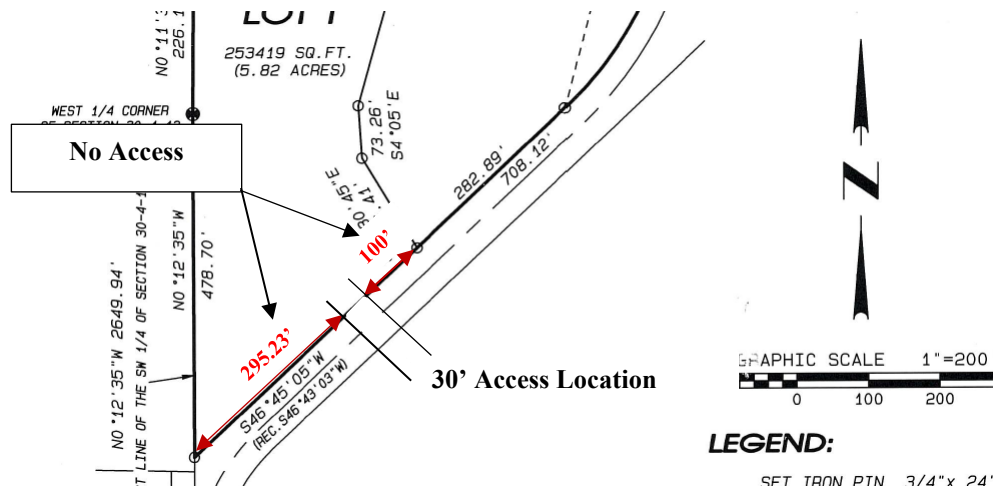
Moved With Conditions by Supervisor Potter
Seconded by Supervisor Gustina
Approved (5-0)

Recommended 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. There looks like there is a GAP in the survey. This should be fixed.



3. The Outlot, when recorded, should show that it is not a buildable lot.
4. The road is mislabeled. It should be C.T.H. "H".
5. "No Access" should be added for Lot 1 along C.T.H. "H" as shown below.



6. 4.112 Preliminary Land Division requirements need to be met.
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.
9. See planner report from the Town of Fulton Below.

MSA recommends conditional approval of the application, with the following conditions:

- Applicant must record the final CSM from the 2020 Donstad Rezone and Land Division Application for W. Gibbs Lake Rd, as approved, and present evidence of that recording to the Town. Changes to the Donstad CSM will require a new review and approval for the Donstad CSM prior to recording, and a new review of the Sayre CSM.
- The 1.3 acre remnant, if created, must have a deed restriction prohibiting sale except in conjunction with parcel 6-16-206 (in the Town of Porter).
 - Note: MSA consulted with Rock County staff about this remnant piece – the County does not support this approach because it creates a separate tax parcel. The County recommends including this land area as part of the other new lots created in the Town of Fulton and then establishing a deed restriction requiring continued use as cropland, and allowing permanent access and use for that purpose by the owner of parcel 6-16-206 in the Town of Porter.
 - If the approach recommended by the County is taken, proposed Lot 1 would no longer meet the requirement in section 425-4-3(H)(d)(5) that 90% of the area of interest being classified as “not prime farmland”. However, the proposed restriction to require use as cropland is consistent with the intent of the ordinance. This situation is particular to the town boundary issue, otherwise the

recommendation would be to attach the remnant to the parcel in Porter.

- Applicant shall provide a final Certified Survey Map for signature and recording with the Rock County Register of Deeds meeting the requirements of Section 380-19 of the Town's Land Division Code upon approval of the land division and rezoning applications.
- Applicant shall file with Rock County affidavits for Lot 1 and Outlot 1 to restrict further land divisions and on Outlot 1 to restrict development of new residences.

6. Community Development

7. Economic Development

8. Corporate Planning

A. **Action Item:** *Resolution: Adoption of Final Rock County Supervisory District Plan* (Note: Maps will not be available until all municipalities adopt wards)

Moved by Supervisor Davis **Seconded** by Supervisor Potter
Approved (5-0)

Brief question and answer session occurred between the committee members and Lisa Tollefson (County Clerk).

B. **Action Item:** *Resolution: Amending the Rock County Land Information Plan*

Moved by Supervisor Podzilni **Seconded** by Supervisor Davis
Approved (5-0)

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

A. Discuss November and December Meeting Dates

11. Committee Reports

12. Adjournment

Moved by Supervisor Podzilni **Seconded** by Supervisor Gustina
Approved (5-0)

Future Meeting Dates
December 16th, 2021



ROCK COUNTY
Planning & Development Agency
INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker, Director

SUBJECT: Preliminary Approval of Land Divisions

DATE: December 6, 2021

REGARDING MEETING DATE: December 16, 2021

Land Division Summary:

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

1. 2021 060 (Janesville Township) – Larson (1 Lot CSM)
2. 2021 067 (Bradford Township) – Green Valley Farms (1 Lot CSM)
3. 2021 073 (Lima Township) – Holle (1 Lot CSM)
4. 2021 074 (Lima Township) – Roewick Land LLC (1 Lot CSM)
5. 2021 077 (Lima Township) – Krumm (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.

MEMORANDUM

To: Planning and Development Committee
Don Blakeney, Clerk Town of Janesville
Andrew Baker, Planning Director Rock County

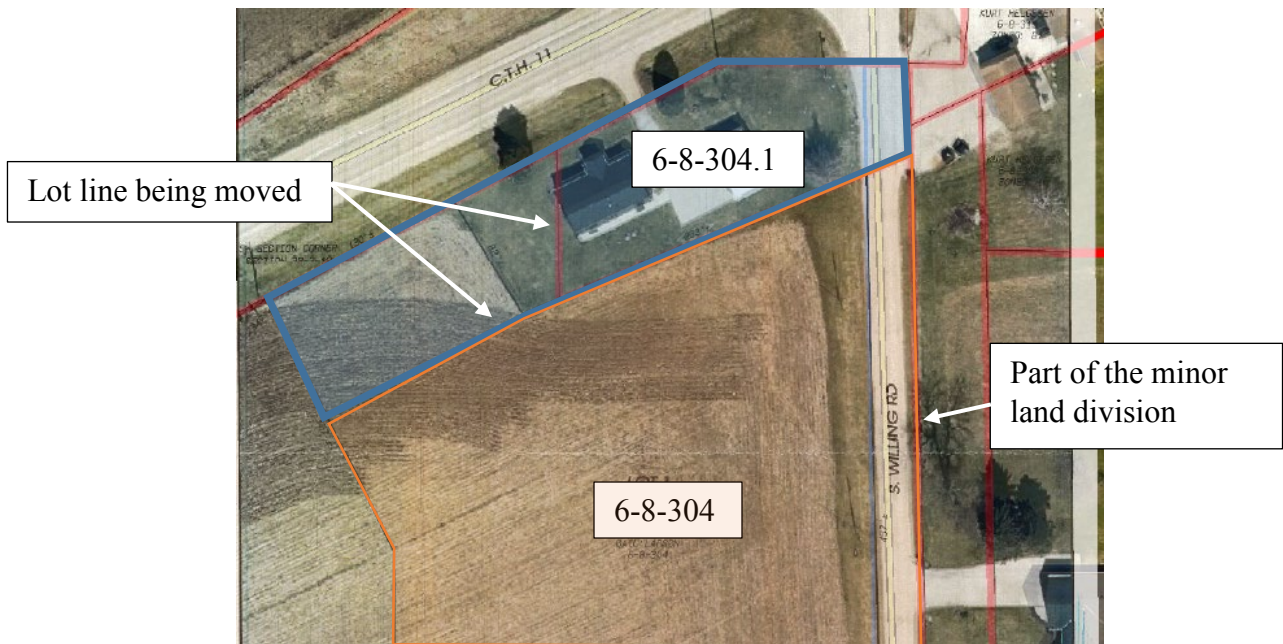
From: Chris Munz-Pritchard, Senior Planner Rock County

Date: September 30, 2021

Summary of Request	
Requested Approvals:	Land Division #LD 2021 060 (1) 2 Lot Minor Land Division (2) Transfer to Adjoining Land Owner
Location:	Tax ID: 016 030004 Parcel Number: 6-8-304 Tax ID: 016 030005 Parcel Number: 6-8-304.1
Town:	Janesville
Zoned:	A-1 Farmland Preservation District (A-1 FP)
Future Land Use:	Agriculture

Proposed is a 2 lot minor land division and a transfer to adjoining owner located in the Town of Janesville.

Parcel Number: 6-8-304.1, or Lot 1, is currently 0.470 acres. The proposed land division is to increase Lot 1's size to 1 acre (+/-). The lot is currently zoned as Exclusive Agricultural District (A-1). Minimum lot size for this district is 35 acres, while proposed Lot 1 is only 1 acre. A more suitable zoning district for this parcel is rural residential (R-R).



