



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JANUARY 25, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday December 14, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2017 080 (Newark Township) – Knutson Properties LLC
 - 2017 083 (Milton Township) – Weitcloud LLC
 - B. Information Item: 2017 Administrative End of Year Report
6. Attendance at Conferences/Conventions – Semi-Annual Report
7. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
8. Community Development
 - A. Information Item: Revolving Loan Fund Monitoring (Housing Program) – WI DOA
9. Committee Reports
10. Directors Report
 - A. Potential County Clerk Meeting – Recent State Legislation affecting Town Zoning Ordinances
11. Adjournment

Future Meetings/Work Sessions

February 8, 2018 (8:00 am)
February 22, 2018 (8:00 am)
March 8, 2018 (8:00 am)
March 22, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: January 25, 2018

Land Division Summary:

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

2017 080 (Newark Township) - Knutson Properties LLC (St. Lawrence Ave.)

2017 083 (Milton Township) - Weitcloud LLC

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions with conditions as presented.



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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.	
	Missing Information:
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input type="checkbox"/>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

5

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of	
3. this survey. However, soils on the lot may be restrictive to the replacement of the existing system	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>A. M. Ben</i></u>	DATE: <u>4/24/18 1/12/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. The application was on the Town's agenda for the January 8th meeting and approved with the condition	
2. that Lot 2 not be further divided in the future.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair - Rock County Planning & Development Committee</u>	

4

AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions** to 10., list conditions:
- 3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
 - 4. Note on final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means
 - 5. of wastewater disposal is approved by the necessary governmental agencies."
 - 6. Any necessary rezone shall be approved by the Town of Newark.
 - 7. Dedicate a 33 foot half road right of way along St. Lawrence Ave. and Beacon Light Rd at the discretion of the Town.
 - 8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
 - 9. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
 - 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division separates an existing residence and land from the parent parcel in Newark Township. The residence and other building(s) will be on new Lot 1 (consisting of approximately 5.0 acres) and the remaining land (consisting of approximately 15.4 acres) will have no structures. The parent lot is currently zoned Agricultural District One (A1) by the Town of Newark, according to P&D records. Due to the lot sizes, rezone for Lot 1 to Agricultural District Three (A3) and for Lot 2 to Agricultural District Two (A2) are being requested to be approved by the Town.

Based on the soils map, proposed Lot 2 may have restrictions based on shallow bedrock and possibly hydric soils on the south end. Therefore, a residential building site (if intended in the future) may have to be located based on site conditions as determined during the permit process.

TOWN ACTION

14. If you answered **Approve With Conditions** to 13., list conditions:
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. If you answered **Approve With Conditions** to 16., list conditions:
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

18. Committee action rationale and findings of fact:

RECEIVED

DEC 11 2017



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2017 080

Received By - Date (MM/DD/YYYY): 12-11-17

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- 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: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Knutson Properties LLC			Telephone:	608-289-2430		
Address:	11346 Merlet Road	City:	Beloit	State:	WI	Zip:	53511
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:	Town of Newark	NE 1/4 of SW 1/4
	Section 31	Tax parcel number(s) - 028 00153604

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): 20.4 Acres	14. Land division area (Square feet or acres): 20.4 Acres	15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 2	17. Future zoning of new/additional lot(s) created by land division: A2 & A3	18. Future zoning of parent lot: NA

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, 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, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: [Signature] DATE: 12-8-17

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	

THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION -- APPLICATION FORM.






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

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

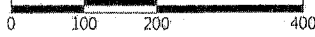
PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 31, T. 1 N., R. 11 E., OF THE 4TH P.M.,
TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.

LEGEND


-  Boundary Line
-  Existing Section Line
-  Existing Adjacent Property
-  Proposed Zoning
-  Existing Zoning

Scale: 1" = 200'



DRAWING BASED ON THE WISCONSIN COUNTY
COORDINATE SYSTEM, ROCK ZONE.



