



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JULY 12, 2018 – 8:00 A.M.
CONFERENCE ROOM N-1 / N-2 – FIFTH FLOOR
COURTHOUSE - EAST
JANESVILLE, WI**

NOTE: LOCATION CHANGE

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday June 28, 2018 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 004 – Hurd Non-metallic Mine Expansion Project (Fulton Township) – Tabled from June 28, 2018 Meeting
 - B. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2018 032 (Beloit Township) – Donna McKearn Rev. Trust (pg.)
 - 2018 033 (Beloit Township) – Donna McKearn Rev. Trust (pg.)
 - 2018 035 (Harmony Township) - Schlinsong
6. Community Development
 - A. Informational Item: Rock County CDBG Program June, 2018 Report

7. Finance
 - A. Information Item: Committee Review of Payments
 - B. Action Item:** Transfers
8. Committee Reports
9. Directors Report
 - A. Planning Services Coordinator Position
10. Adjournment

Future Meetings/Work Sessions

July 26, 2018 (8:00 am)
August 9, 2018 (8:00 am)
August 23, 2018 (8:00 am)
September 13, 2018 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

MS

SUBJECT: Shoreland Conditional Use Permit #2018 004 – Hurd Farm Inc, c/o Rock Road Companies, Inc,
Expansion of Nonmetallic Mining Operation within Shoreland Zoning District

DATE: July 3, 2018

The Rock County P&D Staff has received a request from Hurd Farm, Inc, c/o Rock Road Companies, Inc for a Shoreland Conditional Use Permit for filling and grading activities associated with the proposed expansion of an existing non-metallic mining operation. If approved, a portion of the expanded mine area will be within the Shoreland Zoning District (1,000 feet landward of the Rock River). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance

The property is located in part of Section 15, Fulton Township at 106 E Hurd Rd, Edgerton, WI (near intersection of Hurd Rd and Hwy 51).

The public hearing for this application was held at the June 28th P&D Committee meeting. Following questions, comments and general discussion between the applicant, Committee and neighbors in attendance, the Committee voted to table (or postpone) making a decision on the application until at least the July 12th meeting. Staff was asked to provide recommended conditions of approval for the Committee to consider in the decision making process. We are in the process of doing so, but the quick turn-around time between the June 28th meeting and our deadline to have the agenda packet put together for the July 12th meeting did not allow us to complete a recommendation for the packet. Therefore, the comprehensive recommendation will be provided at the meeting.



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: July 12, 2018

Land Division Summary:

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

2018 032 (Beloit Township) – Donna McKearn Rev. Trust

2018 033 (Beloit Township) – Donna McKearn Rev. Trust

2018 035 (Harmony Township) -- Schlinsog

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

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



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

AGENCY REVIEW

LAND DIVISION NAME: Glen Hills Plats 6 & 7 (Beloit Township)

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

If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below, 8a. – 8e. After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", 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 (if applicable), 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"/>

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AGENCY REVIEW	
	Missing Information
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"/>
k. Contour at two (2) foot intervals in the land division area:	<input type="checkbox"/>
l. Scale, north arrow, and date of creation:	<input type="checkbox"/>
m. Any other information required by the Agency:	<input type="checkbox"/>
8b. 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 page is required, and total map pages identified on each page:	<input type="checkbox"/>
8c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
8d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
8e. 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 the application fee:	<input type="checkbox"/>
9. Preliminary major land division application is complete:	<input checked="" type="checkbox"/> Yes
10. Preliminary major 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	
11. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easements to be located on lots as requested by utility companies.	
2. Utilities shall be installed prior to the final approval of the subdivision plat or developer shall provide evidence the installation as been paid for.	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): See following page	
AGENCY SIGNATURE: <u>[Signature]</u>	DATE: <u>6/25/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
14. Town action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
16. 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	
17. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
18. If you answered Approve With Conditions to 17., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
19. 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>	

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AGENCY RECOMMENDATION

- 12. If you answered Approve With Conditions to 11., list conditions:**
- 3. A note on the final Plat shall indicate maintenance responsibilities and building prohibitions for drainage easements.
 - 4. The extent of the drainage easement in the rear yard of Lot 120 shall be clarified on the final plat.
 - 5. To assist in the consistent administration of the Rock County Address Ordinance, the address number...
 - 6. ...standards found in Ordinance Section 4.605 (3) shall be included on the Plat and/or within subdivision covenants (if applicable)
 - 7. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36)...
 - 8. ...months of the date of Preliminary approval by the Planning and Development Committee.
 - 9.
 - 10.

