

**NOTE: This is a
Teleconference**



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 27, 2020 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 889 8739 4979
PASSWORD: 568763**

Topic: Planning & Development Committee
Time: August 23, 2020 08:00 AM Central Time (US and Canada)
Join Zoom Meeting

<https://us02web.zoom.us/j/88987394979?pwd=OUFMdUdsMVdSeVhrRjNiWGNGU2dHZz09>

Meeting ID: 889 8739 4979

Passcode: 568763

One tap mobile

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Join by Skype for Business

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If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, August 26, 2020. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

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

Instructions for the hearing impaired –

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

Agenda

**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 27, 2020 – 8:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 889 8739 4979
PASSWORD: 568763**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday, August 13, 2020 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. **Action Item:** Public Hearing for a Shoreland Conditional Use Permit for Robert & Twila Garza for Parcel 6-13-1218, 11612 N. Lakeview Dr. Edgerton WI
 - B. **Action Item:** Approve, Approve with Conditions or Deny a Shoreland Conditional Use Permit for Robert & Twila Garza for Parcel 6-13-1218, 11612 N. Lakeview Dr. Edgerton WI
 - C. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
 - 2020 038 (Bradford Township) – Braukhoff (1 Lot CSM)
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
7. Committee Reports
8. Adjournment

Future Meeting Dates

September 10, 2020 8:00 AM
September 24, 2020 8:00 AM
October 8, 2020 8:00 AM
October 22, 2020 8:00 AM



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 13, 2020 – 8:00 A.M.
Meeting was teleconferenced using Zoom**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, August 13, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Retiring Planning Director), Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), Dana Sandwick; Rock County Planning Office Coordinator.

Others in Attendance: Rock County Board Madame Chair Purviance, Kristin Belongia, Ian Stapleman, Jeff Wam, Nicole Solheim, Supervisor Aegerter,

1. Call to Order
2. Adoption of Amended Agenda (Moved item 6 above item 5)
Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, June 25, 2020 at 8:00 am.
Moved by Supervisor Potter, **Seconded** by Supervisor Gustina. **Approved (5-0)**
4. Citizen Participation, Communications and Announcements.

Chair Sweeney invited everyone to the Rock-Koshkonong Lake District meeting this Saturday at Race Track Park. The meeting starts at 10:00 am.
5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 011 (Clinton Township) – Repaal (3 Lot CSM)
Moved by Supervisor Potter with Conditions, **Seconded** by Supervisor Podzilni.
Approved with Conditions (5-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
 - 2). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 3 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 - 3). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
 - 4). Proposed lot lines must include the POWTS area with the building which utilizes the system.
 - 5). Note on Final CSM “No new access to HWY 140 unless approved by the DOT.
 - 6). The Town of Clinton shall decide if the lot lines between lots 1 and 2 is satisfactory per the building setback standards of the Zoning Ordinance.
 - 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
 - 8). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
- 2020 028 (Newark Township) – Nass (1 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina.

Approved with Conditions (5-0).

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
- 3). Per the Town of Newark, “No further Land Division allowed on remaining Lands”.

Dedicate a thirty-three foot half road right of way along W. Cleophas Rd. at the discretion of the Town.

- 4). Land Division approval is conditioned on the approval of the rezone by the Town of Newark.

5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

- 2020 032 (Beloit Township) – Town of Beloit (2 Lot CSM)

Moved by Supervisor Gustina with Conditions, **Seconded** by Supervisor Davis.

Approved with Conditions (5-0)

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM “Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.

5). County Highway D is an Access controlled Hwy, where by new access points are limited. The proposal to relocate the existing southern access on proposed Lot 1 to the area of Lot 2 shall be approved prior to the Final CSM.

6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

- 2020 033 (Fulton Township) – Morrison (3 Lot CSM)

Moved by Supervisor Gustina with Conditions, **Seconded** by Supervisor Potter.