<p>ORDER NO: 32881 BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: CM DATE: December 7, 2017</p>	<p>FOR THE EXCLUSIVE USE OF: TIM KNUTSON 11346 S MERLET ROAD BELOIT, WI 53511</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p> 
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File Name: J:\32800-32881\32881 - Knutson CSM - S1 Lawrence\SURVEY\RH0 DRAWING FILES



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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

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(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

AGENCY REVIEW	
	Missing Information
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7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
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AGENCY RECOMMENDATION	
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2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey.	
3. However, soils on the lot may be restrictive to the replacement of the existing systems."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Am Bal</i></u>	DATE: <u>1/12/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Preliminary approval granted by Town on 12/11/2017 with the conditions that the County provide approval and	
2. Final CSM to be recorded within one year.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair - Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. The parent parcel is currently Zoned A1 by the Town of Milton. Based on the proposed size of Lot 1, a rezone is required and has been approved.
- 5. Dedicate 33 foot half road right of way along N. John Paul Rd at the discretion of the Town of Milton
- 6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division divided one new lot from an existing 60 acre property in Milton Township (parcel 6-13-176). Lot 1 will include approximately 10.1 acres and existing buildings, therefore approximately 50 acres will remain (not subject to this survey). The parent parcel is currently zoned Agricultural District One (A1) by the Town of Milton and the future land use for the area is Urban Expansion. Based on the proposed lot size of Lot 1 a rezone to Agricultural District Two (A2) has been requested and approved by the Town.

The A1 District is certified for the Wisconsin Farmland Preservation Program. Therefore, the Town of Milton Zoning Ordinance contains specific standards that must be affirmed when acting on a request to rezone property out of the A1 District.

TOWN ACTION

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

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

11



AGENCY USE ONLY

Application Number: LD2017 003

Received By - Date
(MM/DD/YYYY): 12-18-17

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- 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: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	WEITCLOUD LLC			Telephone:	
Address:	616 MIDLAND RD	City:	JANESVILLE	State:	WI Zip: 53546
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:
Town of MILTON NW 1/4 of NE 1/4
Section 22 Tax parcel number(s) - 6-13-176

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

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

13. Landowner's contiguous property area (Square feet or acres): 60 M/L	14. Land division area (Square feet or acres): 10.8 M/L	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	18. Future zoning of parent lot: A-1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unIncorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, 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, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Ruth J. Laska* DATE: 11/14/17

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

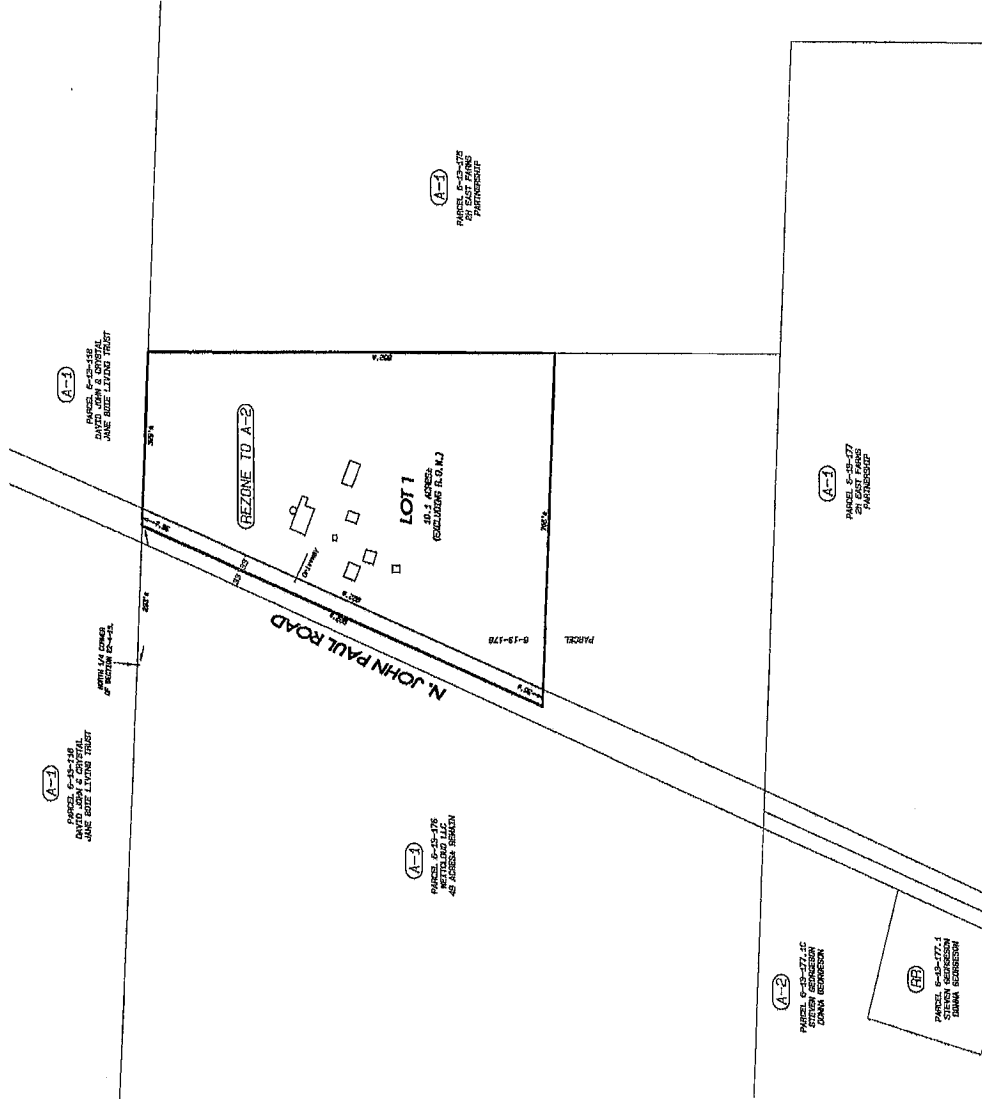
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION -- APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP / REZONE MAP

