

ROCK COUNTY, WISCONSIN



PLANNING & DEVELOPMENT COMMITTEE

THURSDAY, MAY 25, 2023 - 8:00 AM

CALL: 1-312 626 6799 US

MEETING ID: 851 9877 0173

PASSCODE: 194216

and

Rock County Courthouse
51 S Main Street, Janesville, WI

Conference Room N1/N2

Fifth Floor

NOTE LOCATION CHANGE

THIS IS A HYBRID MEETING

Meeting ID: 851 9877 0173

Passcode: 194216

One tap mobile

+13126266799,,85198770173#,,, *194216# US (Chicago)

+19292056099,,85198770173#,,, *194216# US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/85198770173?pwd=ZHoycTBjdDNHZ3JlUTUyb2hCaHd0Zz09>

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, May 24th, 2023. To submit a public comment, use the following email: andrew.baker@co.rock.wi.us. At this meeting, the committee will allow live public comment during citizen participation.

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.

After you have joined:

- Please identify yourself by name
- **Please mute your phone when you are not speaking to minimize background noises**

Instructions for the hearing impaired –

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

ROCK COUNTY, WISCONSIN



PLANNING & DEVELOPMENT COMMITTEE THURSDAY, MAY 25, 2023 - 8:00 AM

Agenda

1. Call to Order
2. Adopt Agenda
3. Approval of Minutes
 - A. Meeting held May 11, 2023
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
 - A. Review and possible action regarding LD 2023 015 (Porter Township) – Sayre Joint Farms (1 Lot CSM) (PP. 12-18)
 - B. Review and possible action regarding LD 2023 019 (Clinton Township) – Linden (1 Lot CSM) (PP. 19-26)
 - C. Review and possible action regarding LD 2023 021 (Beloit Township) – Horvath (2 Lot CSM) (PP. 27-36)
 - D. Review and possible action regarding LD 2023 025 (Fulton Township) – Yahnke (1 Lot CSM) (PP. 37-43)
 - E. Review and possible action regarding LD 2023 031 (Beloit Township) – Hughes (1 Lot CSM) (PP. 44-53)
 - F. Review and possible action regarding LD 2023 033 (Beloit Township) – Aguirre (1 Lot CSM) (PP. 54-59)
 - G. Review and possible action regarding LD 2023 039 (Johnstown Township) – Adamson (1 Lot CSM) (PP. 60-66)
6. Director's Report
 - A. Preliminary 2024 Budget Notes
7. Committee Reports
8. Adjournment

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.



**Planning and Development
Committee
Minutes – May 11, 2023
In Person and Via Zoom**

Call to Order: The meeting of Rock County Planning & Development Committee was called to order at 8:02 am on Thursday, May 11, 2023. Chair Sweeney presided and requested a roll call. Supervisor present in person: Sweeney, Sutterlin, Podzilni, and Winter. Supervisor present via Zoom: Stevens. QUORUM present.

Staff present: Andrew Baker (Director), Christine Munz-Pritchard (Senior Planner), Randy Terronez (Assistant County Administrator), Michelle Schultz (Real Property), Brad Heuer (Surveyor), and Brent Sutherland (Facilities Management).

Staff present via Zoom: Jennifer Borlick (GIS Manager) and Steve Godding (Planner).

Others Present: Sheila Williams

Others Present via Zoom: Susan Johnson, Jeff Gard, and Jennifer Feyerherm (DNR)

Adopt Agenda: Agenda moved by Supervisor Sutterlin. Director Baker asked that items 5 A and B be removed from the agenda due to lack of approval from the towns at this time. Seconded with removals by Supervisor Podzilni. ADOPTED

Approval of Minutes:

Meeting held April 13 and 27, 2023: Moved by Supervisor Winter, Seconded by Supervisor Sutterlin. ADOPTED

Citizen Participation, Communications and Announcements:

Sheila Williams requested to speak on the resolution regarding the Wisconsin Green Tier Program. She requested that the Committee not vote for this program to be approved by Rock County or be provided with a committee of its own. She believes that the resolution is too vague and does not specify the authority members. She believes that Rock County already possesses too many Committee groups.

Code Enforcement:

Review and Possible Action: Regarding LD 2023 018 (Plymouth Township) – Hoerler (1 Lot CSM)

Middle portion of the land was sold, thus separating the parcel into two portions. There have been additional cases such as this that may need to be circled back to. The landowners are considering constructing a duplex on the property. Plymouth only allots two zoning permits for residences per calendar year.

Motion for approval with conditions by Supervisor Sutterlin, Seconded by Supervisor Podzilni. Passed unanimously. CARRIED

Certified Survey Map (CSM) LD 2023 018

Parcel Number: 6-15-34.01, Tax ID: 030 00103401

Town of Plymouth

1. Verify with the Town of Plymouth that the lots meet the minimum zoning requirements. The applicant is requesting a re-zone on lot 1. The applicant is requesting R-R zoning change.

Permitted in the R-R Zoning District: One single-family dwelling and one private attached or unattached garage.

A conditional use in the R-R District: Family Dwelling. One two-family dwelling and one private attached or unattached garage per living unit, provided that the square footage of each garage shall not exceed the lesser of the following:

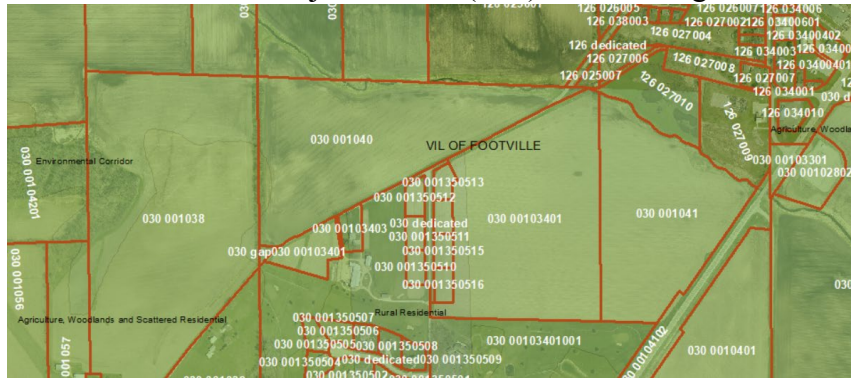
1. The greater of 864 square feet or 40% of the livable floor area of the living unit; or
2. The lesser of 1,200 square feet or 100% of the livable floor area of the living unit. Livable floor area of the living unit shall not include garage, breezeway, unfinished attic, or unfinished basement.

Requirements for Permitted and Conditional Uses.

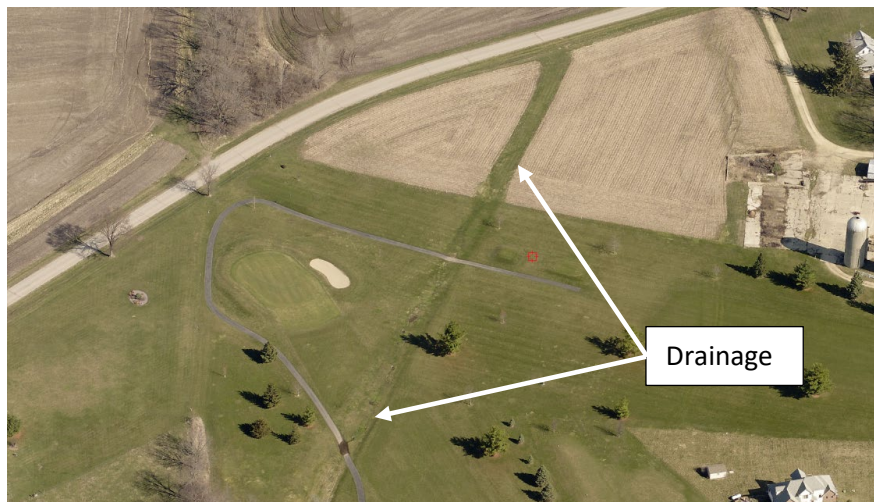
- A. Maximum Lot Size: 3 acres
- B. Lot Size: 1 acre
- C. Maximum Building Height: 35 ft.
- D. Minimum Lot Area Per Two Family Dwelling: 1 acre
- E. Minimum Front Yard Setback: 50 ft.
- F. Minimum Front Yard Setback (arterials): 100 ft. from R.O.W.
- G. Minimum Rear Yard Setback: 25 ft.
- H. Minimum Side Yard Setback: 15 ft.
- I. Accessory Buildings Side Setback: 5 ft.
- J. Minimum Lot Width at Building Line: 100 ft.
- K. Minimum Lot Frontage on Public Road: 70 ft.
- L. Off-Street Parking, Residential: 2 spaces per family
- M. Off-Street Parking, Public Gathering: 1 space per 5 seats if applicable or 1 space per 200 sq. ft. of building.

- N. Maximum Lot Coverage Ratio of All Buildings: not to exceed 12.5% of total lot.
- O. Two Family Dwelling Ratio: Not more than one (1) two family dwelling per four single family dwellings, or not more than one (1) two family dwelling per four (4) acres of land under a single ownership within the district.
- P. Front Yard Setbacks. All front yard setbacks are to also refer to Section 8.1 of this Ordinance for setbacks on Federal, State and County roads.

2. This falls under the Extraterritorial jurisdiction (ETJ) of the Village of Footville.



- 3. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 4. The property contains Hydric soil and a rather large drainage area that runs through the property. This should be documented with an easement.