MEMORANDUM

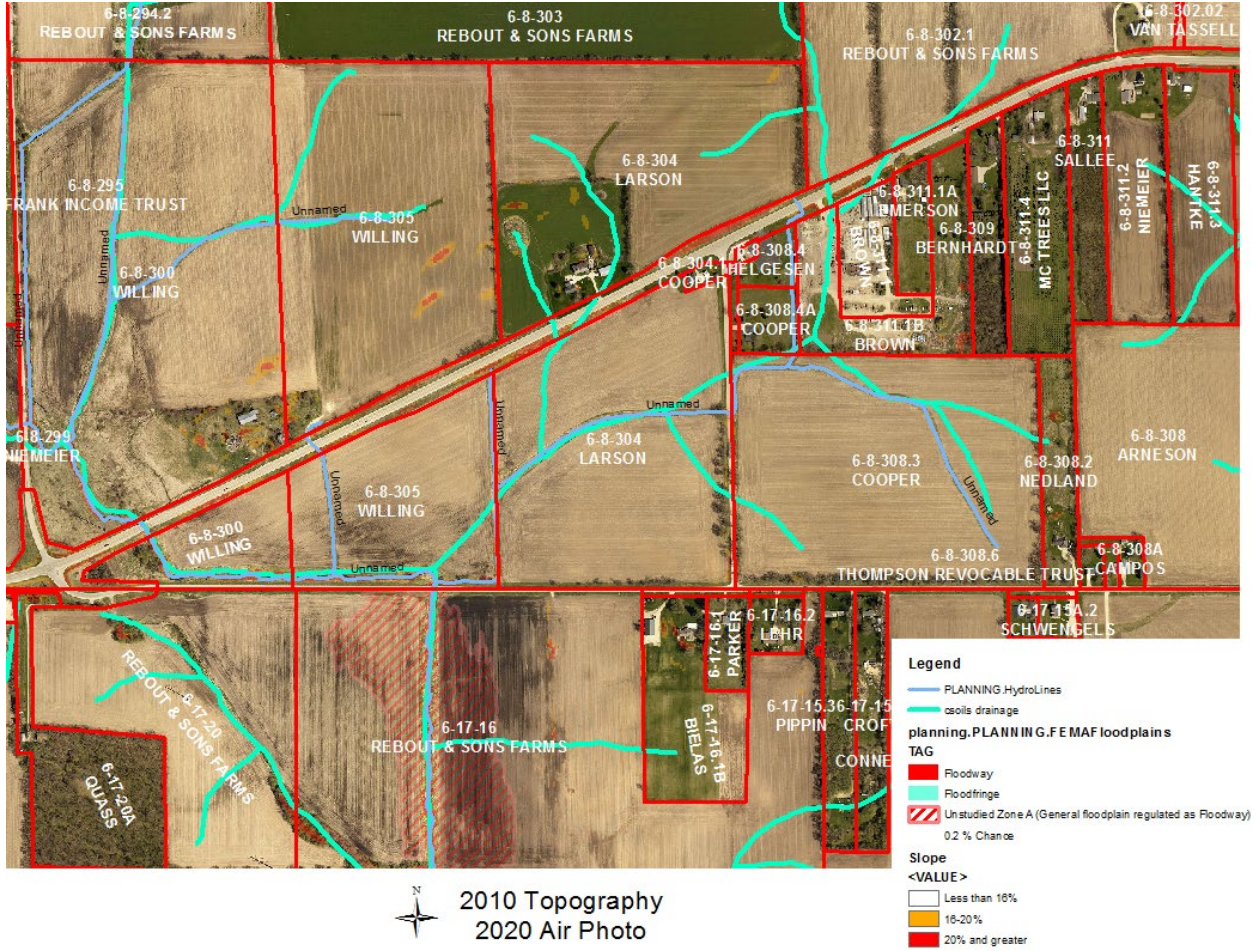
Rezoning Land Out of A-1 Farmland Preservation District.

- (A) Except as provided in sub. (8), the Town of Janesville may not rezone land out of the A-1 Farmland Preservation District unless the Town of Janesville finds all of the following in writing, after public hearing, as part of the official record of the rezoning:
- (1) The rezoned land is better suited for a use not allowed in the A-1 Farmland Preservation District.
 - (2) The rezoning is consistent with any applicable comprehensive plan.
 - (3) The rezoning is substantially consistent with the certified Rock County Farmland Preservation Plan, which is in effect at the time of the rezoning.
 - (4) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.
- (B) Subsection (A) does not apply to any of the following:
- (1) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats.
 - (2) A rezoning that makes the A-1 Farmland Preservation Ordinance Map more consistent with the County Farmland Preservation Plan Map, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.
4. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 5. Utility easements to be located on lots as requested by utility companies.
 6. Land disturbance greater than 4,000 sq. ft. (i.e. site prep for a shed, etc...) not associated with single family home; and/or construction of an access road or driveway exceeding 100 feet in length requires a Rock County Construction Site Erosion Control permit.
 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.

MEMORANDUM

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;	Meets minimum requirements.
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, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	The location of the POWTS or well need to be added to this property. There are no utilities easements shown on the property. Driveway should be documented.
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;	N/A
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;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM



A-1 FARMLAND PRESERVATION DISTRICT (A-1 FP)

- (A) Minimum Lot size:
 - For Permitted Uses ----- 35 Acres
 - For Conditional Use ----- 5 Acres
- (B) Maximum Building Height ----- 35 ft. residential structures –
No maximum on other structures.
- (B) Minimum Front Yard Setback ----- 50 ft.
- (D) Minimum Rear Yard Setback ----- 50 ft.
- (E) Minimum Side Yard:
 - Principal Buildings ----- 20 Feet on each side
 - Accessory Building ----- 8 Feet on each side
- (F) Minimum lot width ----- 100 ft.
- (G) All front yard setbacks are to also refer to Section 9.1 of this Ordinance for setbacks on Arterial, Collector, and Local roads.
- (I) Minimum Residential Floor Area----- 1000 Sq. Ft.
- (J) Minimum Residential Building Width----- 24 Ft.
- (K) Minimum setback for housing of poultry and livestock 100 Feet of any boundary or residential or commercial lot other than that of owner or lessee of such buildings

MEMORANDUM

containing such livestock or poultry.

Per ordinance (4.3 A-1 FP (6)) the follow requirements need to be meet to zone out of Farmland Preservation. Rezoning Land Out of A-1 Farmland Preservation District.

(A) Except as provided in sub. (8), the Town of Janesville may not rezone land out of the A-1 Farmland Preservation District unless the Town of Janesville finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

- (1) The rezoned land is better suited for a use not allowed in the A-1 Farmland Preservation District.
- (2) The rezoning is consistent with any applicable comprehensive plan.
- (3) The rezoning is substantially consistent with the certified Rock County Farmland Preservation Plan, which is in effect at the time of the rezoning.
- (4) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(B) Subsection (A) does not apply to any of the following:

- (1) A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats.
- (2) A rezoning that makes the A-1 Farmland Preservation Ordinance Map more consistent with the County Farmland Preservation Plan Map, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

AGRICULTURAL DISTRICT THREE (A-3)

4.3 R-R (4) Requirements for Permitted and Conditional Uses

Maximum Building Height ----- 35 ft.

Minimum side yard:

Principal Building 20 ft. on each side

Accessory building 8 ft. On each side.

Minimum Front Yard Setback ----- 50 ft.

Minimum Rear Yard Setback ----- 50 ft.

Minimum Lot Area ----- 3 acres

Animal per Acre 1 large farm animal per acre. Additional animals per acre will require a Conditional Use Permit.

All front yard setbacks are to also refe to Section 9.1 of this Ordinance for Setback on Arterial, Collector, and local roads.

Minimum lot width ----- 100 ft.

Minimum Lot Frontage on Cul-de-sac ----- 50 ft.

Minimum Residential Floor Area ----- 1000 Sq. Ft.

Minimum Residential Building Width ----- 24 ft.

Minimum Lot Frontage on a Public Road ----- 100 Sq. Ft.

RURAL RESIDENTIAL DISTRICT (R-R)

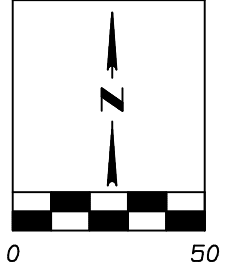
MEMORANDUM

4.3 R-R (4) Requirements for Permitted and Conditional Uses

Maximum Building Height -----	35 ft.
Minimum Front Yard Setback -----	50 ft.
Minimum Rear Yard Setback -----	25 ft.
Accessory Building Side Yard Setback -----	8 ft.
Minimum lot width -----	100 ft.
Minimum Lot Frontage on Cul-de-sac -----	50 ft.
Minimum Lot Area -----	40,000 sq. ft.
Minimum Lot Area Per Two Family Structure -----	55,000 sq. ft.
Minimum Side Yard Setback -----	15 ft.
Minimum Residential Floor Area for single family -----	1000 Sq. Ft.
Minimum Floor Area Per Unit for two family -----	900 Sq. Ft.
Maximum Accessory Building Height -----	35 ft, not to exceed the height
of the principal building	

PRELIMINARY CERTIFIED SURVEY MAP

PART OF SECTION 32, T.3N., R.12E. OF THE 4TH P.M.
JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



GAIL LARSON
6-8-304
ZONED: A1FP

KURT HELGESEN
6-8-310
ZONED: B1

S.T.H. 11

87' ±

101' ±

KURT HELGESEN
6-8-308.4
ZONED: B1

320' ±

GAIL LARSON
6-8-304.1
ZONED: A1
REZONE TO RR

LOT 1

1.00 ACRES

233' ±

SW SECTION CORNER
SECTION 32-9-12

2347' ±

100' ±

177' ±

76' ±

7,000'

LOT 2

3.0 ACRES
ZONED: A1FP

GAIL LARSON
6-8-304

S. WILLING RD

495' ±

LINDA COOPER
6-8-308.4A
ZONED: B1

LINDA COOPER
6-8-308.3
ZONED:

RECEIVED

SEP 13 2021



AGENCY USE ONLY

Application Number: LD 2021 060

Received By - Date
(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:	Brian Larson			Telephone:	608-295-5744		
Address:	5300 W State Road 11	City:	Janesville	State:	WI	Zip:	53548
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

Rezone from A-1 to A-3 for future development.

include an explanation of the proposal along with any other considerations not included in this application form

10. Land division area location:	Town of Janesville	SW 1/4 of SW 1/4
	Section 32	Tax parcel number(s) - 6-8-304

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 Janesville

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): 74.83 Acres	14. Land division area (Square feet or acres): 3.0 Acres	15. Current zoning of land division area: A1
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16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A1
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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>Brian Larson</u>	DATE: <u>9-6-21</u>
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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

MEMORANDUM

To: Rock County P&D Committee
Andrew Baker, Planning Director Rock County
Sandra Clarke, Town of Bradford Clerk

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: September 28, 2021

Summary of Request	
Requested Approvals:	Preliminary CSM (LD 2021 067)
Location:	Tax ID: 006 001165 Parcel Number: 6-3-165 4317 S Odling RD Darien, WI 53114-118
Town:	Bradford
Current Zoned:	Exclusive Agricultural District (A-1)
Future Land Use	Agriculture

This is a minor land division, Certified Survey Map (CSM) that creates one new 3.5 acre (+/-) lot from an existing 159.42 acre (+/-) parent parcel in the town of Bradford. The remaining part proper is greater than 35 acres, therefore is not required to be included as part of the survey.