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22,
T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



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

 200 N. Milwaukee St. Milwaukee, WI 53202 TEL: 414-224-1100 FAX: 414-224-1101	DATE	10/31/17
	PROJECT	S11
NO.	117-489	
OWNER	WEITZOLD	

Rock County Planning
Administrative Quarterly Report

2017

	# Apps	Q1			Q2			Q3			Q4			Year End Totals		
		Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	
2010																
BOA	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2	
LD	11	0	8	15	0	10	21	0	16	20	0	24	67	0	58	
BP	4	0	4	21	0	21	6	0	6	9	0	9	40	0	40	
SLP	7	0	7	13	0	13	10	0	10	10	0	10	40	0	40	
2011																
BOA	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3	
LD	9	0	12	17	0	9	17	0	14	18	0	14	61	0	53	
BP	6	0	6	4	0	4	10	0	10	5	0	5	25	0	25	
SLP	3	0	3	11	0	11	9	0	9	8	0	8	31	0	31	
2012																
BOA	0	0	0	2	0	2	0	0	0	1	1	0	3	1	2	
LD	11	0	14	19	0	14	6	0	12	14	0	8	50	0	48	
BP	3	0	3	3	0	3	4	0	4	2	0	2	17	0	17	
SLP	5	0	5	13	0	13	12	0	12	6	0	6	36	0	36	
2013																
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6	
LD	13	0	11	10	0	9	18	0	17	10	0	11	51	0	48	
BP	4	0	4	9	0	9	10	0	10	5	0	5	23	0	23	
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21	
2014																
BOA	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5	
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29	
BP	0	0	0	6	0	6	6	0	6	0	0	0	12	0	12	
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45	
2015																
BOA	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8	
LD	25	0	4	15	0	22	22	0	8	19	0	6	81	0	40	
BP	14	0	14	19	0	19	12	0	12	14	0	14	59	0	59	
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47	
2016																
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13	
LD	14	0	14	18	0	18	11	0	11	14	0	14	57	0	57	
BP	3	0	3	21	0	21	10	0	10	10	0	10	49	0	49	
SLP	8	0	8	15	0	15	18	0	18	13	0	13	54	0	54	
2017																
BOA	2	0	2	4	2	2	1	0	1	5	2	3	12	4	8	
LD	12	0	12	24	0	24	20	0	20	28	0	28	28	0	84	
BP	9	0	9	25	0	25	10	0	10	11	0	11	55	0	55	
SLP	9	0	9	16	0	16	22	0	22	10	0	10	10	0	57	



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Planning & Development Committee
FROM: Colin Byrnes, Director – Planning & Development Agency *CB*
SUBJECT: Semi-Annual Report—Attendance at Conventions/Conferences
DATE: January 1, 2018

Summary:

Per County Board Resolution, all department heads are required to submit semi-annual updates regarding attendance or training at conventions or conferences and that exceed a cost of \$1,000 per event, per employee whether in-state or out-of-state. The following is the semi-annual report for July – December 2017:

No member of the Planning & Development Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the previous six months.