Approved with Conditions (5-0)

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

- 2). Note on Final CSM “Lots 2 and 3 contain existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
 - 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
 - 4). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 - 5).The proposed shared driveway is located in an area of mapped WDNR Wetlands. An appropriate wetland determination and delineation (if needed) shall be completed prior to the Final CSM.
 - 6). If wetlands are delineated on site, all necessary permits for filling wetlands shall be obtained prior to Final CSM.
 - 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
 - 8). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
- 2020 046 (Beloit Township) – Wam (Lot Combination)
This Land Division approval failed for lack of Motion

6. Community Development

- A). **Action Item:** Amending the Rock County Community Development Policies and Procedures manual to implement:

Moved by Supervisor Potter, Seconded by Supervisor Sweeney.

Nicole Solheim from the City of Janesville gave an overview of the strategy used by the City of Janesville for this type of project.

- Outreach for Rock County Cities and Villages (other than Beloit and Janesville) to retain and rehabilitate tax delinquent properties and, initiate a forgivable loan program for Solar Energy Projects.
- Initiate a forgivable loan program for Solar Energy Projects

After discussion and questions by the Committee, The Motion was amended by Supervisor Potter, Seconded by Supervisor Sweeney to split the two points of the discussion into separate issues, and postpone the Solar Energy forgivable loan issue until next meeting. Passed (5-0). The original Motion was approved for discussion (5-0).

7. Finance

- A. Information Item: Committee Review of Payments
Reviewed.
- B. **Action Item:** Transfers
No Transfers.

8. Committee Reports.

9. Director's Report

- A. Proposed Planning, Community & Economic Development Agency and Land Conservation Department reorganization under one Department Head.

Mr. Baker advised the Committee of a joint meeting of the Rock County Planning and Development Committee, and the Land Conservation Committee to discuss the possible reorganization options of both Departments scheduled for August 18th at 6:00 pm. This will be a Zoom meeting.

- 10. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis, **All in Favor**,
Time: 9:40 am.

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

August 13, 2020 (6:00 pm)
(Joint Meeting Land Conservation Committee)

August 18, 2020 (8:00 am)
September 10, 2020 (8:00 am)
September 24, 2020 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2020 001 – Robert and Twila Garza

DATE: August 27th, 2020

Summary:

The Rock County P&D Staff has received a request from Robert and Twila Garza for a Shoreland Conditional Use Permit for filling and grading activities associated with a landscaping project. The proposal includes retaining walls, vegetation removal/replacement and general grading within 75 feet of the Rock River/Lake Koshkonong. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of the River/Lake). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance (Ordinance).

The property (which includes the owner's residence) is located in part of Section 6, Milton Township, Parcel 6-13-1218 at 11612 N. Lakeview Dr., Edgerton, WI.

The intention of this proposed project is regrade the generally natural slope to construct a terraced landscape supported by multiple block retaining walls. The land the project is entirely within the 75-foot setback area from Lake. By Ordinance (and with few exceptions) structures are prohibited in this area. Retaining walls are by definition a structure. Recent changes to state law allow a landowner to repair or replace an existing non-conforming structure, such as a structure that was built legally in the setback area in the past. In order to be considered "legal" the structure would have had to been built prior to the Ordinance adoption (1971) or authorized in the past through a variance. The applicant claims there were railroad timbers in this area in the past and that they are replacing them as allowed by law. However, there was no evidence of timber retaining walls provided, nor evident in past air photos. Furthermore, the current home was built by the previous owner, which was a lengthy process due to the various variance requests, etc. Staff took a photo of the area in 2005 when preparing a staff report. IF there were timber walls in place at that time, they were either completely covered by vegetation or used simply as an edging/border along the path to the shoreline. There are no leveled terraces. By no means does the proposed new plan reflect a replacement of what was there in the past. The photo will be provided at the meeting along with other more recent photos.

Therefore, the retaining walls cannot be approved by Ordinance without a variance. However, rather than go directly to the Board of Adjustment with the request, Staff determined that the CUP process should come first due to the amount of grading that is necessary. If the landowners revise their plans to regrade the site to level the slope but exclude the rock or block retaining walls, the Committee has the authority to approve the project if deemed necessary and meeting the Ordinance standards described below. However, in general, it is Staff's professional opinion that any existing erosion on the slopes can be stabilized by means of suitable vegetation, very minimal land disturbance and no mass grading. This should be viewed as a landscaping project, not a stabilization project.