MEMORANDUM

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

1. Per Section 4-1 of the town of Bradford 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. The recommended zoning per size is A-3

The Town of Bradford A1 and A2 Zoning Districts are certified for the Farmland Preservation Program. The Board may rezone land out of a Farmland Preservation Zoning district if, after a public hearing, it makes written findings that the rezoning meets the following standards:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with any applicable comprehensive plan.
3. The rezoning is substantially consistent with the County certified farmland preservation plan.
4. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(A) The Town of Bradford Board may rezone land out of a farmland preservation zoning district if, after a public hearing, it makes written findings that the rezoning meets the following standards:

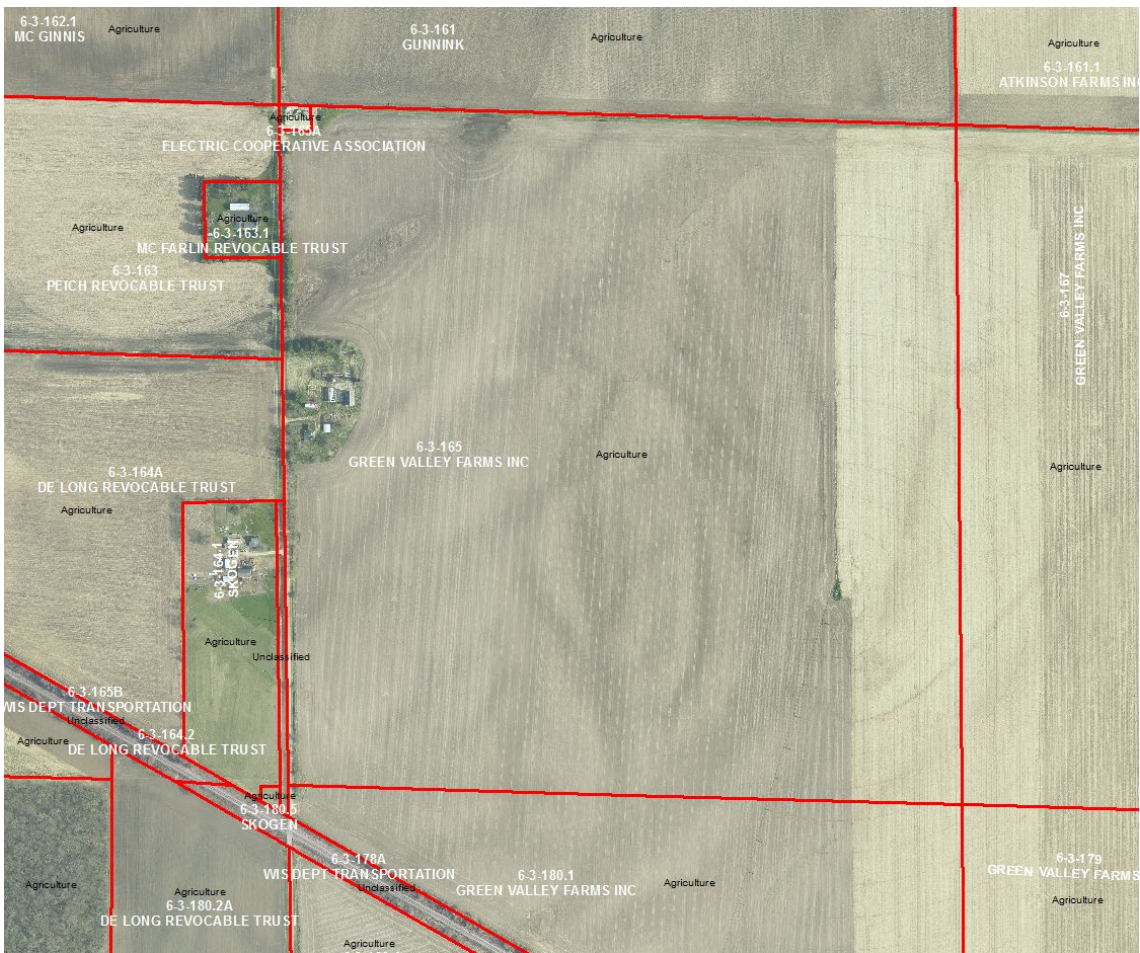
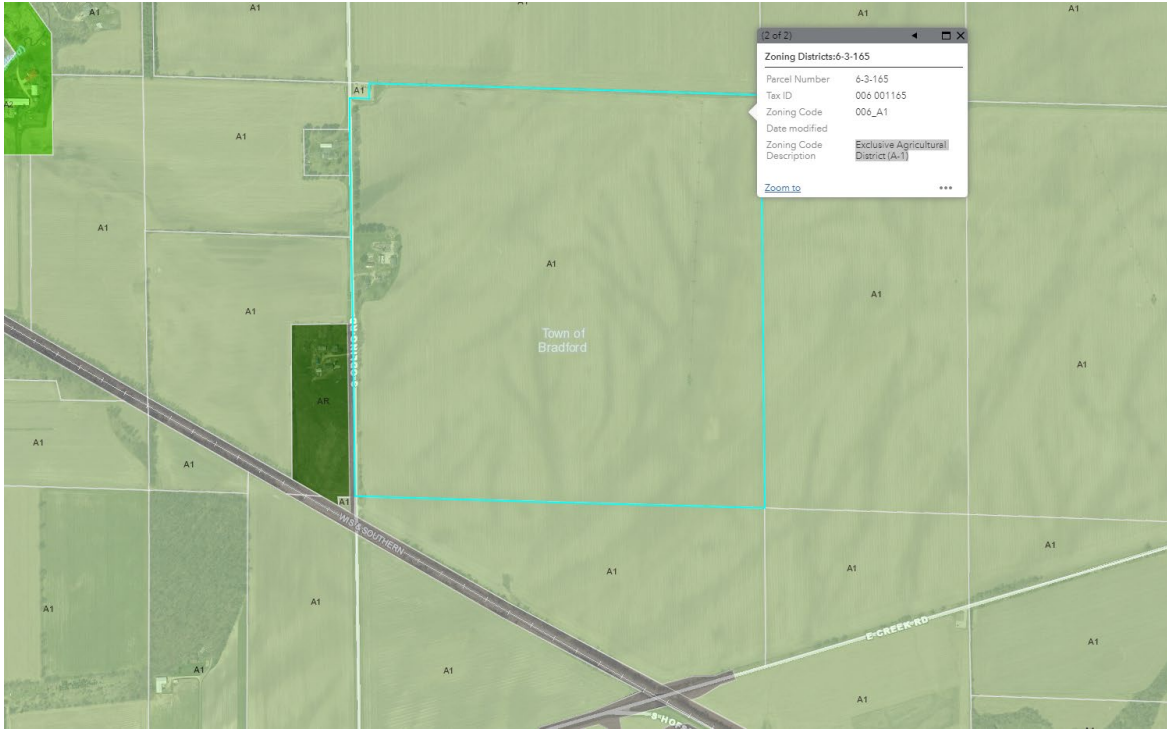
1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with any applicable comprehensive plan.
3. The rezoning is substantially consistent with the County certified farmland preservation plan.
4. The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

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 “No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
4. Dedicate 33 foot half road right of way along S Odling Rd at the discretion of the Town of Bradford.
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.