- 5. Note on Final CSM:
 - No buildings which produce wastewater are allowed on lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.

6. My understanding is there will be a joint driveway with Parcel Number: 6-15-34.01A, Tax ID: 030 00103401001. If this is the case, it needs to be added to the CSM so addresses can be issued in the future.



7. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
10. The CSM needs to meet the minimum requirements of 4.112 of the County ordinances.
 - a. Driveway are missing.
 - b. ESA are missing.
 - c. Zoning should be verified by the Town.

Review and Possible Action: Regarding LD 2023 029 (Beloit Township) – Arcadia Homes LLC (6 Lot CSM)

This action would create an additional lot to the CSM, going from five to six. On all the state paperwork, it is described as a re-plat of the subdivision. The surrounding area is as sewer and water installed, meaning that the potential additional lot will be connected to the public sewer system from the beginning. Michelle Schultz confirmed the right of way has been vacated.

Motion for approval with conditions by Supervisor Winter, Seconded by Supervisor Sutterlin.
Passed unanimously. CARRIED

Certified Survey Map (CSM) LD 2023 029

Parcel Number: 6-2-583.40, Tax ID: 004 058040

Parcel Number: 6-2-583.39, Tax ID: 004 058039

Parcel Number: 6-2-583.38, Tax ID: 004 058038

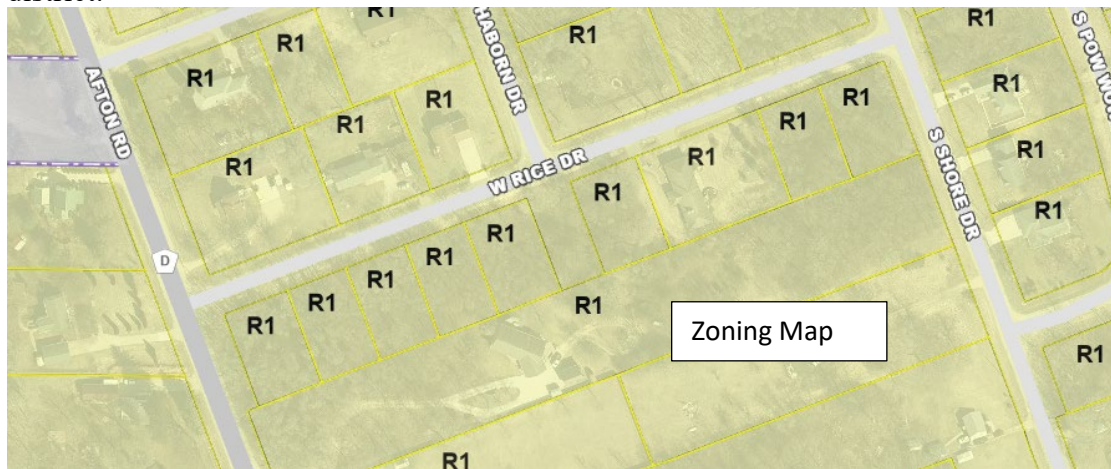
Parcel Number: 6-2-583.37, Tax ID: 004 058037

Parcel Number: 6-2-583.36, Tax ID: 004 058036

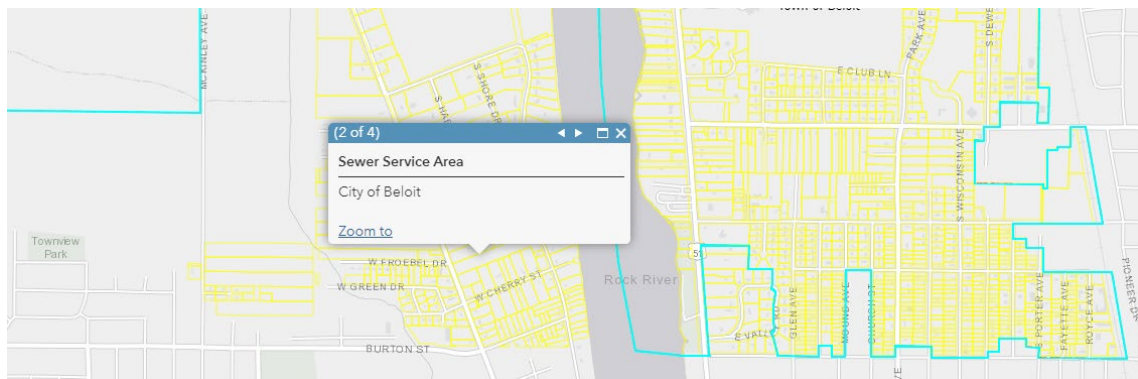
Vacated Right-of-Way (ROW)

Town of Beloit

1. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
2. Zoning should be verified by the Town. It is currently zoned R1: Single Family Residential. The proposed lots need to meet the minimum requirements of that zoning district.



3. This area is in the Sewer Service Area for the City of Beloit. However, the homes around this location are all on POWTS. Due to this it appears that this is an unsewered lot.



Using the “Reasonable Distance” to a Public Sewer located in the Water Quality 208 should be a determining factor in approval. The following is the requirements to connect to a Wastewater Treatment Facility (WWTF):

- a. A reasonable distance for the purposes of this section shall be deemed to be not greater than 400 feet to a single-family residential property line and not greater than 1000 feet to a multi-family residential (housing with three or more units) or to a nonresidential property line.
- b. The public sewer will follow a dedicated road Right-of-Way or established sanitary sewer easement.

- c. The sewer infrastructure will be available for connection within a reasonable time period.
 - i. Reasonable time period for the purposes of this section shall be considered within six months of the initial availability inquiry.
 - ii. The six-month time period may be extended if reasonable extenuating circumstances will delay the availability.
 - iii. Additional time may be allowed if acquisition of Right-of-Way and or an easement is needed.
- 4. It is unclear if the vacated roadway on Carroll Heights Subdivision Plat has been filed. This needs to be verified.
- 5. This lot falls under the extraterritorial jurisdiction (ETJ) with the City of Beloit. The City may require additional approval.



- 6. This area has potential hydric soils. This should be reviewed prior to final approval of this CSM.



2010 Topography
2020 Air Photo

7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
9. The CSM needs to meet the minimum requirements of 4.112 of the County ordinances.
 - a. There are potential hydric soils located on two of the lots.
 - b. Zoning should be verified by the Town.

Community Development: None

Economic Development: James Otterstein (Economic Development Manager) was not available due to a conflicting meeting and will not be available at the following meeting as well. There is a pending appointment for him to be present at the June 8, 2023, meeting to review the first quarter Rock Ready Index Economic Report.

Corporate Planning:

Presentation Regarding Wisconsin Green Tier Program – Wisconsin DNR Staff

Jennifer Feyerherm gave a presentation about one of the programs that is associated with the DNR. There are three main areas of focus for support from the DNR that can be classified as sustainable, small business, and additional programs. One of these programs, is the Green Tier Legacy component. This program allows for local governments to learn from each other and share what is working for their region.

Supervisor Stevens questioned if the DNR provided any technical assistance as a part of the Green Tier program and what project examples could be given. Ms. Feyerherm explained that there are a range of forms of assistance provided to those within the network. There are companies in the network at the disposal of local government to figure out grants or grant proposals that can provide their expertise to their partners. Some of the project examples are converting the streetlamp lights to LED, promoting the Farmer's Market, solar panels, water usage, land use, energy, etc. The purpose of these projects is to save money and create further efficiency.

Supervisor Sutterlin questioned how the networking functioned and Chair Sweeney inquired on when the Green Tier program commenced. Ms. Feyerherm explained that the program was started in 2010 and began with the involvement of merely five communities. Since then, it has grown exponentially. Once joining the Green Tier program, a community is added to the communication network with the other members in the group. These allies can be used to ask questions and to solve potential problems that the county may face. When asked when an idea becomes policy, the response was clear. The loans and grant remain separate entities from the program itself and policy as to what is required for the funding is set by those areas that are providing the grants (state and federal). Green Tier doesn't impact that, merely provides the resources to be most competitive in the application. The DNR is offering this tool in as an incentive to the counties for extra aid and networking. They are providing a single point of contact rather than being shuffled around departments when seeking a response to a problem.

Establishing a Rock County Environmental Management System Committee

Supervisor Sutterlin moved the Resolution, seconded by Supervisor Stevens. It was noted that the only obligation of this committee would be to provide an annual report and conduct quarterly meetings. Chair Sweeney suggested an amendment to the resolution requiring that members of the committee be made up of 3 County Board members and 2 members from the community. Seconded by Supervisor Stevens. Discussion Supervisor Stevens questioned if there should be qualifications or standard for the members from the community. Perhaps the outreach for the community members should possess environmental degrees or already be a part of the Green Tier group from the City of Janesville or Beloit. Reaching out to these groups could prove fruitful as far as obtaining members with expertise in the field. It was also questioned as to who would appoint these members. Supervisor Winter in favor of having reps from Janesville and Beloit committees on County Committee.

Vote on motion to amend approved 4-1 (Supervisor Winter no not due to the motion itself but for preference to have community members specified in resolution).

Brent Sutherland (Facilities Management) has been using technology to track the energy used by Rock County. The plan is to reduce the carbon footprint by 2050. Already utilizing the tool PEER artificial intelligence to track gas, electric, and water meters are in effect. After a year and a half, tracking this data has proved to be less time consuming. This is one component of what would be required in terms of reporting. Additional discussion regarding the time commitment and or other cost to the County to be part of Green Tier. Based on Supervisor's research and attendance at past meetings the cost appears to be minimal and only for staff time.