The Economic Development Manager did travel to various out of State locations for the purpose of supporting private sector interests in Rock County. These expenses were reimbursed by Rock County 5.0.

Cc: Josh Smith, County Administrator

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: December 13, 2017

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions – Real Property

No member of the Real Property Description Department attended any training, conference or convention that exceeded the cost of \$1,000 per event, per employee over the past six months.

Cc: Josh Smith

ROCK COUNTY, WISCONSIN



**Real Property
Description Department**
51 South Main Street
Janesville, WI 53545
(608) 757-5610

MEMORANDUM

DATE: December 13, 2017

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister/LIO *MS*

RE: Semi-Annual Report – Attendance at Conferences/Conventions – Land Records

Land Records funds were used to send three members of the Land Records Committee to the 2017 International ESRI Conference in San Diego, California July 10th – July 14th 2017. This cost exceeded \$1,000.00 per individual. Please see attached report for actual amounts.

Cc: Josh Smith

Semi-Annual Report on Travel cost's which exceed \$1,000

For July - December 2017

Land Records

ESRI International User Conference July 10 - July 14, 2017 San Diego, CA

	Other				Other Air			Conference		
	Mileage	Transportation	Parking	Baggage	Fees	Airfare	Lodging	Meals	Registration	Total
Kris Pehl - 911 Center	\$100.58	\$52.66	\$60.00			\$390.37	\$912.85	\$176.32	n/c	\$1,692.78
Jennifer Borlick - Planning	\$85.71	\$39.36				\$652.96	\$913.25	\$240.32	n/c	\$1,931.60

COMMITTEE REVIEW REPORT
FOR THE MONTH OF DECEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-61300	PER DIEMS				
		P1703022	12/21/2017	LAUBE,MICHELLE E	7.34
10-1720-0000-63100	OFC SUPP & EXP				
		P1702946	12/28/2017	HENRICKSEN	33.00
10-1720-0000-63103	LEGAL FORMS				
		P1700585	12/14/2017	JP MORGAN CHASE BANK NA	7.36
REAL PROPERTY DESCRIPTION PROG TOTAL					47.70
10-1721-0000-63407	COMPUTER SUPPL				
		P1700586	12/14/2017	JP MORGAN CHASE BANK NA	214.20
10-1721-0000-64200	TRAINING EXP				
		P1700586	12/14/2017	JP MORGAN CHASE BANK NA	164.00
LAND RECORDS PROG TOTAL					378.20

I have reviewed the preceding payments in the total \$425.90

Date: _____ Dept _____

Committee _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF DECEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	P1700223	12/21/2017	STAPLES BUSINESS ADVANTAGE	30.01
		P1700224	12/28/2017	OFFICE PRO INC	50.18
64-6400-0000-63107	PUBL & LEGAL	P1700226	12/14/2017	BELOIT DAILY NEWS	145.51
		PLANNING PROG TOTAL			
64-6451-0000-64904	SUNDRY EXPENSE	P1700249	12/14/2017	LANGE ENTERPRISES INC	43.33
		ADDRESS SIGNS PROG TOTAL			
64-6460-0000-63110	ADMIN.EXPENSE	P1700226	12/14/2017	BELOIT DAILY NEWS	56.53
		HOUSING GRANT CLEARING ACCOUNT PROG TOTAL			
64-6730-0000-62420	MACH & EQUIP RM	P1703087	12/28/2017	TOPCON SOLUTIONS STORE	70.00
		SURVEYOR PROG TOTAL			
64-6900-0000-63107	PUBL & LEGAL	P1700226	12/14/2017	BELOIT DAILY NEWS	50.44
		BOARD OF ADJUSTMENT PROG TOTAL			

COMMITTEE REVIEW REPORT
FOR THE MONTH OF DECEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
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I have reviewed the preceding payments in the total \$446.00

Date:

Dept

Committee