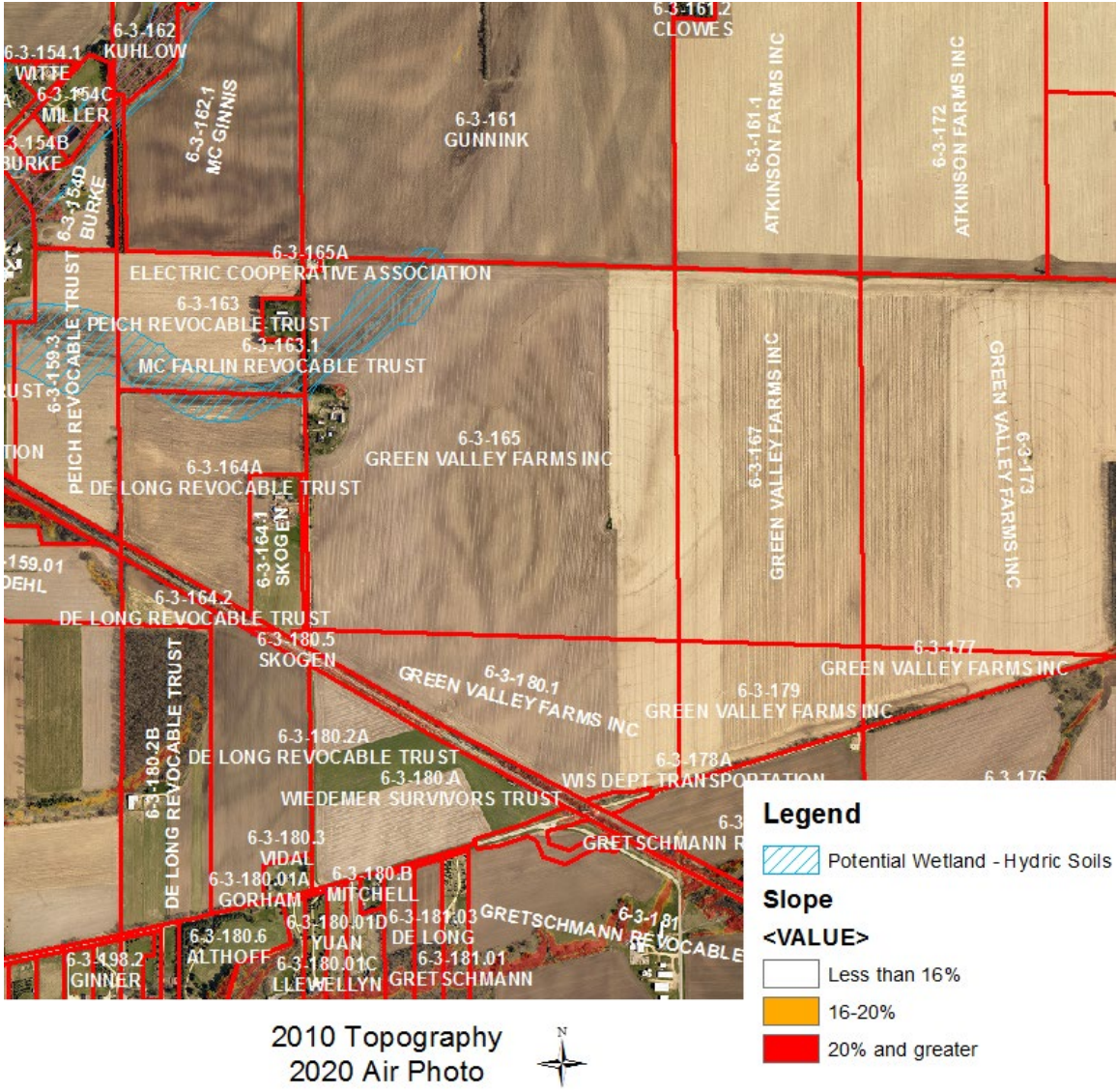
MEMORANDUM

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.
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, 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 missing the POWTS and Water Well.
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;	N/A
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	

MEMORANDUM

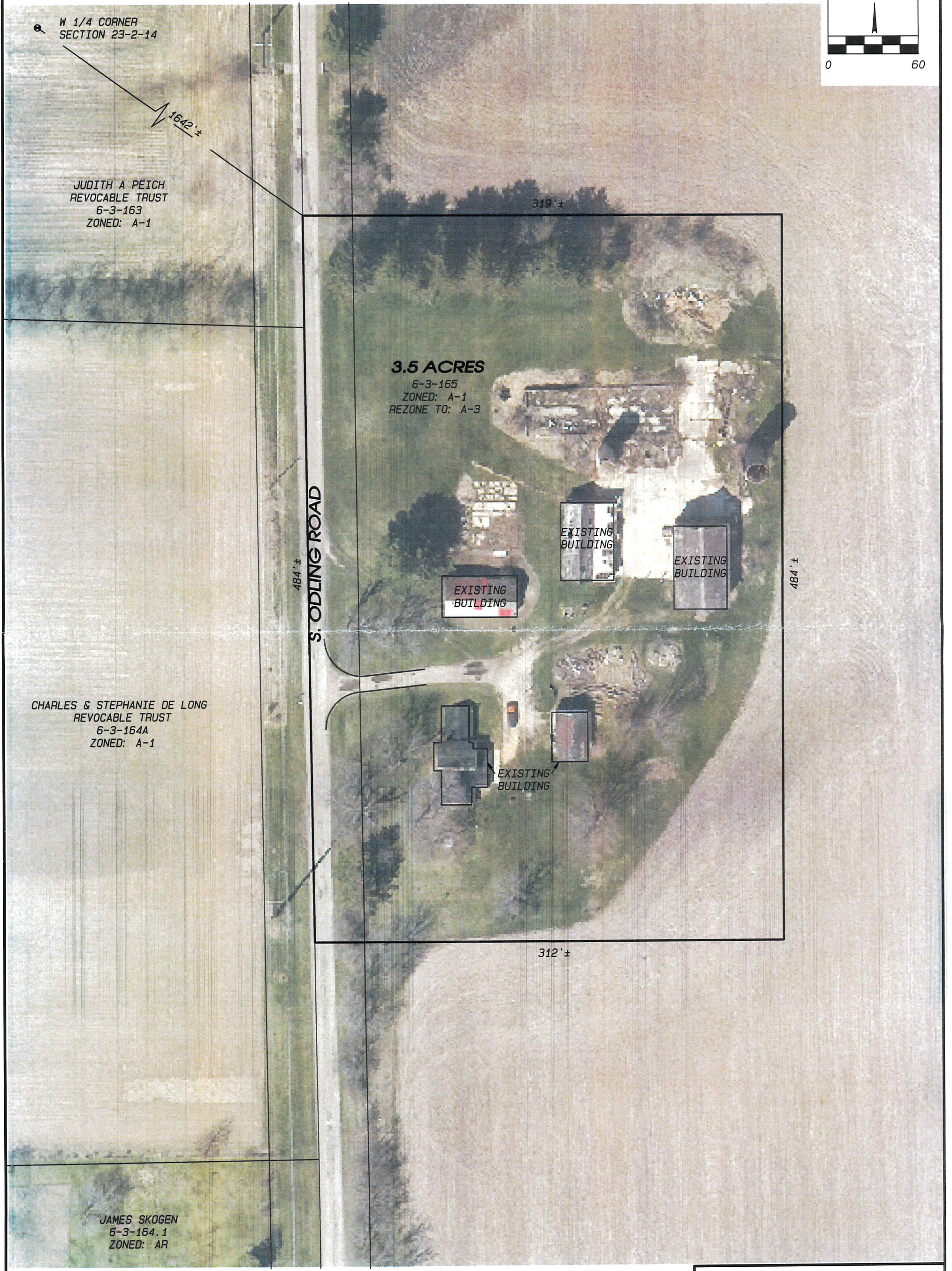
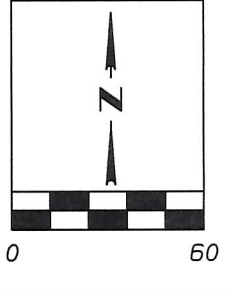


MEMORANDUM



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T.2N., R.14E.
OF THE 4TH P.M. BRADFORD TOWNSHIP, ROCK COUNTY, WISCONSIN.



W 1/4 CORNER
SECTION 23-2-14

1642' ±

JUDITH A PEICH
REVOCABLE TRUST
6-3-163
ZONED: A-1

319' ±

3.5 ACRES
6-3-165
ZONED: A-1
REZONE TO: A-3

S. ODLING ROAD

484' ±

484' ±

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

CHARLES & STEPHANIE DE LONG
REVOCABLE TRUST
6-3-164A
ZONED: A-1

EXISTING BUILDING

EXISTING BUILDING

312' ±

JAMES SKOGEN
6-3-164.1
ZONED: AR

NOTES:

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

Project No. 121-523 For: Green Valley Farms September 13, 2021

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

SEP 15 2021



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

ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 067

Received By - Date (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:	GREEN VALLEY FARMS, LLC			Telephone:	608-290-6330		
Address:	4317 S ODLING ROAD	City:	DARIEN	State:	WI	Zip:	53114
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 3.5 acres parcel and selling the remaining property.

include an explanation of the proposal along with any other considerations not included in the application form

10. Land division area location:	Town of Bradford	SW 1/4 of SW 1/4
	Section 23	Tax parcel number(s) - 6-3-165

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): 155.9 159.4	14. Land division area (Square feet or acres): 3.5	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
---	--	--------------------------------------