At this time there it is not yet determined when this would be scheduled for the full County Board. This allows time to sort out any details before bringing it to the County Board. The Staff Committee may also need to take action because the resolution includes approval of a new committee. There was talk about providing the groundwork and bringing the presentation that was brought before the Planning Committee of the Green Tier and presenting it to the County Board before deciding on the committee.

Supervisor Sweeney called for the vote on the resolution. Carried unanimously.

Finance:

Review April Bills

Director Baker went through the payments that were made for the month of April. Michelle Schultz (Real Property) explained that there was a reissued payment made to one of the companies as it was possessing a different name (Michael Baker) than what the original payment was made to. There is still a switch over with IT and data migration occurring.

Directors Report:

Update on the County-Wide County Surveyor Projects – Brent Sutherland – Facilities Management

Mr. Sutherland praised the aid from Brad Heuer (County Surveyor). Brad has been helpful on a variety of project happening in multiple buildings throughout Rock County. He was helpful in

facilitating changes that occurred outside of the courthouse for security reasons. By using the county surveyor, it was able to save the county money so long as it fit in with his schedule. Brad was able to work with architects efficiently and timely. Another area of issue that required surveyor guidance was the DPW storm water problem. The storm water management project may take more time to complete. Benefits of using the in-house surveyor are not having to hire outside of the county, thus costing extra. Brad has also been a great help with land conservation department activities as well.

BEAD Planning Grant Update

Randy Terronez (County Administrator) indicated the \$18,000.00 was going to be allotted per county as part of the BEAD expansion of broadband. The goal of hiring a consultant via a RFQ will help make the general public aware of the speeds and map to view cellular coverage and identify need areas. With the approval of the Planning and Development Committee, a consultant could be selected to research the actual usage and availability throughout the county. This would be of benefit to try and get more funding for those citizens and areas that are underserved. On May 23rd, 2023 there will be a meeting at Madison Technical College to discuss the benefits and barriers of broadband. This would be a great opportunity for residents to attend and receive information along with communicating their needs.

Committee Reports: None

Adjournment: Adjournment at 9:27 am

Moved by Supervisor Podzilni, Seconded by Supervisor Winter. APPROVED

Respectfully Submitted,

Ilana Eisenberg, Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.

MEMORANDUM

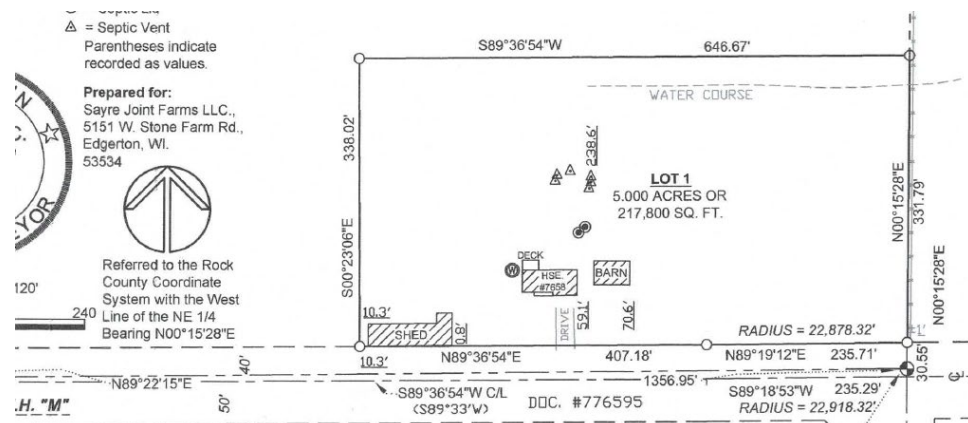
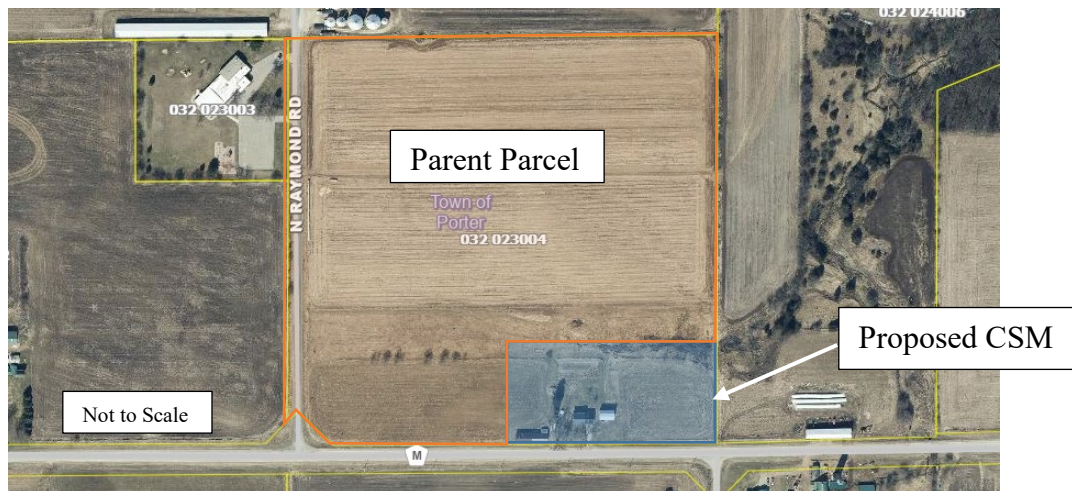
To: Town Clerk – Town of Porter
Andrew Baker, Planning Director –Rock County

From: Chris Munz-Pritchard, Senior Planner

Date: March 15, 2023

Summary of Request	
Requested Approvals:	Minor Land Division LD 2023 015
Location:	Parcel Number: 6-16-188, Tax ID: 032 023004 7658 W COUNTY RD M EDGERTON, WI 53534-9746
Town:	Porter
Zoned:	Agricultural - Exclusive (A-E) Agriculture-Community and Enterprise (A-CE): Overlay

The proposed minor land division is located in the Town of Porter. The proposed Certified Survey Map (CSM) is making two lots out of an existing 40.070 acres (+/-). The new lot will have 5 acres (+/-) leaving the parent parcel with 35.07 acres (+/-). The land division is removing the residence and accessory structures. The Parent Parcel does not need to be included in the CSM because it is over 35 acres.