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

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

1. *The maintenance of safe and healthful conditions.* **Safe and healthful conditions will be maintain based on the proposed project.**
2. *The prevention and control of water pollution including sedimentation.* **The extent of the proposed grading does cause a short-term concern for sedimentation that doesn't existing today.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **Surface water drainage will not be altered substantially as part of this project and it is not located in the Floodplain.**
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover.* **There is potential for short term erosion during construction of this project. Care must be taken to implement temporary erosion and sediment control measures. In review of all permits, Staff recommends minimize land disturbance as much as possible. The nature of this project is landscaping and is creating more land disturbance than is necessary within the 75-foot shoreland setback area.**
5. *The location of the site with respect to existing or future access roads.* **Not applicable for this project.**
6. *The need of the proposed use in a shoreland location.* **The proposed project is the landowner's preferred option to change the landscape with the 75-foot shoreland setback. If the project is not approved, the site will remain as is and the landowner has an obligation to maintain vegetation on the slope. Staff does not agree that the project is "needed" in terms of permanently stabilizing the site.**
7. *Its compatibility with uses on adjacent land.* **The use of the land will not be changed based on this proposal.**
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system.* **Not applicable for this project.**
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred;* **This standard can generally be met.**
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;* **This standard can generally be met.**
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility.* **This standard can generally be met.**

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2020 001 with the following conditions for the Committee to consider:

1. No retaining walls or other structures shall be constructed within the Shoreland Setback (first seventy-five feet landward of the ordinary high water mark of the Rock River). Soil filled geotextile bag products may be used where needed to stabilize existing slopes, but shall be vegetated.
2. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices. Temporary BMPs shall be installed to minimize the chance of erosion and sedimentation during the duration of the project. Land disturbance should only be done where necessary to provide a suitable seed or plant bed, not to level areas.

3. The multiple tiers of terraces are not approved.
4. Land disturbed within the Shoreland Buffer (first thirty-five feet landward of the ordinary high water mark) shall be revegetated and maintained with perennial vegetation consisting of native grasses and wildflowers. The seed mix for this area shall be reviewed and approved by Staff prior to starting the project. Staff recommends this type of vegetation on the entire sloped area if the landowner prefers vegetation with low long-term maintenance requirements.
5. The project shall be completed according to the approved plans and conditions of approval unless minor revisions are approved in advance by Staff. Significant revisions to the plans will require additional review and action by the Committee.
6. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
7. This permit expires one year from the date of Committee approval unless approved otherwise.



ROCK COUNTY PLANNING, ECONOMIC &
COMMUNITY DEVELOPMENT AGENCY
IN STREET
53545
-5587
-5586
10 ROCK MILLS

AGENCY USE ONLY

Application No. CJP 2020 001

Date Received 7/27/20

SHORELAND CONDITIONAL USE PERMIT APPLICATION

OWNER INFORMATION

(1) Name	<u>Robert + Twila Garza</u>			Telephone	<u>608-5069776</u>		
Address	<u>11612 N Lakeview Dr.</u>	City	<u>Edgerton</u>	State	<u>WI</u>	Zip	<u>53534</u>

LOCATION

Subdivision Name	<u>maple Beach Sub #1</u>		Lot & Block	<u>2, 3, 41 + part of vacated walkway</u>			
Lot Size	<u>13,240 sf</u>	<u>6-13-1218</u>	Present Use	<u>Single Family Residential</u>			
Present Improvements on Land	<u>House, patio, shed, deck</u>						
Proposed Use or Activity	<u>2 sloped hills eroding-add replacement retaining walls</u>						

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	<u>approx 15?</u>
Amount of disturbed area (square feet)	<u>330 sq ft of retaining walls</u>
Planned Completion Date	<u>8-30-20</u>

Any change in the approved permit requires review by this agency.
Any change without prior approval violates the ordinance and will subject applicant to legal action

(I/We) hereby request a Conditional Use Permit as authorized in Section 4.213 of the Rock County Zoning Ordinance for: Shorelands.