13. Agency recommendation rationale and findings of fact:
 The proposed Plats 6 (8.58 acres, 17 lots) and 7 (6.99 acres, 19 lots) of the Glen Hills Subdivision have been submitted for review and approval. This is a combined recommendation for the two plats. The Town of Beloit provides review and approval of all public infrastructure, including road construction sewer, water and storm water management facilities. Similarly, the Town administers its own Construction Site and Storm Water Management permits. Therefore, the recommendation for approval includes minimal conditions in regard to those matters. This area is exempt from requiring typical address ("fire number") signs specified in the County Address Ordinance due to being an Urban Area if the provisions of Ordinance Section 4.605(3) are met. It is likely that builders and/or homeowners would be unaware of these standards, therefore it is important to include the standards on any formal documentation relating to the Subdivisions. The Land Division is within the Extraterritorial Jurisdiction for Plat Review by the City of Beloit.

TOWN ACTION

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

16. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

19. Committee action rationale and findings of fact:



RECEIVED

MAY 22 2018



PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 032

Received By - Date (MM/DD/YYYY): 5-22-18

PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM

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

- Applicant has contacted the 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
- Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials: Yes No
- Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
- Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
- 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

7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Donna F. McKearn Revocable Trust (Frank McKearn)		Telephone:	608-365-4464	
Address:	2611 S. Belmont Drive	City:	Beloit	State:	WI Zip: 53511
b. Name:			Telephone:		
Address:		City:		State:	Zip:

8. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc.		Telephone:	608-365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:	New Leaf Homes (John Knabe)		Telephone:	815-978-4132	
Address:	6551 E. Riverside Blvd. - Suite 110	City:	Rockford	State:	WI Zip: 61114

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

LAND DIVISION INFORMATION

10. Land division name: Glen Hills - Plot No. 7

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

12. Land division area location:

Town of Beloit	NW/SW 1/4 of NW 1/4
Section 13	Tax parcel number (s) - 6-2-141

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

14. Land division area is located adjacent to (check all that apply):

Local/Town road County highway State highway U.S. highway

15. Landowner's contiguous property area (Square feet or acres): <u>8.58</u>	16. Land division area (Square feet or acres): <u>8.58</u>	17. Current zoning of land division area: <u>R-1</u>
18. Number of new/additional lots created by land division: <u>19</u>	19. Future zoning of new/additional lots created by land division: <u>R-1</u>	20. Future zoning of parent lot: <u>N/A</u>

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

22. 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

23. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a major 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 MAJOR 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: *Frank McKearn* DATE: 5-19-18



Batterman
 2837 Barkle Drive
 Beloit, Wisconsin 53511
 608.355.4454
 www.batterman.com
 Engineers surveyors planners