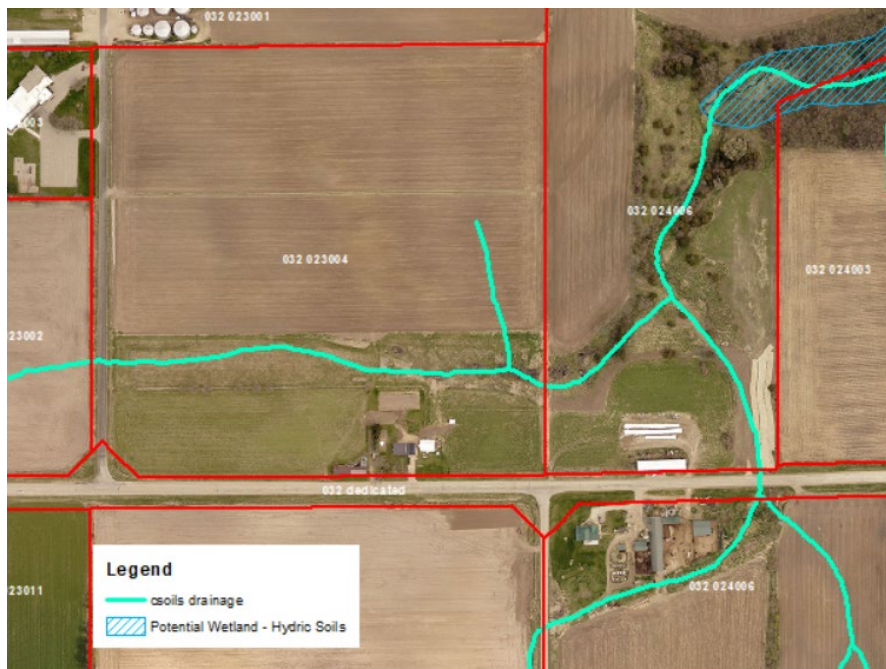


Parcel Number: 6-16-188, Tax ID: 032 023004

MEMORANDUM

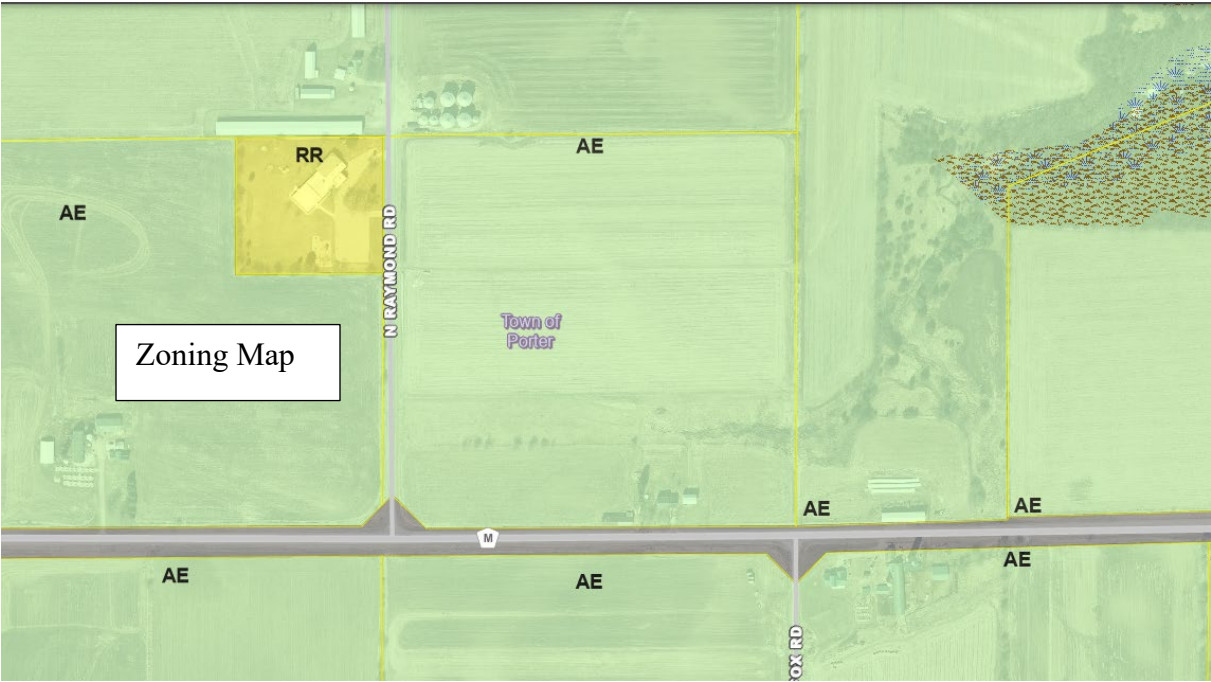
Recommendation: Staff recommends the following conditions subject to approval:

1. Verify the zoning with the Town of Porter. This should include the setbacks from the current buildings to show they are existing nonconforming structures. The Town of Porter does use base farm track.
2. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. If land disturbance associated with the construction of a driveway exceeds 100 feet, then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department.
4. Note on Final CSM:
 - a. “The lot contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
5. There are potential hydric soils located on the property.



6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
8. See requirements of 4.112 preliminary land division.

MEMORANDUM



MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	The Town needs to verify the zoning.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Yes.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Yes The preliminary CSM is showing the required information.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Yes
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

PRELIMINARY

Certified Survey Map

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T.4N.,
R.11E., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.

NE. COR.
SEC. 23-4-11,
ALUMINUM
MONUMENT
FOUND

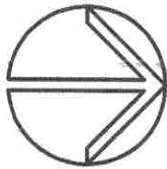
Legend:

- = 3/4" dia. iron rod found unless otherwise noted
- = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- ⊙ = Well
- ⊙ = Septic Lid
- △ = Septic Vent

Parentheses indicate recorded as values.

Prepared for:

Sayre Joint Farms LLC,
5151 W. Stone Farm Rd.,
Edgerton, WI.
53534



Scale 1" = 120'



Referred to the Rock
County Coordinate
System with the West
Line of the NE 1/4
Bearing N00°15'28"E

PASTURE FENCE

SE 1/4
NE 1/4

WATER COURSE

LOT 1
5.000 ACRES OR
217,800 SQ. FT.

S00°23'06"E 338.02'

S89°36'54"W

646.67'

N00°15'28"E

N00°15'28"E

RADIUS = 22,878.32'

S89°18'53"W 235.29'

RADIUS = 22,918.32'

S89°36'54"W C/L
(S89°33'W)

DOC. #776595

EAST 1/4, COR.

SEC. 23-4-11,

ALUMINUM

MONUMENT

FOUND

C.T.H. "M"

SW. COR. OF
THE SE 1/4

- NE 1/4,

ALUMINUM

MONUMENT

FOUND

FOX RD.

Submission #	2297582
IP Address	147.219.160.96
Submission Recorded On	03/12/2023 10:16 AM
Time to Take Survey	20 minutes, 24 seconds

General Information

Preliminary Land Division Application Form

Land divisions in Rock County, Wisconsin are enforced under Chapter 4.1 of the Rock County Code Of Ordinances.

The intent and purpose of this Ordinance is to identify the process and requirements for regulation of all land division and other development activities in unincorporated areas of Rock County so as to maintain and advance the public health, safety, and general welfare of the County, its communities, and residents, including the administration of certain Town land division, other development, and related activity standards and regulations in accordance with Memorandums of Agreement ("MOAs") between Rock County and said Town(s) (Chpt 4.103)

Survey Requirements for Land Divisions

- Major Land Division - Subdivision Plat Required
- Minor Land Division -
 - 35 Acres or Fewer: Certified Survey Map
 - More than 35 Acres: Plat of Survey
- Transfer to adjoining owner - Plat of Survey or Certified Survey Map
- Lot Combination - Certified Survey Map

For your convenience we have created an [application checklist](#). Please make sure you have checked "yes" to all items.

Incomplete applications will not be processed.

*PROPOSED LAND DIVISION CLASSIFICATION:

Minor Land Division

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:

Yes

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:

Yes

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:

Yes

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:

Unsure

5. Land division will require a zoning change:

Yes

Applicant Information

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE (APPLICANT 1)

Sayre Joint Farms Sayre

6(a). Full Address (APPLICANT 1)

5151 W Stone Farm Road
Edgerton WI 53534-9746

6(b). Phone (APPLICANT 1)

(608) 290-6326

7. Surveyor Name

Wisconsin Mapping LLC DAVID Riesop

7(a). Surveyor Address

306 W Quarry St
Deerfield WI 53531

7 (b). Surveyor Phone

(608) 764-5602

Property Information

9. Reason For Application

Farm Consolidation

***9(a). Include an explanation of the proposal along with any other considerations not included on the application form.**

Intent is to sell a 5 acre parcel containing existing farm buildings and pasture from 40 acre tract

***10. This property is located in the Town of:**

Fulton

10(a). Section

23

10(b). Describe the 1/4 1/4:

SE 1/4 of the NE 1/4

***10(c). Parcel Number or Tax ID**

parcel 032023004

11. Land division area is located within the Extra- Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:

No

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

County Highway

13. Landowner's contiguous property area (Square feet or acres):

+260 acres

14. Land Division area (Square feet or acres):

5 acres

***15. Current zoning of land division area:**

AE

***16. Number of new/additional lot(s) created by land division:**

1

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

AG

18. Future zoning of parent lot:

AE

19. Covenants or restrictions will be placed on the land division area:

No

20. A residential building is currently located in the land division area:

Yes

20(a). If Yes, the building utilizes a:

Private onsite wastewater treatment system

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

N/A

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

N/A

Submit Plat/CSM/documents

BRWB068E6BF4F9E_005957.pdf

MEMORANDUM

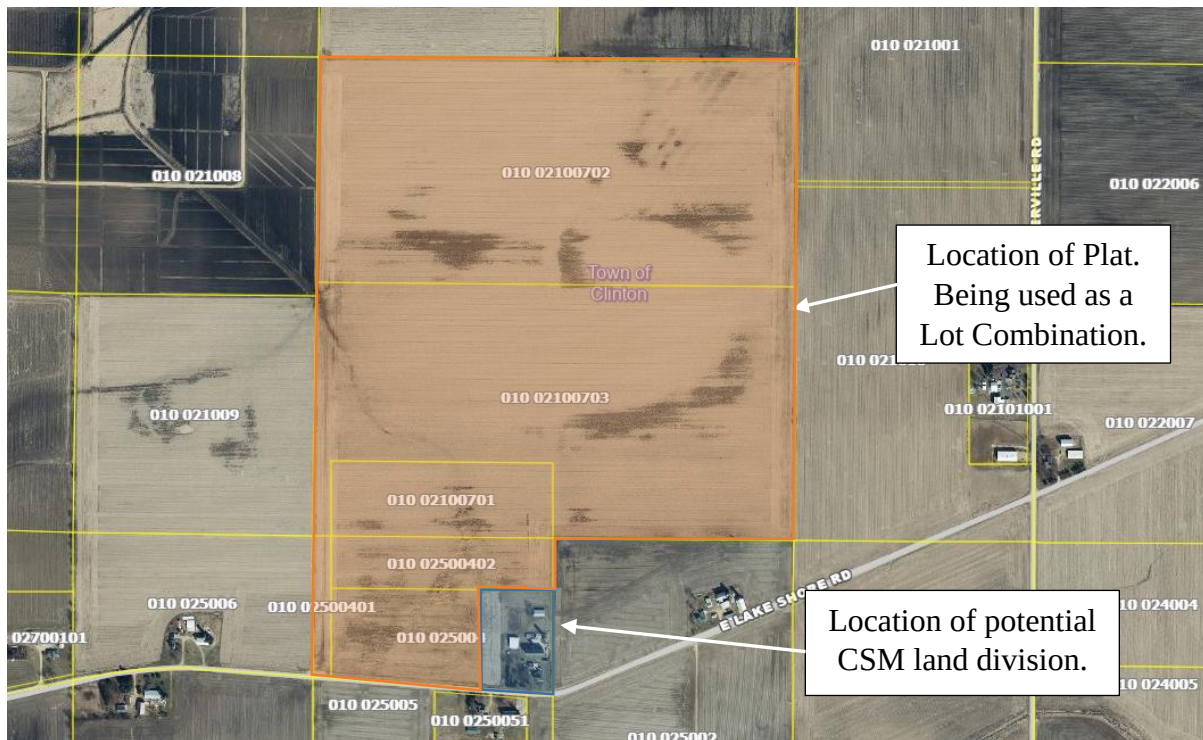
To: Clerk Town of Clinton
Rock County Planning and Development Committee