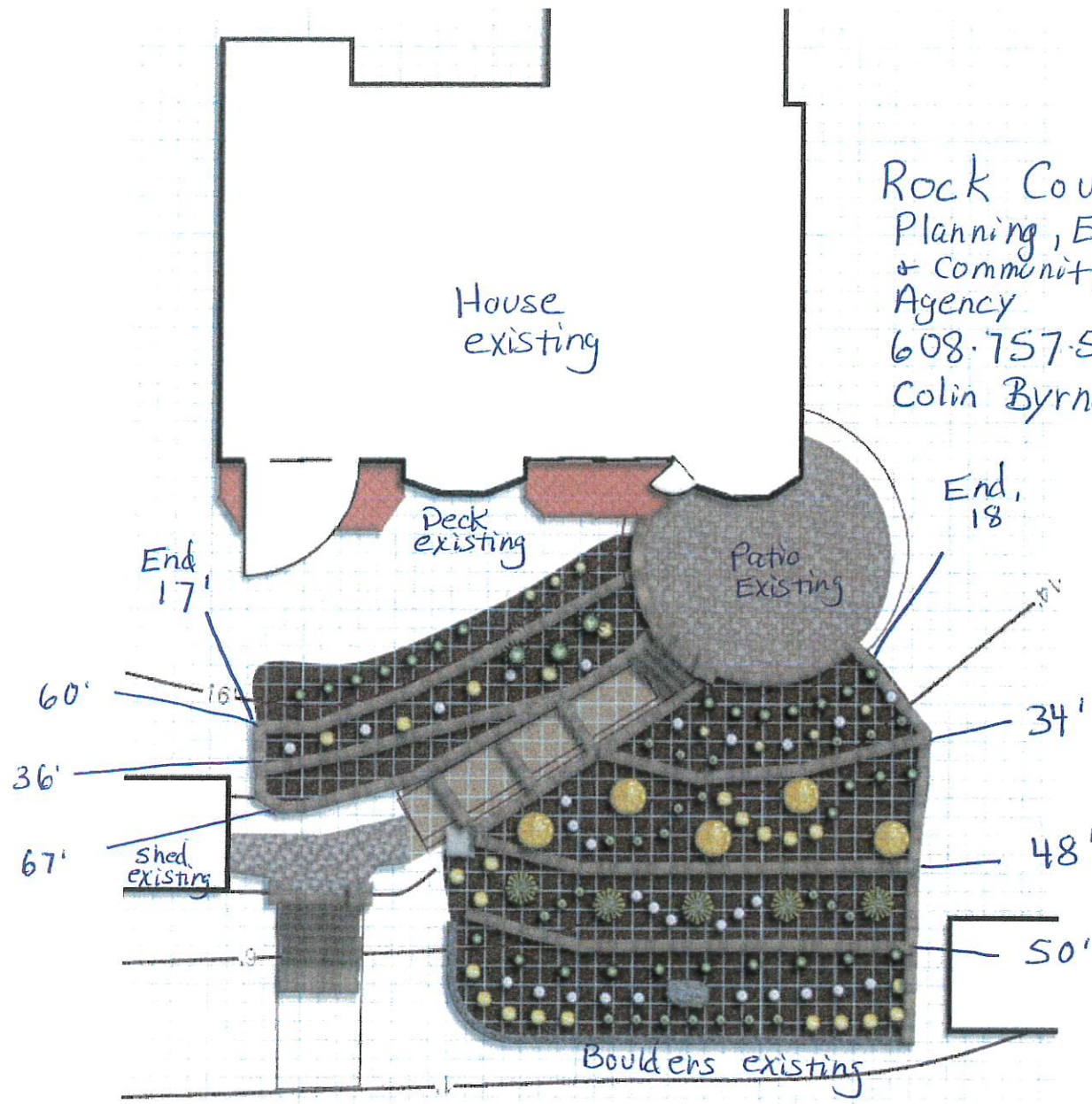
SIGNATURE

Property Owner Robert Garza OR Agent/Surveyor _____
Twila Garza

Approved by the Rock County Planning & Development Committee on _____

Committee Designee _____ Date _____

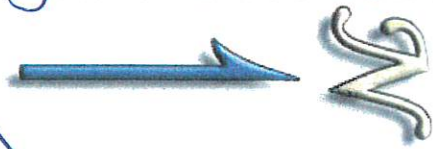
Rock County
 Planning, Economic
 + Community Development
 Agency
 608.757.5587
 Colin Byrnes



Proposed Retaining Walls

Top Tier
 180 sq.ft.