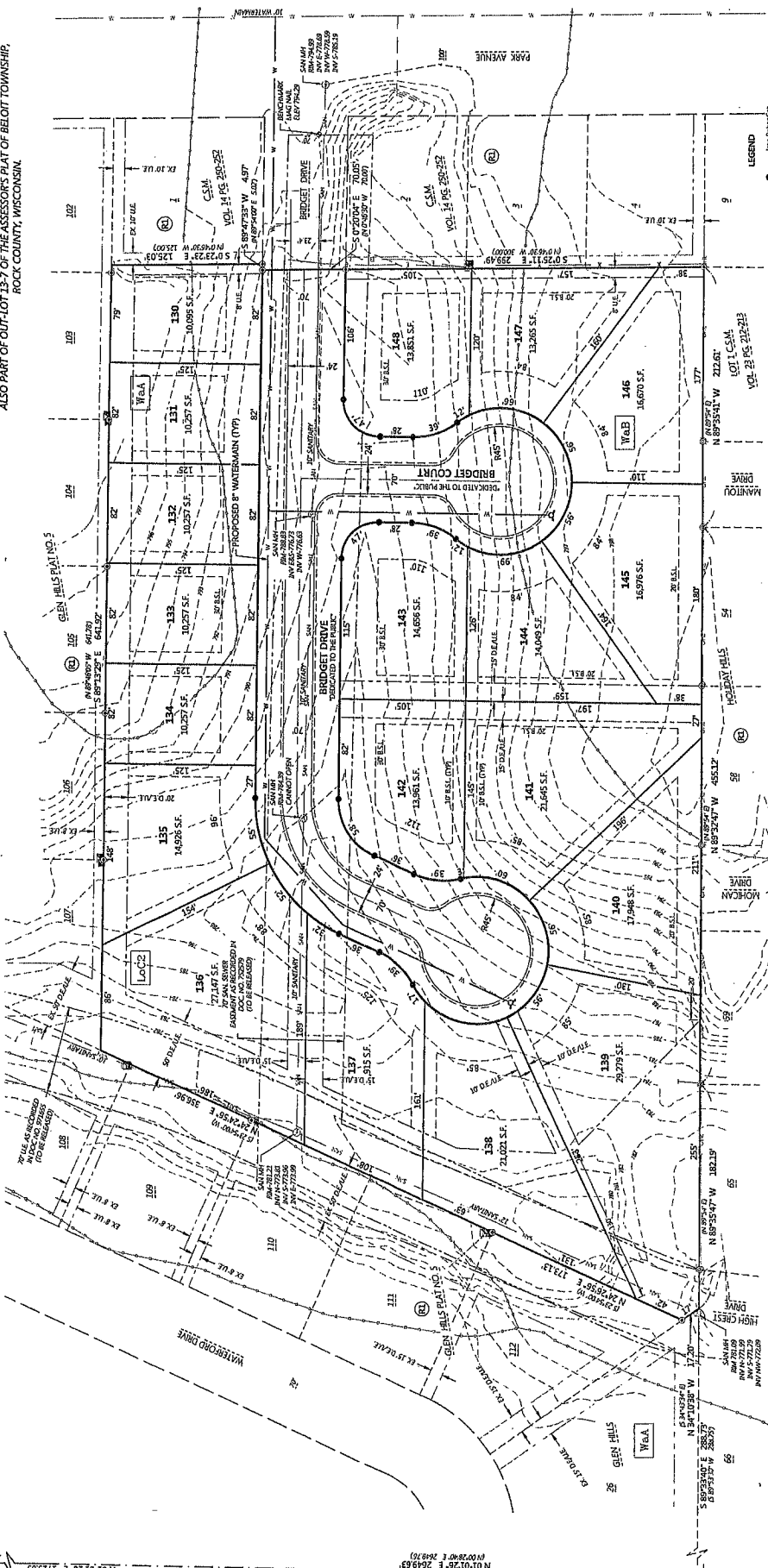
GLEN HILLS - PLAT NO. 7

FOR THE EXCLUSIVE USE OF:
 NEW LEAF HOMES
 6551 E. RIVERSIDE BLVD., SUITE 110
 ROCKFORD, IL 61114

ORDER NO. 32975
 BOOK 535 FILE
 DRAWN BY: CM
 DATE: MAY 18 2018

**PRELIMINARY PLAT OF
 GLEN HILLS - PLAT NO. 7**

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 22 EAST, OF THE 4TH P.M. BEING ALSO PART OF OUT-LOT 137 OF THE ASSessor'S PLAT OF BELoit TOWNSHIP, ROCK COUNTY, WISCONSIN.

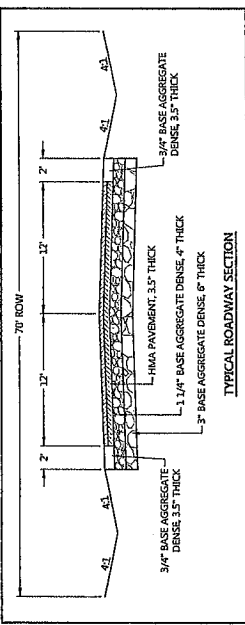


SITE SOILS

LUB	LORSELO LOAM (2-5% SLOPES)
LUC2	LORSELO LOAM (5-12% SLOPES, BROOKED)
W6A	WARSAW Silt LOAM (0-2% SLOPES)
W6B	WARSAW Silt LOAM (2-5% SLOPES)

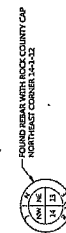
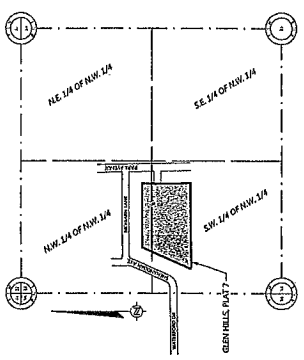
SITE SUMMARY