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: March 31, 2023

Summary of Request	
Requested Approvals:	Plat and Certified Survey Map (CSM) LD 2023 019
Location:	Parcel Number: 6-5-124.2, Tax ID: 010 02100702 Parcel Number: 6-5-124.3, Tax ID: 010 02100703 Parcel Number: 6-5-124.1, Tax ID: 010 02100701 Parcel Number: 6-5-149.1, Tax ID: 010 02500401 Parcel Number: 6-5-149, Tax ID: 010 025004
Town:	Clinton
Current Zoned:	Agricultural District (A-1)

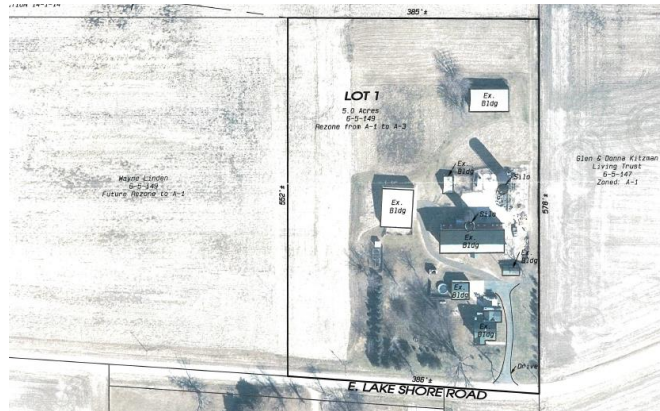
This is a review for a CSM, and Plat land division located in the Town of Clinton. The property is currently 5 parcels. There is currently a single-family home with accessory structures located on Parcel Number: 6-5-149.



The proposed Certified Survey Map (CSM) is removing the single-family residence and farm building (accessory structures) from Parcel Number: 6-5-149. The parcel is currently 15.20 acres

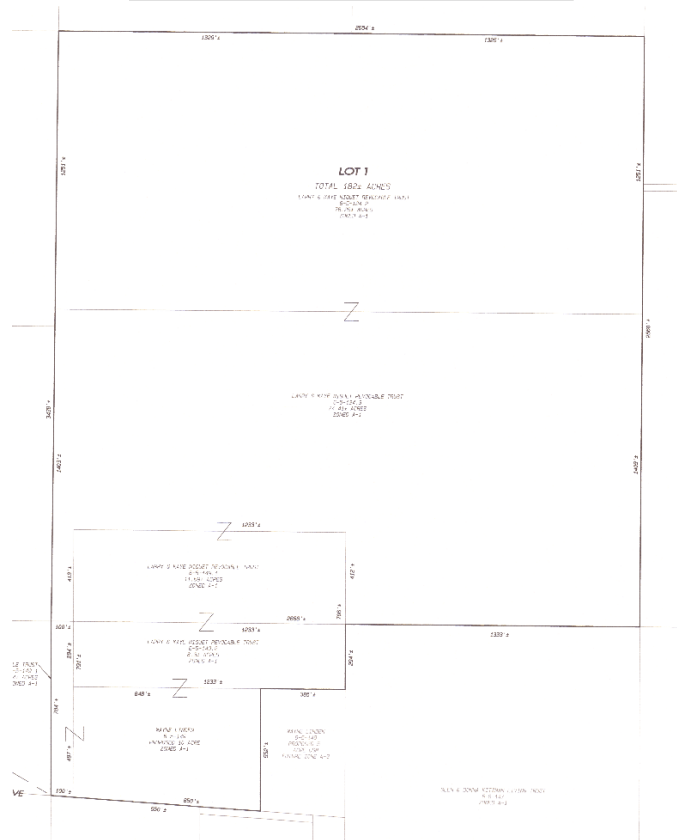
MEMORANDUM

(+/-) and the proposed lot will be left with 5 acres (+/-). The remaining acreage left is 10 acres (+/-).



The remaining 10 acres (+/-) will be added to the proposed plat. The Plat is being used to combine the lots. The plat will be adding in the follow 5 parcel numbers and remainder of the above 10 acres of the CSM.

Acres for Lot Combination (Plat)	
Parcel Number: 6-5-124.2	76.25 acres
Parcel Number: 6-5-124.3	74.41 acres
Parcel Number: 6-5-124.1	11.69 acres
Parcel Number: 6-5-149.2	8.3 acres
Parcel Number: 6-5-149.1	1.84 acres
Parcel Number: 6-5-149	10 acres
Total:	182.49 acres



MEMORANDUM

Additional consideration when proposing the CSM & Plat of Survey.

1. Note on Final CSM.
 - a. “No buildings which produce wastewater are allowed on lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 - b. “Lots contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
2. Zoning should be verified by the Town. This includes both the proposed lot and the parent parcel. Existing building need to meet the minimum setback requirements.
3. There are potential Hydric Soils located in the area. This should be taken into consideration and noted on the CSMs and Plat of Survey.
4. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
5. If land disturbance associated with the construction of a driveway exceeds 100 feet, then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department.
6. Dedicate a thirty-three-foot half road (per side) right-of-way along the Road at the discretion of the Town. It looks like per property lines this have been removed.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
9. Meet the minimum requirements of 4.112 Preliminary Land Division listed.

ADDITIONALLY: The follow is needed for a Plat of Survey:

1. The new lot line is staked by a land surveyor.
2. The Plat of Survey, noting the deed restriction described below, is approved by the P&D Agency and filed with the County Surveyor. The deed for this transfer shall be recorded in the Rock County Register of Deeds Office with a deed restriction permanently prohibiting the grantee and all successors in interest from conveying the sold or transferred land separately from the adjacent lot(s) owned by the grantee. A draft of the

MEMORANDUM

deed shall be provided for review prior to final approval of the land division (not necessary if a CSM for the entire new lot will be recorded).

3. The Plat of Survey includes a statement signed by the Rock County Treasurer as follows: I hereby certify that the property taxes on the parent lot are current and have been paid as of _____, 20__.
4. The Final survey document shall be recorded (for a CSM) or filed (for a Plat of Survey) within six months of the date of final signature of approval by the P&D Agency. The necessary deeds shall also be recorded within six months of final approval.



Parcel Number: 6-5-124.2, Tax ID: 010 02100702, Parcel Number: 6-5-124.3, Tax ID: 010 02100703
Parcel Number: 6-5-124.1, Tax ID: 010 02100701, Parcel Number: 6-5-149.1, Tax ID: 010 02500401
Parcel Number: 6-5-149, Tax ID: 010 025004

MEMORANDUM



Parcel Number: 6-5-124.2, Tax ID: 010 02100702, Parcel Number: 6-5-124.3, Tax ID: 010 02100703
Parcel Number: 6-5-124.1, Tax ID: 010 02100701, Parcel Number: 6-5-149.1, Tax ID: 010 02500401
Parcel Number: 6-5-149, Tax ID: 010 025004



AGENCY USE ONLY

Application Number: LD 2023 019

Received By – Date
(MM/DD/YYYY): 3/20/2023

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

1. 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
2. Land division is consistent with Town’s Comprehensive Plan – Future Land Use Map: ☒ Yes ☐ No
3. 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.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☒ Not Applicable ☐ Yes ☐ No
5. Land division will require a zoning change: ☒ Yes ☐ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE
- a. Name: Wayne R & Laurie D Linden

Telephone: 608-201-5805

Address: 12045 Lake Shore Drive

City: Clinton

State: WI

Zip: 53525

b. Name:

Telephone:

Address:

City:

State:

Zip:
7. AGENT (SURVEYOR AND DEVELOPER)
- a. Surveyor name: Combs & Associates, INC

Telephone: 608-752-0575

Address: 109 W. Milwaukee 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.

PROPERTY INFORMATION

9. Reason for application: ☒ Sale/ownership transfer ☐ Farm consolidation ☐ Create Conforming Lot ☐ Adjust Lot Line
Five acres to be divided from tillable acreage and ten acres to be sold to adjoining owner.
Include an explanation of the proposal along with any other considerations not included on the application form
10. Land division area location:

Town of Clinton

NE 1/4 of NW 1/4

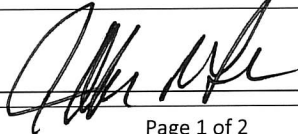
Section 14

Tax parcel number(s) - 6-5-149
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): 15.2 Acres
14. Land division area (Square feet or acres): 5.0 Acres
15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1
17. Future zoning of new/additional lot(s) created by land division: A-3
18. Future zoning of parent lot: A-1
19. Covenants or restrictions will be placed on the land division area: ☐ Yes ☒ No
If Yes, identify covenants or restrictions:
20. A residential building is currently located in the land division area: ☒ Yes ☐ No
If Yes, the building utilizes a: ☒ Private onsite wastewater treatment system ☐ Public sanitary sewer system
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):
22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:

 (JEFF GMRAG)
AGENT

DATE: 3/20/23

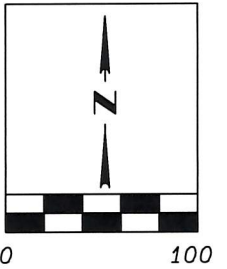
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked “PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT”, identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
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:	☒	☐	
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:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☒	☐	
(1) Buildings:	☒	☐	
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☒	☐	
(4) Rail lines:	☐	☒	
(5) Private water wells or water supply systems:	☐	☒	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☒	
(7) Any other public utilities:	☐	☒	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☒	
(9) Vegetative land cover type:	☐	☒	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☒	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☒	
(12) Surface water features:	☐	☒	
(13) Drainageways:	☐	☒	
(14) Detention or retention areas:	☐	☒	
(15) Cemeteries:	☐	☒	
(16) Bridges/culverts:	☐	☒	
(17) Rock outcroppings:	☐	☒	
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:	☐	☒	
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:	☐	☒	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☒	☐	
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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
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?	☒	☐	

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

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



Larry & Kaye Niquet Revocable Trust
6-5-124.1
Zoned: A-1

Larry & Kaye Niquet
Revocable Trust
6-5-124.3
Zoned: A-1

Larry & Kaye Niquet Revocable Trust
6-5-149.2
Zoned: A-1

NW SECTION CORNER
SECTION 14-1-14

2300' ±

385' ±

LOT 1

5.0 Acres
6-5-149
Rezone from A-1 to A-3

Wayne Linden
6-5-149
Future Rezone to A-1

Glen & Donna Kitzman
Living Trust
6-5-147
Zoned: A-1

552' ±

578' ±

E. LAKE SHORE ROAD

Hahn Family Revocable
Trust
6-5-150
Zoned: A-1

Christopher Weber
6-5-150.1
Zoned: RU3

NOTES:

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

Project No. 123-062 For: Linden, Wayne March 8, 2023



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

MEMORANDUM

To: Town of Beloit – Plan Commission
Andrew Baker – Planning Director – Rock County

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

Date: April 18, 2023

Summary of Request	
Requested Approvals:	LD 2023 021
Location:	Parcel Number: 6-2-2079, Tax ID: 004 215014
Town:	Beloit
Current Zoned:	R1: Single Family Residential

The proposed minor land division is located in the Town of Beloit. The proposed Certified Survey Map (CSM) is creating 2 new lots out of an existing 3.20 acres (+/-). The lot were created in 1944 as lots 12 on the Rices 2nd Country Acres Subdivision Plat. The release of platted street reservation was completed in 2007. The lot will be equally divided leaving both parcels with 1.645 acres (+/-). Lot 1 has an existing single-family home with accessory structures. It is unclear if the buildings meet minimum setback requirements. The home is currently on private sewer. UPDATE: the lot line was shifted toward S Shore Drive. This left lot 1 with slightly more acres.



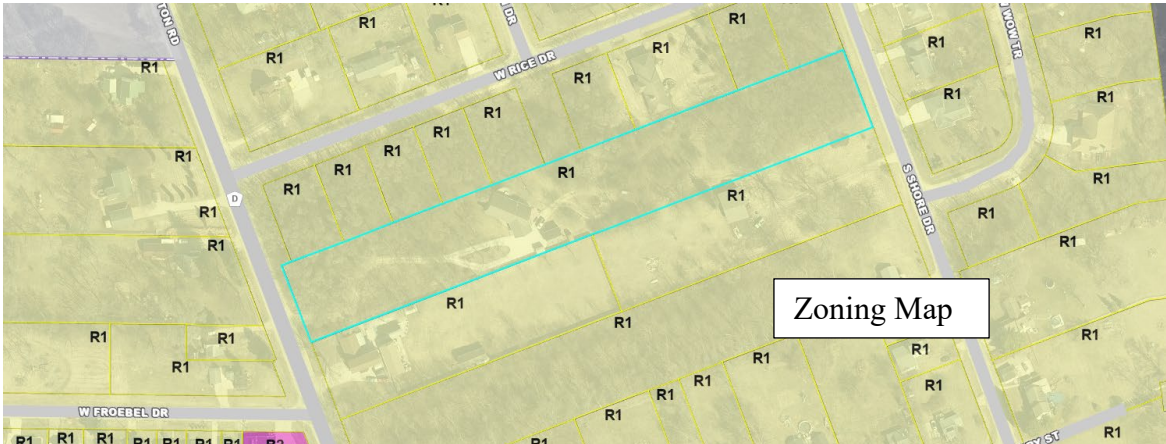
Staff recommends not to approve until the following is addressed:

1. Existing easements shall be shown, and proposed utility easement(s) shall be placed on

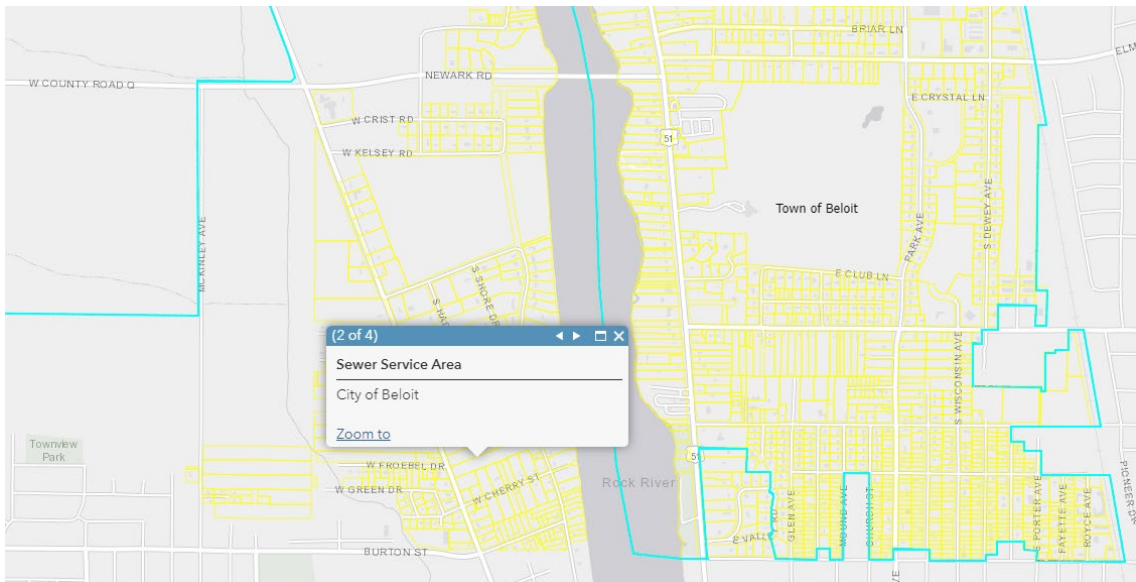
MEMORANDUM

lots as requested by utility companies (where applicable).

2. Zoning should be verified by the Town. It is currently zoned R1: Single Family Residential. The proposed lot needs to meet the minimum requirements of that zoning district.



3. This area is in the Sewer Service Area for the City of Beloit. However, the homes around this location are all on POWTS. Due to this it appears that this is an unsewered lot.



Using the “Reasonable Distance” to a Public Sewer located in the Water Quality 208 should be a determining factor in approval. The following is the requirements to connect to a Wastewater Treatment Facility (WWTF):

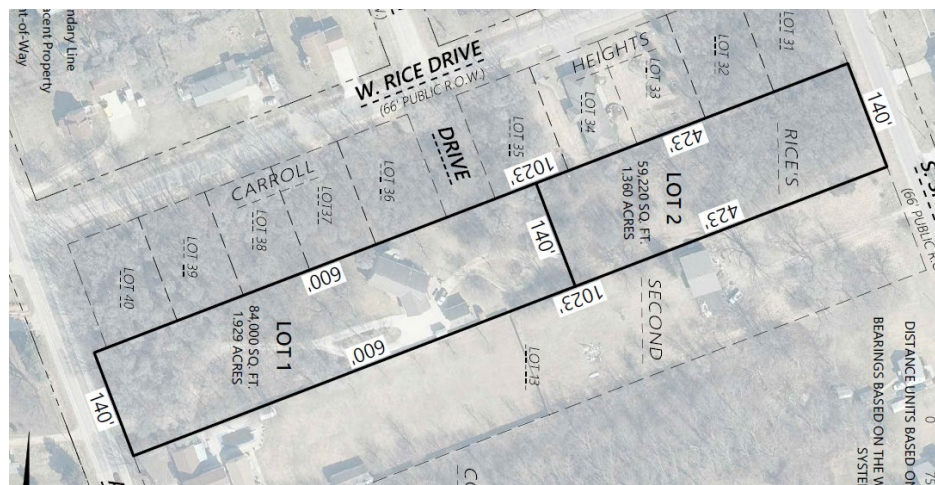
- a. A reasonable distance for the purposes of this section shall be deemed to be not greater than 400 feet to a single-family residential property line and not greater than 1000 feet to a multi-family residential (housing with three or more units) or to a nonresidential property line.

MEMORANDUM

- b. The public sewer will follow a dedicated road Right-of-Way or established sanitary sewer easement.
- c. The sewer infrastructure will be available for connection within a reasonable time period.
 - i. Reasonable time period for the purposes of this section shall be considered within six months of the initial availability inquiry.
 - ii. The six-month time period may be extended if reasonable extenuating circumstances will delay the availability.
 - iii. Additional time may be allowed if acquisition of Right-of-Way and or an easement is needed.
4. This lot falls under the extraterritorial jurisdiction (ETJ) with the City of Beloit. The City may require additional approval.



5. This turn around is not going to be located on the other property. This should be addressed by the Town to avoid issued in the future. UPDATE: The lot line was adjusted to address this issue.



6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
8. The CSM needs to meet the minimum requirements of 4.112 of the County ordinances.

MEMORANDUM

R-1 Single-Family Residential District.