Bottom Tier
 150' sq ft.



330 total sq. ft.
 Retaining Walls replaced
 to stop erosion

Twila + Robert Garza
 11612 N Lakeview Dr.
 Edgerton, WI 53534
 608.501.9776



**ROCK COUNTY
LEGAL NOTICE**

Notice is hereby given that Rock County Planning & Development Committee will hear a request from Robert & Twila Garza for a Shoreland Conditional Use Permit for filling and grading activities associated with constructing retaining walls at 11612 N. Lakeview Dr. Edgerton, WI. A Conditional Use Permit is required when a project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District (1,000 feet landward of Lake Koshkonong). This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the County Shoreland Zoning Ordinance. A Public Hearing will be held on August 27, 2020, at 8:00 AM at the County Courthouse Conference Center (Room 250), 51 S. Main St. Janesville, WI before the Rock County Planning and Development Committee or virtually via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/88987394979?pwd=OUFMdUdsMVdSeVhrRjNiWGNGU2dHZz09>

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Join by Skype for Business

<https://us02web.zoom.us/skype/88987394979>

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, August 26, 2020. To submit a public comment use the following email: planning@co.rock.wi.us.

Andrew Baker

Interim Director – Rock County Planning, Economic & Community Development

Dated: August 12, 2020



ROCK COUNTY
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Divisions

DATE: August 17th, 2020

REGARDING MEETING DATE: August 27, 2020

Land Division Summary:

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

2020 038 (Bradford Township) – Braukhoff (1 Lot CSM)

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

P&D Agency Staff recommends Preliminary Approval the above referenced land division 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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	<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"/>

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However,..."	
3. ...soils on the lot may be restrictive to the replacement of the existing systems."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Amber</u>	DATE: <u>7/20/2020</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. <u>Approved by PtZ on 8/17/2020</u>	
2. <u>and Board on 8/18/2020 (pending) w/ rezone to AR</u>	
3. <u></u>	
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:

- 4. Proposed lot lines must include the POWTS with the building which utilizes the system.
- 5. Dedicate 33 foot half road right of way along E Minkey Rd at the discretion of the Town.
- 6. Approval is conditioned on the Town of Bradford approving the requested zoning change
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 9.
- 10.
- 11.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates one new lot from existing tax parcel 6-6-3-260 in Bradford Township.

There is an existing residence and buildings on proposed Lot 1. The property is currently zoned Exclusive Agriculture by the Town and a rezone to Agricultural Residential District (AR: 3-10 acre lot size) has been requested based on the proposed lot size (5 acres). The Town of Bradford will make a decision regarding the rezone request based on the provision of the Town Zoning Ordinance and Farmland Preservation Plan. The remaining parent parcel is greater than 35 acres, therefore not required to be surveyed and reviewed in this action.