TOTAL LAND AREA	8.5811 ACRES
EXISTING ZONING	R-1 (SINGLE-FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	30000 SF (60 FEET)
TOTAL LOTS PROPOSED	19 SINGLE-FAMILY LOTS
BUILDING SETBACK	30' FRONT, 20' REAR, 10' SIDEYARD



LEGAL DESCRIPTION:
 Commencing at found iron stone monument at the West 1/4 corner of Section 13 (T1N, R22E), thence along the West line of the Northwest 1/4 of Section 13, aforesaid, North 17°01'20\"/>

- LEGEND**
- Iron Rebar (1/2\"/>



N 01°01'26\"/>



N 01°01'26\"/>

6

RECEIVED

MAY 22 2018



AGENCY USE ONLY

Application Number: LDZ018 033
Received By - Date: 5-22-18
(MM/DD/YYYY):

PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM

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

1. Applicant has contacted the Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials: Yes No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
6. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Donna F. McKearn Revocable Trust (Frank McKearn)		Telephone:	608-365-4464	
Address:	2611 S. Belmont Drive	City:	Beloit	State:	WI Zip: 53511
b. Name:			Telephone:		
Address:		City:		State:	Zip:

8. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc.		Telephone:	608-365-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:	New Leaf Homes (John Knabe)		Telephone:	815-978-4132	
Address:	6551 E. Riverside Blvd. - Suite 110	City:	Rockford	State:	WI Zip: 61114

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

LAND DIVISION INFORMATION

10. Land division name: Glen Hills - Plat No. 6

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

12. Land division area location:	Town of Beloit	NW 1/4 of 1/4
	Section 13/14	Tax parcel number (s) - 6-2-141A

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

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

15. Landowner's contiguous property area (Square feet or acres): 6.99	16. Land division area (Square feet or acres): 6.99	17. Current zoning of land division area: R-1
18. Number of new/additional lots created by land division: 17	19. Future zoning of new/additional lots created by land division: R-1	20. Future zoning of parent lot: N/A

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

22. 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

23. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a major 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 MAJOR 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: *Frank McKearn* DATE: 5-19-18

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

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: Yes No
 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
 6. Land division will require a zoning change: Yes No
 7. Preliminary minor land division application is complete: Yes No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input type="checkbox"/>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

12

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: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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 contain existing buildings which utilize an existing private sewerage system at the time of this survey."	
3. "...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>[Signature]</i></u>	DATE: <u>6/29/18</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.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: <u>6/18/18</u>
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 checked="" 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 system area with the building which utilizes the POWTS.
- 4. Lot 2 contains kettle/depressional topography which may result in seasonal flooding. Therefore...
- 5. ...the final CSM shall include a restriction for no buildings or filling within the area of Lot 2 as noted on existing CSM.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two new lots from a 23 acre parent lot in Harmony Township, which was recently divided from the larger parent parcel (LD2017009). New Lot 1 will consist of approximately 3 acres, a residence and other buildings. Lot 2 will consist of approximately 20 acres with no buildings. As part of this process, the Town of Harmony has issued A1 Conditional Use Permits for each of the two proposed lots rather than rezoning based on size.

Lot 2 consists of internally drained topography which results in seasonal or periodic flooding. These areas generally not suitable for building and should not be filled, thereby reducing natural capacity for storm water. Therefore, staff is recommending that the restriction be placed on Lot 2 as part of the previous CSM approval be carried over to this new division (as indicated on the preliminary). This land division is within the extraterritorial approval jurisdiction of the City of Janesville.

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

JUN 20 2018



TELEPHONE: (608) 757-5587
FAX: (608) 757-5586
EMAIL: PLANNING@CO.ROCK.WI.GOV
WEB: WWW.CO.ROCK.WI.US

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 035

Received By - Date (MM/DD/YYYY): 6-20-18

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: ALICE V SCHLINSOG Telephone: _____
Address: 7234 E ROTAMER RD City: MILTON State: WI Zip: 53563

b. Name: _____ Telephone: _____
Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575
Address: 109 W MILWAUKEE 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 HARMONY NW&NE 1/4 of NE 1/4
Section 13 Tax parcel number(s) - 6-7-111

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 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): 22.64 ACRES

14. Land division area (Square feet or acres): 22.64 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: _____

18. Future zoning of parent lot: _____

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 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: _____ DATE: _____

15

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"/>	LOT 1
(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"/>	LOT 1
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LOT 1
(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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	NONE PROPOSED
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.