<https://www.townofbeloitwi.gov/ordinances/chapter-x-%E2%80%93-zoning-code>

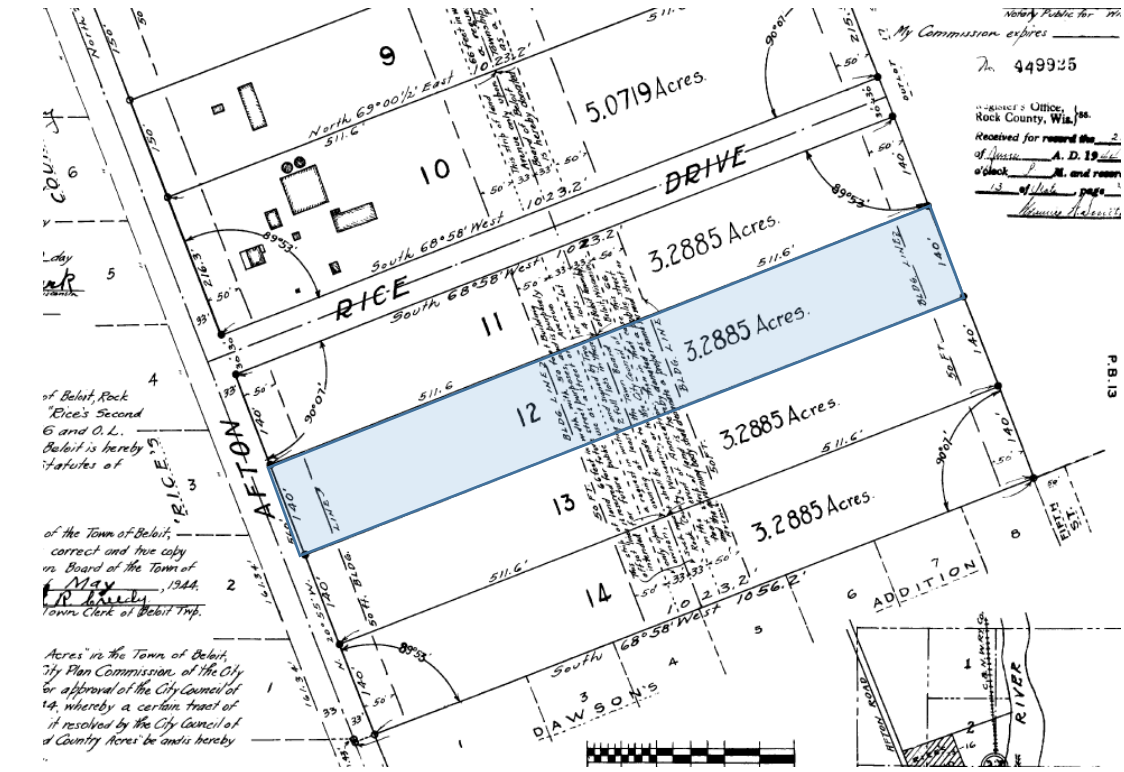
- e. Minimum Lot Size.
 - i. Sewered Lots: 10,000 square feet (one acre unsewered)
- f. Minimum Lot Width.
 - i. Sewered Lots: 80 feet
- g. Minimum Yard Setbacks.
 - i. Front Yard: 30 feet
 - ii. Side Yard: 10 feet
 - iii. Rear Yard: 20 feet, (Detached Garage: 10 feet)
- h. Maximum Height.
 - i. Residential Uses: 35 feet
 - ii. Accessory Uses: Refer to Section 10.03(6)(e)
- i. Minimum Floor Area Requirements for Residential Structures.
 - i. First Floor of a two-story building: 900 square feet
 - ii. Total: 1,400 sq. ft. of living area



MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Well and POWTS is missing.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM



Document No.	RELEASE OF PLATTED STREET RESERVATION
In accordance with Section 236.293 of the Wisconsin Statutes, the Town of Beloit, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby release, discharge and abandon all of its right, title and interest in and to: A strip of land 66 feet in equal width reserved for street purposes and the associated 50 foot building setback lines that lie over and across lot 12 of Rice's Second Country Acres which was filed for record as document #449925 and recorded in volume 13 of plats on page 4.	

R91

1784350

RANDAL LEYES
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON
03/26/2007 11:50:18AM

REC FEE: 11.00
EXEMPT #:
EXCLUSION CODE:
PAGES: 1

Submission #	2336389
IP Address	35.130.80.122
Submission Recorded On	03/31/2023 10:38 AM
Time to Take Survey	32 minutes, 36 seconds

General Information

Preliminary Land Division Application Form

Land divisions in Rock County, Wisconsin are enforced under Chapter 4.1 of the Rock County Code Of Ordinances.

The intent and purpose of this Ordinance is to identify the process and requirements for regulation of all land division and other development activities in unincorporated areas of Rock County so as to maintain and advance the public health, safety, and general welfare of the County, its communities, and its residents, including the administration of certain Town land division, other development, and related activity standards and regulations in accordance with Memorandums of Agreement ("MOAs") between Rock County and said Town(s) (Chpt 4.103)

Survey Requirements for Land Divisions

- Major Land Division - Subdivision Plat Required
- Minor Land Division -
 - 35 Acres or Fewer: Certified Survey Map
 - More than 35 Acres: Plat of Survey
- Transfer to adjoining owner - Plat of Survey or Certified Survey Map
- Lot Combination - Certified Survey Map

For your convenience we have created an [application checklist](#). Please make sure you have checked "yes" to all items.

Incomplete applications will not be processed.

*PROPOSED LAND DIVISION CLASSIFICATION:

Minor Land Division

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:

Yes

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:

Unsure

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:

No

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:

Yes

5. Land division will require a zoning change:

No

Applicant Information

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE (APPLICANT 1)

Mr. John J. Horvath

6(a). Full Address (APPLICANT 1)

2063 S Afton Road
Beloit WI 53115-2012

6(b). Phone (APPLICANT 1)

(000) 000-0000

7. Surveyor Name

Mr. David J. Earl

7(a). Surveyor Address

2857 S. Bartell's Drive
Beloit WI 53511

7 (b). Surveyor Phone

(608) 365-4464

Property Information

9. Reason For Application

Create Conforming Lot

***9(a). Include an explanation of the proposal along with any other considerations not included on the application form.**

OWNER WOULD LIKE TO DIVIDE LAND TO BUILD ADDITIONAL RESIDENCE.

***10. This property is located in the Town of:**

Beloit

10(a). Section

23

10(b). Describe the 1/4 1/4:

THE SE AND NE OF THE SW

***10(c). Parcel Number or Tax ID**

6-2-2079

11. Land division area is located within the Extra- Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:

Yes

11(a). If Yes, which City or Village

CITY OF BELOIT

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

Local/Town Road

13. Landowner's contiguous property area (Square feet or acres):

143,260 Sq. Ft.

14. Land Division area (Square feet or acres):

71,610 Sq. Ft.

***15. Current zoning of land division area:**

R-1

***16. Number or new/additional lot(s) created by land division:**

1

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

R-1

18. Future zoning of parent lot:

R-1

19. Covenants or restrictions will be placed on the land division area:

No

20. A residential building is currently located in the land division area:

Yes

20(a). If Yes, the building utilizes a:

Public sanitary sewer system

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

****SKIPPED****

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

****SKIPPED****

Submit Plat/CSM/documents

34605_Horvath_CSM_PRELIMINARY_CSM_ROCK_Map.pdf

PRELIMINARY CERTIFIED SURVEY MAP

LOT 12 OF RICE'S SECOND COUNTRY ACRES, BEING
PART OF THE SE 1/4, OF THE NW 1/4; OF THE NW 1/4;
AND THE NE 1/4, OF THE SW 1/4; AND THE NW 1/4, OF
THE SW 1/4; AND THE SE 1/4, OF THE SW1/4; BEING
ALSO PART OF GOVERNMENT LOTS 2, 3 AND 4; ALSO
PART OF OUTLOTS # 23-16 AND #23-17 OF THE
ASSESSOR'S PLAT OF THE TOWN OF BELOIT OF THE 4TH
P.M., ROCK COUNTY, WISCONSIN



ORDER NO: 34605 FIELD CREW: XXX DRAWN BY: JPL SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: John Horvath 2063 S. Afton Road Beloit, WI 53511	Batterman engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250	
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MEMORANDUM