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: _____
--	-------------

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

MEMORANDUM

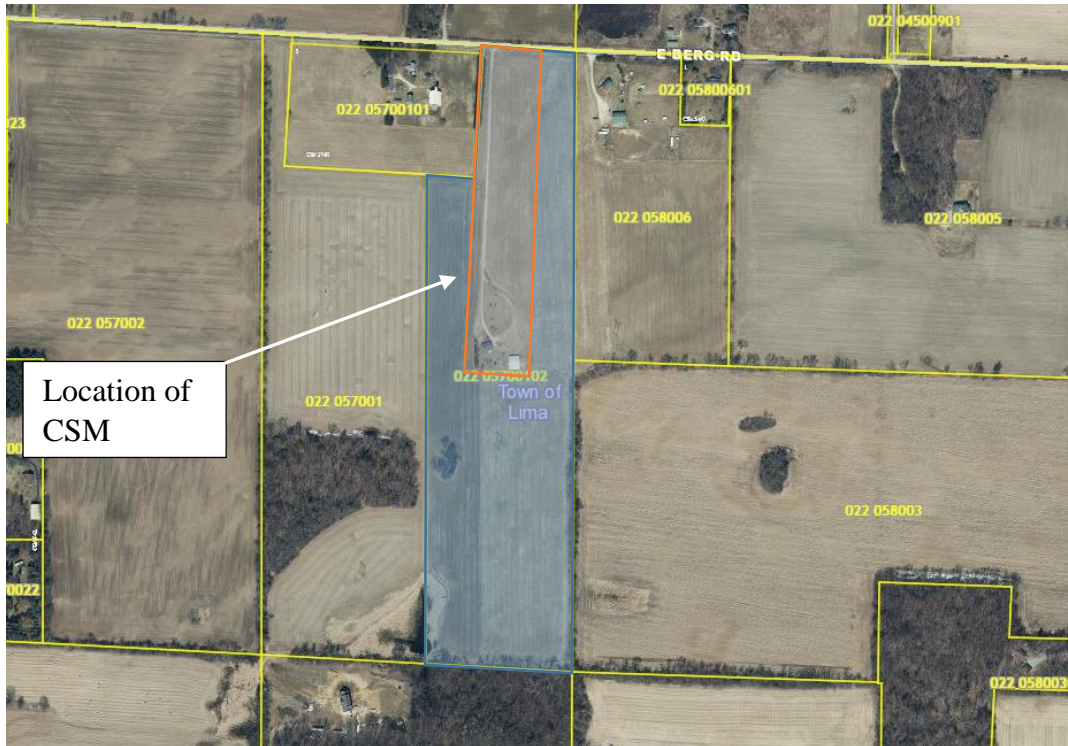
To: Rock County Planning and Development Committee
Pam Hookstead, Clerk Town of Lima

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: November 8, 2021

Summary of Request	
Requested Approvals:	Minor Land Division, LD 2021 073
Location:	Tax ID: 022 05700102 Parcel Number: 6-11-299.2
Town:	Lima
Current Zoned:	A-1
Future Land Use Map	Agricultural

The proposed minor land division is located in the Town of Lima. The proposed Certified Survey Map (CSM) is creating two lots out of an existing 35.08 acres (+/-). The new lot will have 7.8 acres (+/-), and the original parcel will be left with 27.28 acres (+/-).



The minimum lot size in the A-1 district is 35 acres. The lots does not meet the minimum requirements of the district and will need to be re-zoned. Per zoning code, the smaller lot should be re-zoned to the A-3 zoning district. The following are the requirements for the A-2 zoning district:

A-2 Lot Area 10 to 34.99 acres

MEMORANDUM

- Minimum Side Yard:
 - Principal Buildings 20 feet on each side
 - Accessory Buildings 10 feet on each side
- Minimum Rear Yard Setback 50 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

The following are the requirements for the A-3 zoning:

A-3 Lot Area 3 to 9.99 acres

- Minimum Side Yard:
 - Principal Buildings 20 feet on each side
 - Accessory Buildings 10 feet on each side
- Minimum Rear Yard Setback 50 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

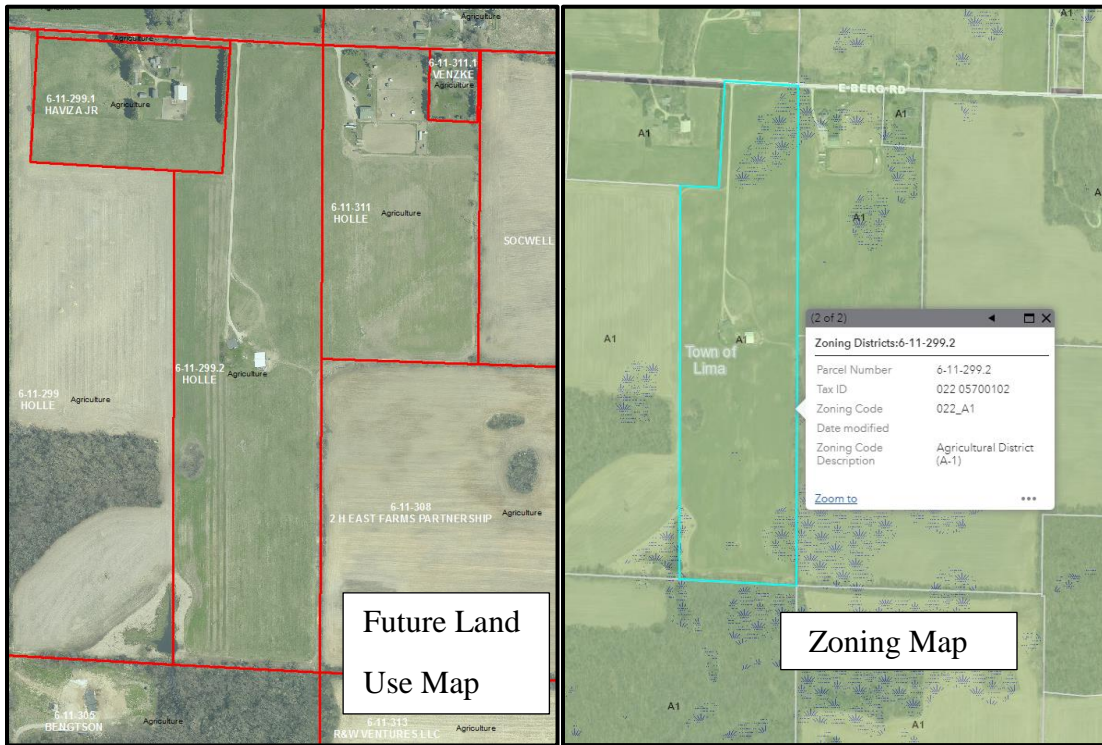
Staff recommends preliminary approval subject to the following conditions of approval:

1. Per Section 4.3 of the Town of Lima zoning code, the proposed lots do not meet the minimum 35 acre requirements of the A-1 zoning district. The lots will need to be rezoned to meet zoning code.
 - Per the A-3 zoning the minimum rear yard Setback is 50 ft. please verify that it meets the minimum setback requirements.
2. Parent lot thirty five (35) acres or smaller and not included in a Sub-division plat – CSM required. The parent parcel will be left with 27.28 acres (+/-).
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 a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

MEMORANDUM

4.112 Preliminary Land Division Requirements	
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;	This meets the minimum requirements.
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;	This meets the 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, 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 missing the well/water supply and POWTS. Parent Parcel needs to be added to the CSM.
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;	N/A
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;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

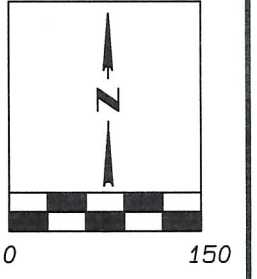
MEMORANDUM



2010 Topography
2020 Air Photo

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, T.4N., R.14E.
OF THE 4TH P.M. TOWN OF LIMA, ROCK COUNTY, WISCONSIN.



PATRICK HENN
6-11-254A
ZONED A-1

E BERG ROAD

245'

NE SECTION CORNER
SECTION 34-4-14

147'

RICHARD HAVIZA JR
6-11-299.1
ZONED A-1

562'

562'

LOT 1

7.8± ACRES
REZONE FROM
A-1 TO A-3

RYAN HOLLE
6-11-311
ZONED A-1

RICHARD HOLLE
6-11-299
ZONED A-1

845'

830'

EXISTING
BUILDINGS

245'

RICHARD HOLLE
6-11-299.2
ZONED A-1

2 H EAST FARMS PARTNERSHIP
6-11-308
ZONED A-1

NOTES:

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

Project No. 121-565 For: HOLLE, RICHARD October 13, 2021



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

RECEIVED

OCT 22 2021



AGENCY USE ONLY

Application Number: LD 2021 073

Received By - Date
 (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:	RICHARD L. & KATHRYN F. HOLLE		Telephone:		
Address:	H380 E. Berg	City:	Whitewater	State:	WI
				Zip:	53990
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

Lot 1 to be divided from current parcel and transferred to son.

10. Land division area location:	Town of LIMA	NE 1/4 of NE 1/4
	Section 34	Tax parcel number(s) - 6-11-299.2

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): 35.08 ACRES	14. Land division area (Square feet or acres): 7.8 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: 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):
 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>Bj M Call</u>	DATE: <u>10-18-21</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 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