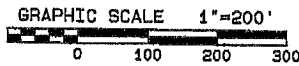
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

16

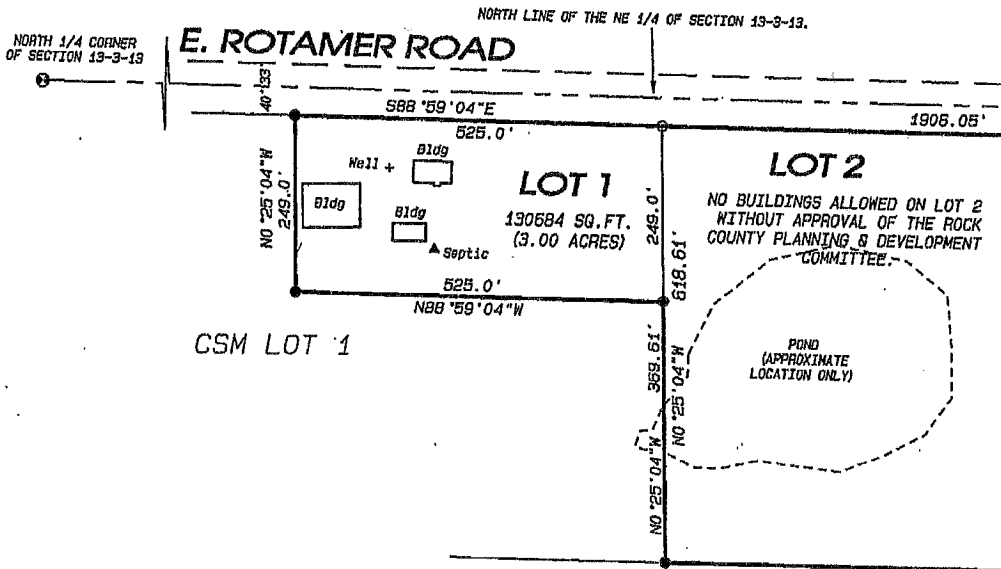
CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME ____,
 PAGES __ THRU __ OF CERTIFIED SURVEY MAPS OF ROCK COUNTY,
 WISCONSIN, AS DOCUMENT NO. _____ AND LOCATED IN THE NW 1/4
 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T.3N.,
 R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
- ⊙ FOUND ALUMINUM MONUMENT
- FOUND 3/4" IRON PIN



NOTE: SINCE LOT 1 CONTAIN EXISTING BUILDINGS WHICH UTILIZE EXISTING PRIVATE SEWAGE SYSTEMS, NO SOIL EVALUATION ON THE LOTS WERE REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEMS.

SEE DOCUMENT NO. 1094510 FOR BLANKET-TYPE EASEMENT OVER LOT 1 CSM VOL. 13, PAGE. 552.

Project No. 118-210 For: SCHLINSOG SHEET 1 OF __ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