TOWN ACTION

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

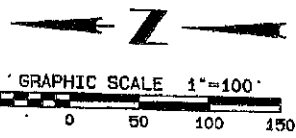
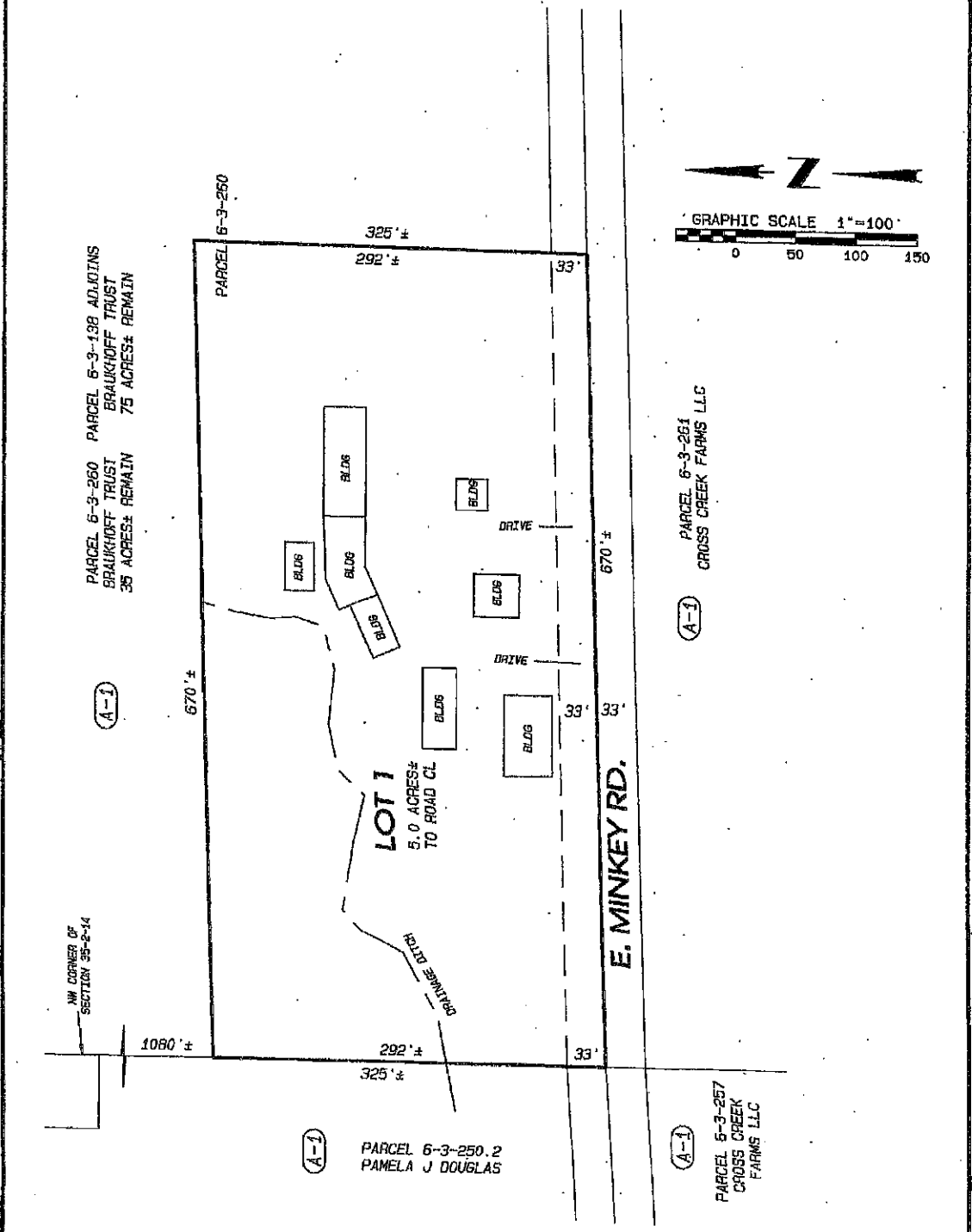
17. If you answered Approve With Conditions to 16., list conditions:

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

18. Committee action rationale and findings of fact:

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, T.2N., R.14E. OF THE 4TH P.M., TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



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

Project No. 120 - 191 For: Braukhoff

DATE: JUNE 23, 2020

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53540
www.combsurvey.com

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

JUL 13 2020



AGENCY USE ONLY

Application Number: LD2020-038

Received By - Date (MM/DD/YYYY): 7-13-2020

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

- Major Land Division
Subdivision Plat Required

 Minor Land Division
CSM for lots 35 acres or less
 Plat of Survey for lots greater than 35 acres

 Transfer to Adjoining Owner
Plat of Survey or CSM

 Lot Combination
CSM Required

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: BRAUKHOFF TRUST Telephone: _____

Address: 5003 W US HIGHWAY 14 City: JANESVILLE State: WI Zip: 53548

b. Name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575

Address: 109 W. MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548

b. Developer name: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____

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

PROPERTY INFORMATION

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

10. Land division area location: Town of BRADFORD NW 1/4 of NW 1/4
Section 34 Tax parcel number(s) - 6-3-260

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): 40 & 75

14. Land division area (Square feet or acres): 5

15. Current zoning of land division area: A-1

16. Number of new/additional lots created by land division: 1

17. Future zoning of new/additional lot(s) created by land division: A-3

18. Future zoning of parent lot: A-1

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 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 land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *R. J. [Signature]* DATE: 6-26-2020

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(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 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 type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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