MEMORANDUM

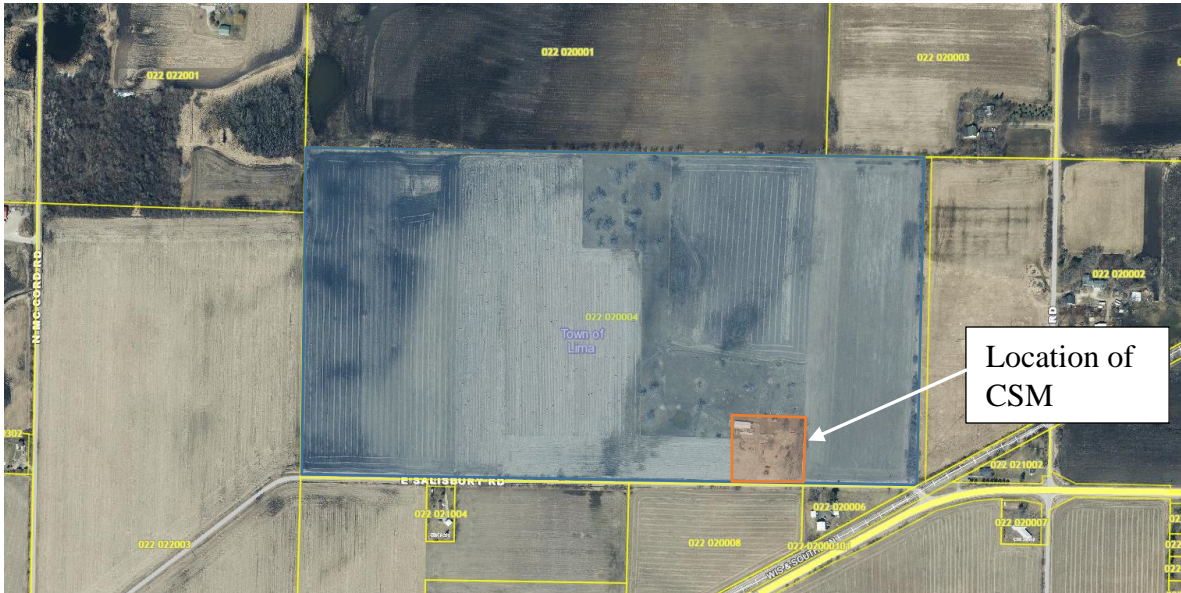
To: Rock County Planning and Development Committee
Pam Hookstead, Clerk Town of Lima

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: November 2, 2021

Summary of Request	
Requested Approvals:	Minor Land Division, LD 2021 074
Location:	Tax ID: 022 020004 Parcel Number: 6-11-94
Town:	Lima
Current Zoned:	A-1
Future Land Use Map	Agricultural

The proposed minor land division located in the Town of Lima. The proposed Certified Survey Map (CSM) is creating two lots out of an existing 120 acres (+/-). The new lot will have 3 acres (+/-), and the original parcel will be left with 117 acres (+/-). The area of the 3 acre lot originally had a farm home located on the property. This may have an existing or abandoned well/water supply and POWTS.



The minimum lot size in the A-1 district is 35 acres. The smaller lot does not meet the minimum requirements of this district will need to be re-zoned. Per zoning code the smaller lot should be re-zoned to A-3 zoning. The following are the requirements for the A-3 zoning:

- A-3 Lot Area 3 to 9.99 acres
 - Minimum Side Yard:
 - Principal Buildings 20 feet on each side
 - Accessory Buildings 10 feet on each side

MEMORANDUM

- Minimum Front Yard Setback 50 feet
- Minimum Rear Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

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

1. Per Section 4.3 of the Town of Lima 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.
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 “No buildings which produce wastewater are allowed on Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
4. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.



MEMORANDUM

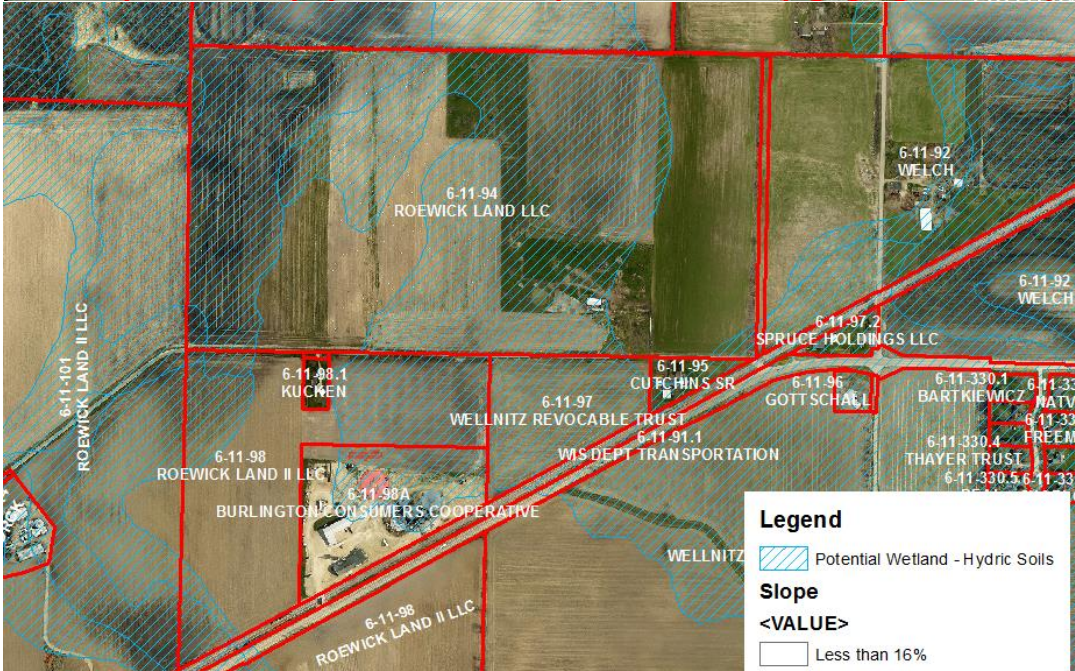
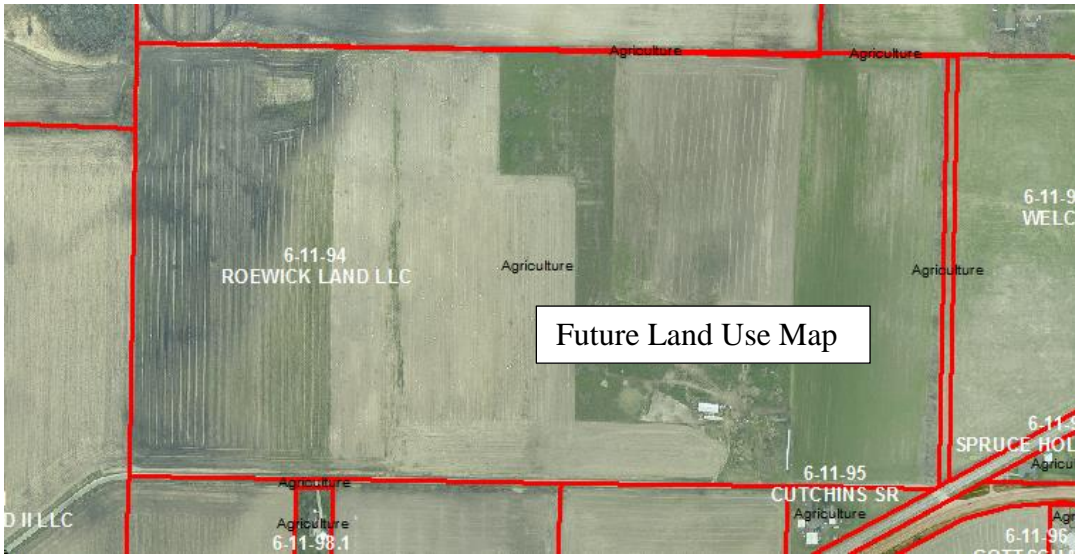
4.112 Preliminary Land Division Requirements	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	This meets the minimum requirements.
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;	This meets the 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, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	It looks like there use to be a single family home on the property. This may have a existing / abandoned well/water supply and POWTS.
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;	N/A
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;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM

Zoning Map







Future Land Use Map



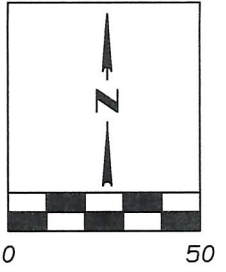
2010 Topography
2020 Air Photo



- Legend**
-  Potential Wetland - Hydric Soils
 - Slope**
 -  <VALUE> Less than 16%
 -  16-20%
 -  20% and greater

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF SECTION 13, T.4N., R.14E.
OF THE 4TH P.M. TOWN OF LIMA, ROCK COUNTY, WISCONSIN.



EXISTING
BUILDING

LOT 1
3.0± ACRES
REZONE FROM A-1 TO A-3

E SALISBURY ROAD

DENNIS WELLNITZ REVOCABLE TRUST
022 020008

JOSEPH J CUTCHINS SR.
022 020006
A-1

RECEIVED

OCT 22 2021



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2021 074

Received By - Date (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:	ROEWICK LAND LLC			Telephone:	608-931-5832		
Address:	7503 N STURTEVANT RD	City:	WHITEWATER	State:	WI	Zip:	53190
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 NEW LOT FOR FUTURE BUILDINGS.