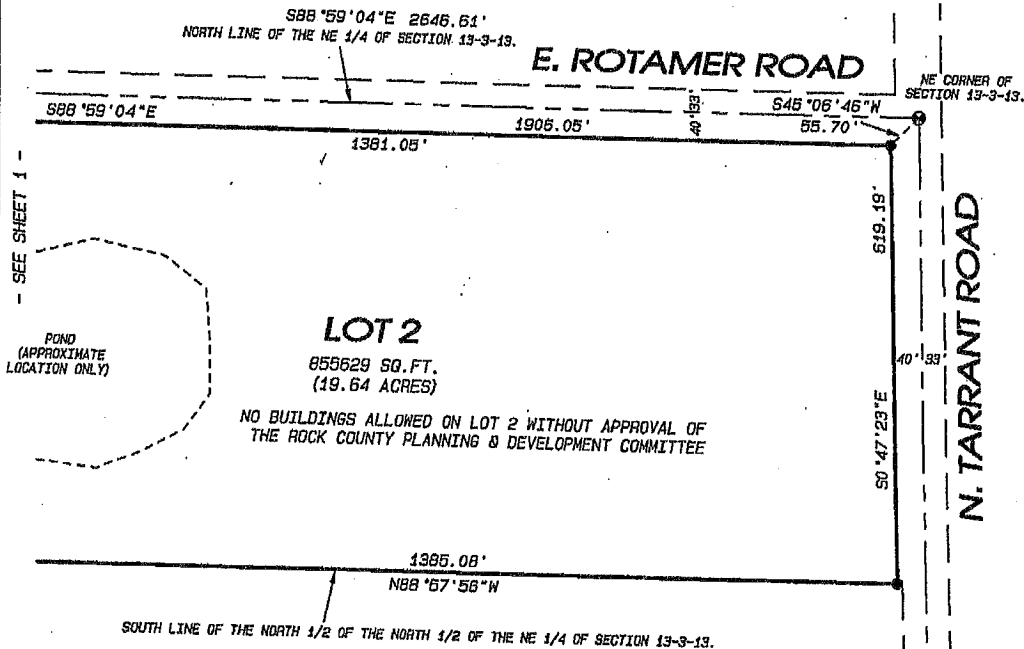
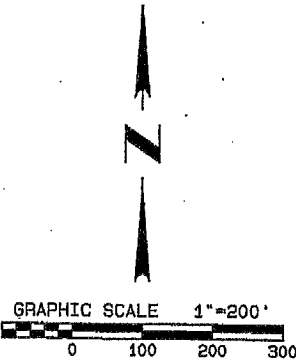
109 N. Milwaukee St.
 Janesville, WI 53548 tel: 608 762-0575
 WWW.COMBSURV.COM fax: 608 762-0534

CERTIFIED SURVEY MAP

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME ____,
 PAGES ____, THRU ____, OF CERTIFIED SURVEY MAPS OF ROCK COUNTY,
 WISCONSIN, AS DOCUMENT NO. _____ AND LOCATED IN THE NW 1/4
 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T.3N.,
 R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.

LEGEND:

- SET IRON PIN, 3/4"x 24",
1.5 LBS./LIN.FT.
- ⊕ FOUND ALUMINUM MONUMENT
- FOUND 3/4" IRON PIN



NOTES:
 FIELDWORK COMPLETED _____
 ASSUMED N88°59'04"E ALONG THE NORTH LINE OF THE
 NE 1/4 OF SECTION 13-3-13.

Project No. 118-210 For: SCHLINSOG SHEET 2 OF ____ SHEETS

Combs

& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Rock County CDBG Program, June, 2018 Report
Overall Project Status-end of May

CDBG FUNDS AVAILABLE		
	Program Funds	Admin Funds
Program Income-Available end of 2017	\$ 453,758.34	\$ 109,038.47
2018 Program Income	\$ 42,014.87	\$ 5,009.10
Expenditures-Through May	\$ (35,943.95)	\$ (7,818.50)
Available Program Income-End of May	\$ 459,829.26	\$ 106,229.07
Funds Committed		
	\$ 35,000.00	
	\$ 12,000.00	

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JUNE 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1721-0000-63407	COMPUTER SUPPL	P1800264	06/14/2018	JP MORGAN CHASE BANK NA	190.35
				LAND RECORDS PROG TOTAL	190.35
10-1726-2017-62119	OTHER SERVICES	P1801729	06/21/2018	AMERICAN INDUSTRIAL STEEL AND	630.00
				STRATEGIC INITIATIVE GRANT PROG TOTAL	630.00

I have reviewed the preceding payments in the total \$820.35

Date: _____ Dept _____

Committee _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF JUNE 2018

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP	P1800061	06/07/2018	STAPLES BUSINESS ADVANTAGE	57.63
		P1800062	06/28/2018	OFFICE PRO INC	26.05
64-6400-0000-63107	PUBL & LEGAL	P1800064	06/21/2018	BLISS COMMUNICATIONS INC	87.71
		PLANNING PROG TOTAL			
64-6730-0000-63100	OFC SUPP & EXP	P1800061	06/07/2018	STAPLES BUSINESS ADVANTAGE	100.17
		P1801736	06/21/2018	BEN MEADOWS COMPANY	30.98
				SURVEYOR PROG TOTAL	<u>131.15</u>
64-6900-0000-63100	OFC SUPP & EXP	P1800061	06/28/2018	STAPLES BUSINESS ADVANTAGE	4.72
		BOARD OF ADJUSTMENT PROG TOTAL			

I have reviewed the preceding payments in the total \$307.26

Date: _____ Dept _____

Committee _____