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

10. Land division area location:	Town of LIMA	1/4 of NE 1/4
	Section 13	Tax parcel number(s) - 6-11-94

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 LIMA

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): 120 ACRES	14. Land division area (Square feet or acres): 3 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: 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):
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>B M C</u>	DATE: <u>10-18-21</u>
---	-----------------------

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a map clearly marked “ <i>PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT</i> ”, 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

MEMORANDUM

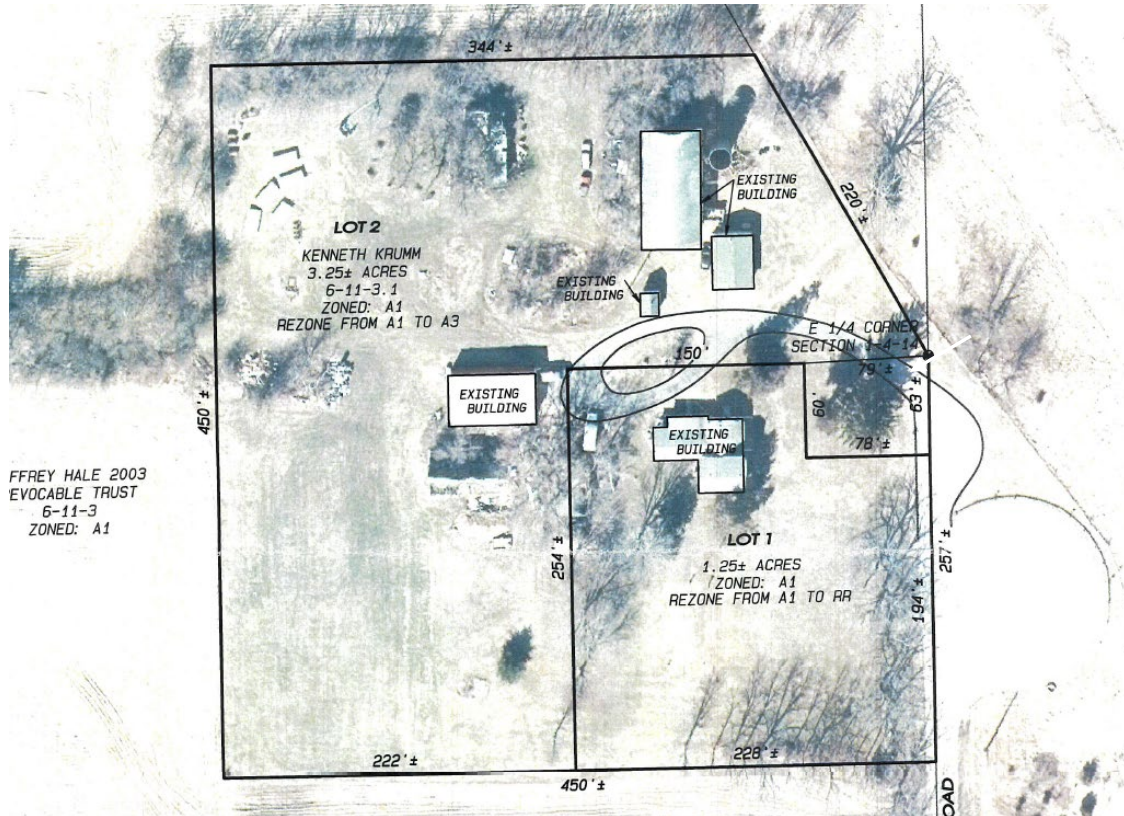
To: Rock County Planning and Development Committee
 Pam Hookstead, Clerk Town of Lima

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: November 15, 2021

Summary of Request	
Requested Approvals:	Minor Land Division, LD 2021 077
Location:	Tax ID: 022 001006 Parcel Number: 6-11-3.1
Town:	Lima
Current Zoned:	Agricultural District (A-1)
Future Land Use Map	Mix Use

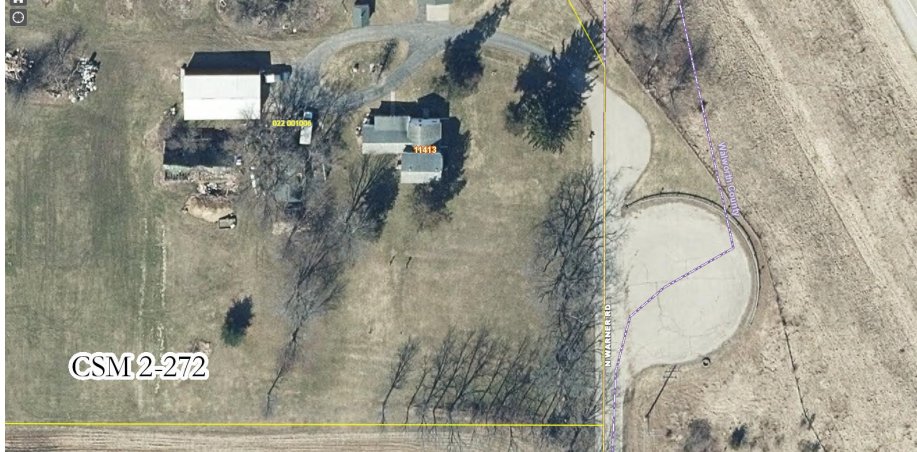
The proposed minor land division is located in the Town of Lima. This lot was originally established in 1972 at 4.77 acres (+/-). Roughly .23 acres (+/-) was removed from the 1972 parcel when the highway 12 bypass was constructed.



The proposed Certified Survey Map (CSM) is creating two lots out of an existing 4.54 acres (+/-). The new lot 1 will have 1.25 acres (+/-), and the original parcel will be left with 3.25 acres (+/-).

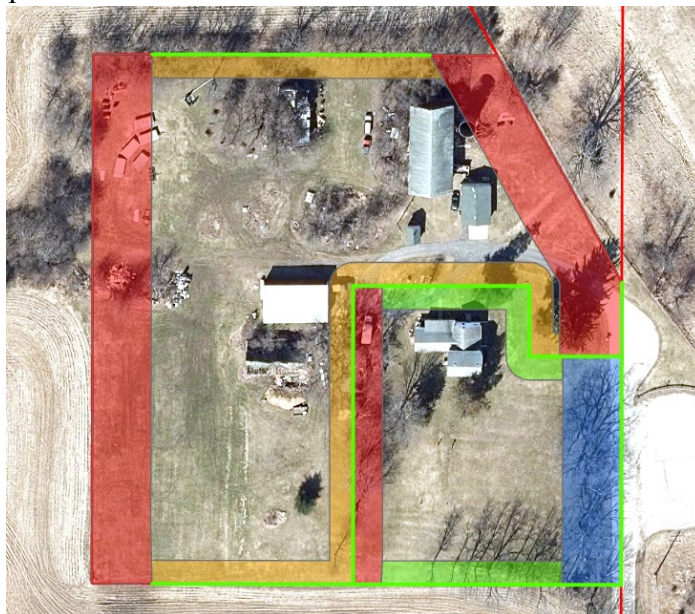
MEMORANDUM

Per the County Ordinance, lot configuration shall recognize topography and other natural landscape conditions. Lot lines shall abut at right angles or radial to streets, when feasible. Lot frontage on a public street shall be at least one hundred (100) feet for all lots without access to a connection to a public sanitary sewer system and at least fifty (50) feet for all lots with access to a connection to said system or fronting a cul-de-sac.



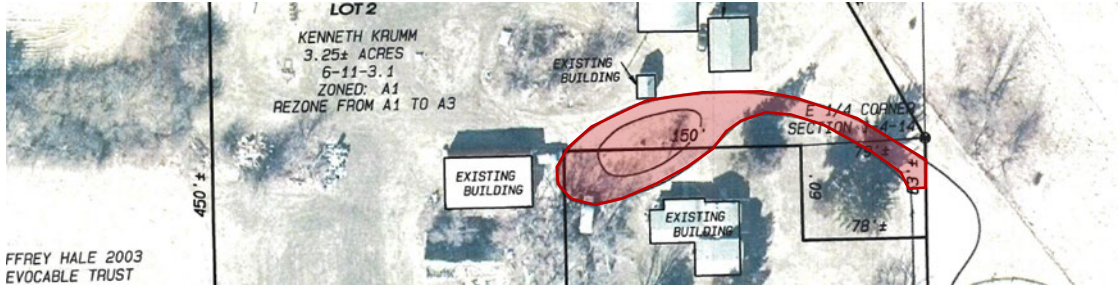
Staff recommends preliminary approval subject to the following conditions of approval:

1. Per Section 4.3 of the Town of Lima zoning code, the proposed lots do not meet the minimum 35 acre requirements of the A-1 zoning district. The lots will need to be rezoned to meet zoning code requirements.
 - The lots should meet the minimum zoning requirements for the district of A-3 and RR.
 - The minimum size in the R-R district is 60,000 sq. ft. per district. The Lot 1 is only 54,450 sq. ft.

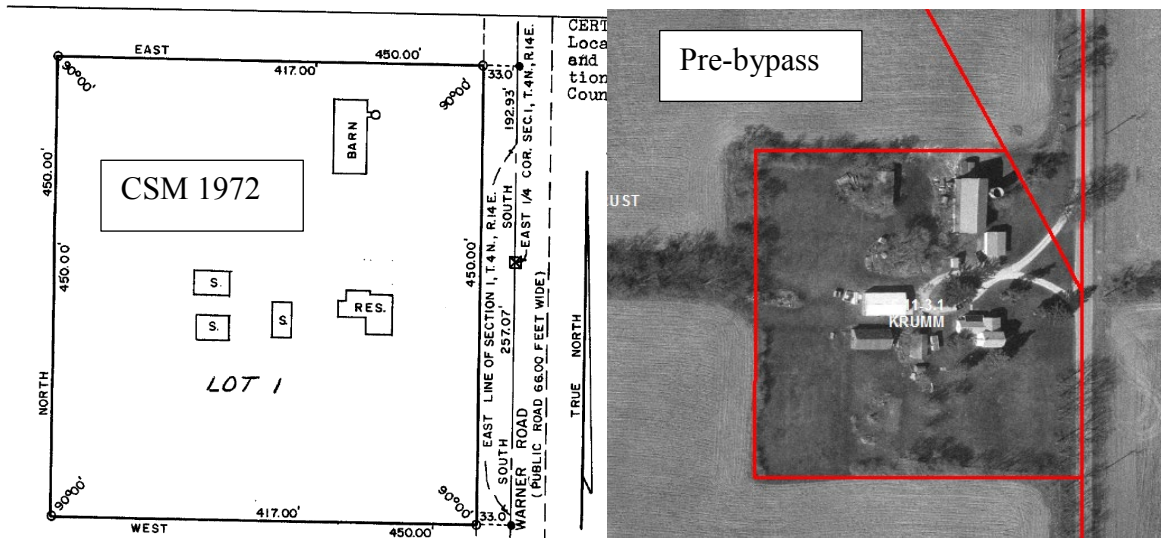


MEMORANDUM

2. If land disturbance associated with the construction of the shared driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
3. A joint use access easement should be established between the two locations due to the orientation of the buildings.



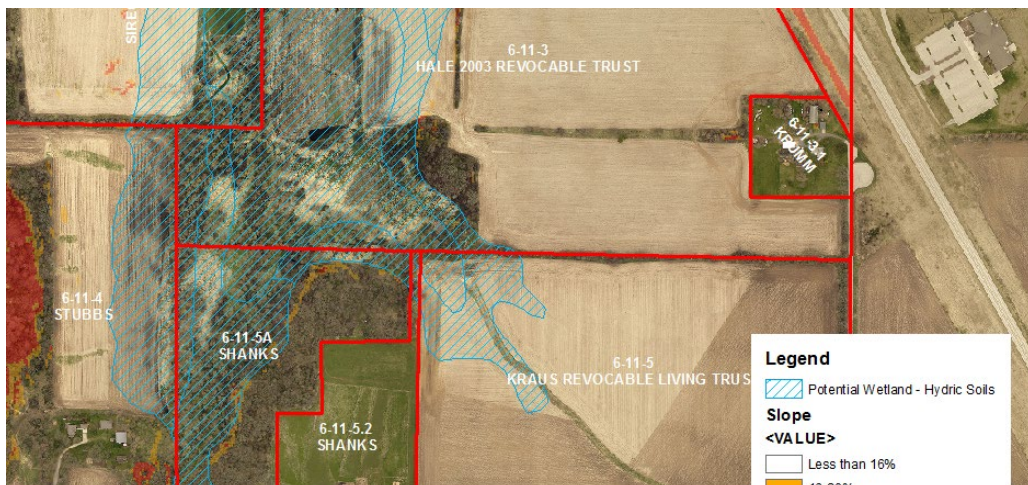
4. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
5. Note on Final CSM: “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the 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.
6. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
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.



MEMORANDUM

4.112 Preliminary Land Division Requirements	
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;	This meets the minimum requirements.
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;	This meets the 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, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This needs to show the POWTS and Well. A Joint use easement.
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;	N/A
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;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM



2010 Topography
2020 Air Photo

MEMORANDUM

The following are the requirements for the A-3 zoning:

A-3 Lot Area 3 to 9.99 acres

- Minimum Side Yard:
 - Principal Buildings 20 feet on each side
 - Accessory Buildings 10 feet on each side
- Minimum Rear Yard Setback 50 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

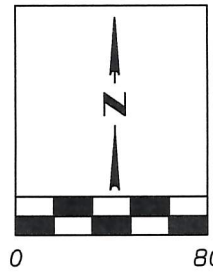
The following are the requirements for the R-R zoning:

R-R Lot Area Minimum Lot Area 60,000 square feet

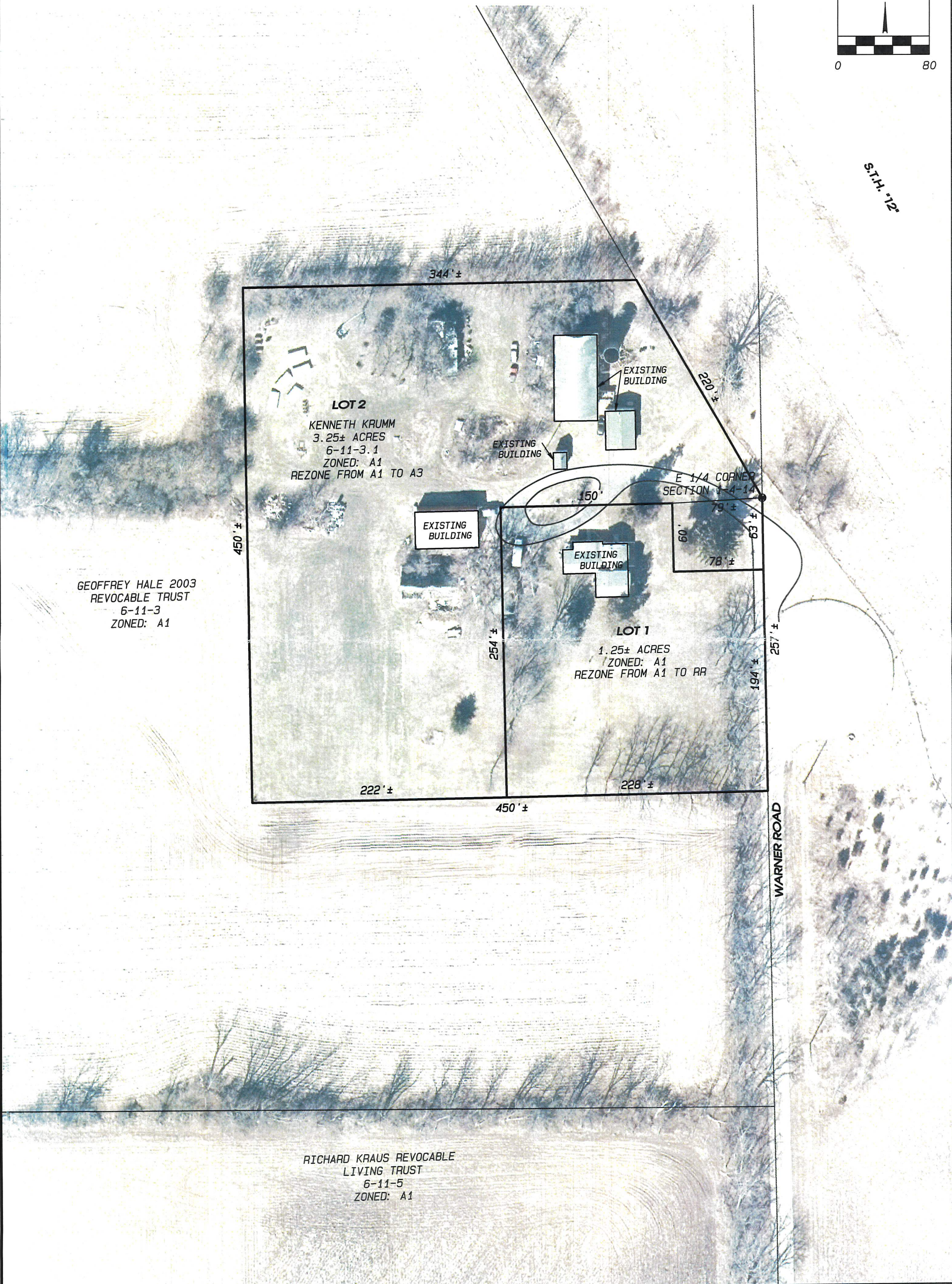
- Minimum Side Yard 20 feet on each side
- Minimum Rear Yard Setback 25 feet
- Minimum Front Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks - All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

PRELIMINARY CERTIFIED SURVEY MAP

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



S.T.H. '12'



RECEIVED

NOV - 2 2021

ROCK COUNTY PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY

Application Number: LD 2021 077
Received By - Date
(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:	KENNETH V KRUMM			Telephone:	262-613-9298		
Address:	11413 N WARNER ROAD	City:	WHITEWATER	State:	WI	Zip:	53190
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

Create two parcels in order for a future residence.

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

10. Land division area location:	Town of LIMA	SE 1/4 of NE 1/4
	Section 1	Tax parcel number(s) - 6-11-3.1

- 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 WHITEWATER
- 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): 3.25 Acres
- Land division area (Square feet or acres): 1.25 Acres
- Current zoning of land division area: A1
- Number of new/additional lots created by land division: 2
- Future zoning of new/additional lot(s) created by land division: L1 to RR / L to 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: <u><i>Kenneth V. Krumm</i></u>	DATE: <u>10-28-21</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 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

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	Office&Misc Exp	P2100721	11/18/2021	US BANK	OFFICE SUPPLIES	8.24
10-1720-0000-63103	Legal Forms	P2100721	11/18/2021	US BANK	2021 TAX ROLL SUPPLIES	298.00
Real Property Descripton PROG TOTAL						306.24
10-1721-0000-62119	Other Services	P2002111	11/24/2021	PROWEST AND ASSOCIATES INC	GIS DATABASE UPGRADE SERVICES	13,701.63
10-1721-0000-64200	Training	P2100721	11/18/2021	US BANK	WLIA FALL REGIONAL JB & SD	556.00
Land Records PROG TOTAL						14,257.63

I have reviewed the preceding payments in the total amount of **\$14,563.87**

Date: Dept Head _____

Committee Chair _____

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
19-1980-2902-63110	Admin Expense	P2100295	11/24/2021	RSM US LLP	ACCOUNTING SERVICES FOR SBG	3,180.00
Business Planning Resources PROG TOTAL						3,180.00

I have reviewed the preceding payments in the total amount of **\$3,180.00**

Date: _____

Dept Head _____

Committee Chair _____

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

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6470-0000-63110	Admin Expense	P2100296	11/24/2021	US BANK	BILL.COM & QUICKBOOKS FOR SBL	114.89
Small Business Loan Program PROG TOTAL						114.89
64-6730-0000-62420	Mach/Equip R&M	P2100296	11/24/2021	US BANK	CHISELS & MACHETTE SHARPENING	25.00
Surveyor PROG TOTAL						25.00

I have reviewed the preceding payments in the total amount of **\$139.89**

Date: Dept Head _____

Committee Chair _____