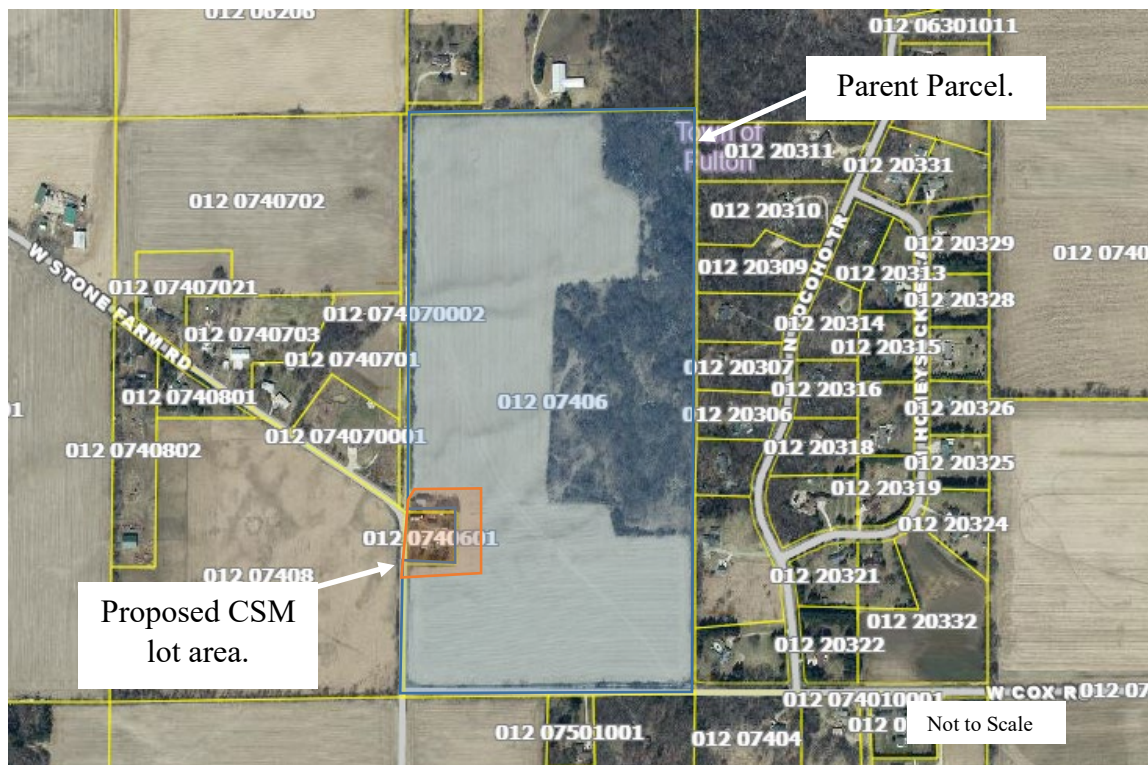
To: Clerk - Treasurer Town of Fulton
Rock County Planning and Development Committee

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: Monday, April 10, 2023

Summary of Request	
Requested Approvals:	Lot Combination, LD 2023 025
Location:	Parcel Number: 6-6-371, Tax ID: 012 07406 Parcel Number: 6-6-371.1, Tax ID: 012 0740601 3372 W STONE FARM RD EDGERTON, WI 53534-9721
Town:	Fulton
Current Zoned:	Residential -Rural Density Small (R-RS)

This is a sale between joining landowners located in the Town of Fulton. The residential lot was established in 1990 by CSM. The proposed CSM will be adding 2 (+/-) additional acres to the existing 1.25-acres. The 2 acres will be shifted from the contiguous parent parcel. The total proposed lot combination per proposed CSM is 3.25 acres (+/-). There is currently a single-family home with accessory structures located on the property.

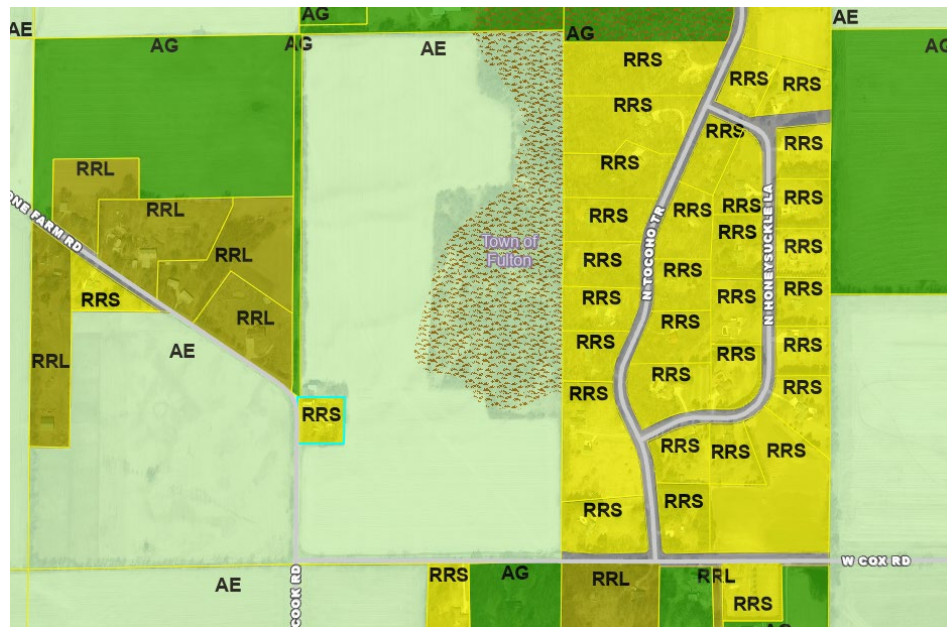


Recommendation:

The following conditions are subject to approval of Lot Combination in the Town of Fulton.

MEMORANDUM

1. This property is zoned Residential -Rural Density Small (R-RS). The property will need to meet the minimum requirements of this district.

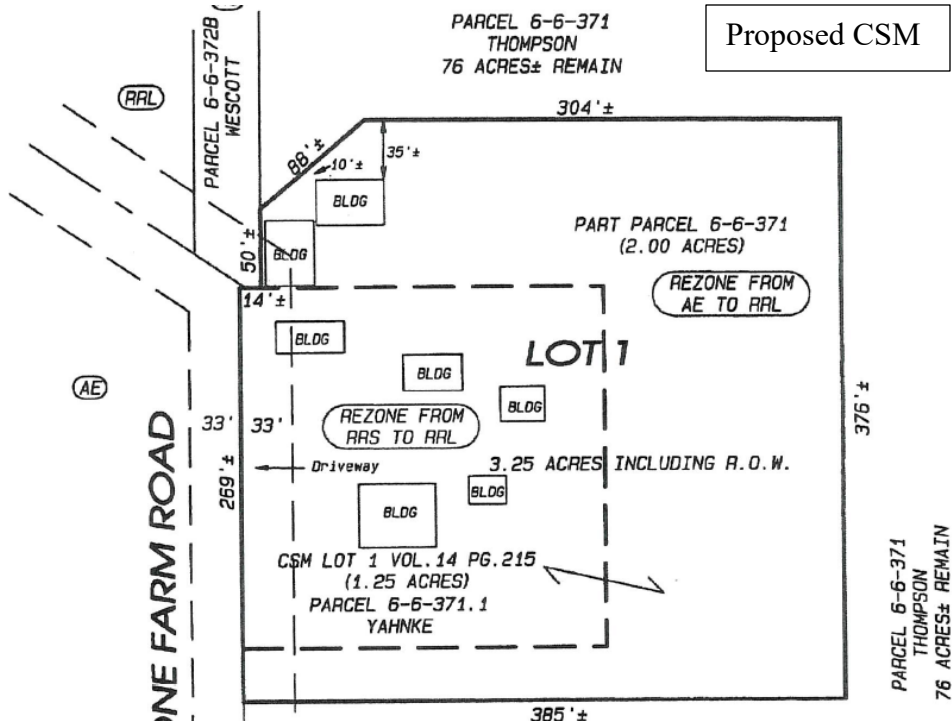


2. Note on Final CSM:
 - a. "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
3. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department.
5. Dedicate of 33-foot half road right of way along the road at the discretion of the Town. This area looks like the road is dedicated.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
8. Meet the minimum requirements of 4.112 Preliminary Land Division listed.

MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Verify zoning with the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	This meets the minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	This meets the minimum requirements.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;	NA
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	NA
A preliminary concept for collecting and discharging stormwater on the land division;	NA
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	NA
A scale, north arrow, and date of creation;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM



As owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped as represented on this plat.

Original CSM

(owner)

Approved by the Town Board of Fulton
Township this 8 day of Jan 1990.

Wayne A. Hemenway (Chairman)

This final Subdivision No. L D - 89088 is approved January 11 1990, as pursuant to Chapter 15 of the Rock County Ordinance.

James Farist Sec
PLANNING AND DEVELOPMENT COMMITTEE

DOCUMENT No. 1105142 Received for Record this 11 day of January 1990, at 10:33 o'clock A. M. and Recorded in Volume 14 Page 215 of Certified Survey Maps of Root County, Wisconsin.

CARD 421 IMAGE 906

REGISTER OF DEEDS

MEMORANDUM





AGENCY USE ONLY

Application Number: LD 2023 025

Received By – Date
(MM/DD/YYYY): 4/3/2023

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

1. 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
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☒ Yes ☐ No
3. 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.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐ Not Applicable ☐ Yes ☐ No
5. Land division will require a zoning change: ☒ Yes ☐ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	DAVID A YAHNKE & SHELLIE R YAHNKE			Telephone:			
Address:	3372 W STONE FARM RD	City:	EDGERTON	State:	WI	Zip:	53534
b. Name:	THOMPSON REVOCABLE TRUST			Telephone:			
Address:	3145 W COX RD	City:	EDGERTON	State:	WI	Zip:	53534

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

PROPERTY INFORMATION

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

SALE TO ADJOINER

10. Land division area location:	Town of FULTON	SE 1/4 of NW 1/4
	Section 27	Tax parcel number(s) - 6-6-371 & 371.1

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): THOMPSON 78	14. Land division area (Square feet or acres): 3.25	15. Current zoning of land division area: RRS & AE
16. Number of new/additional lots created by land division: 0	17. Future zoning of new/additional lot(s) created by land division: RRL	18. Future zoning of parent lot: AE

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):
22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Jeff Gano (Agent)</u>	DATE: <u>3/30/23</u>
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APPLICATION CHECKLIST

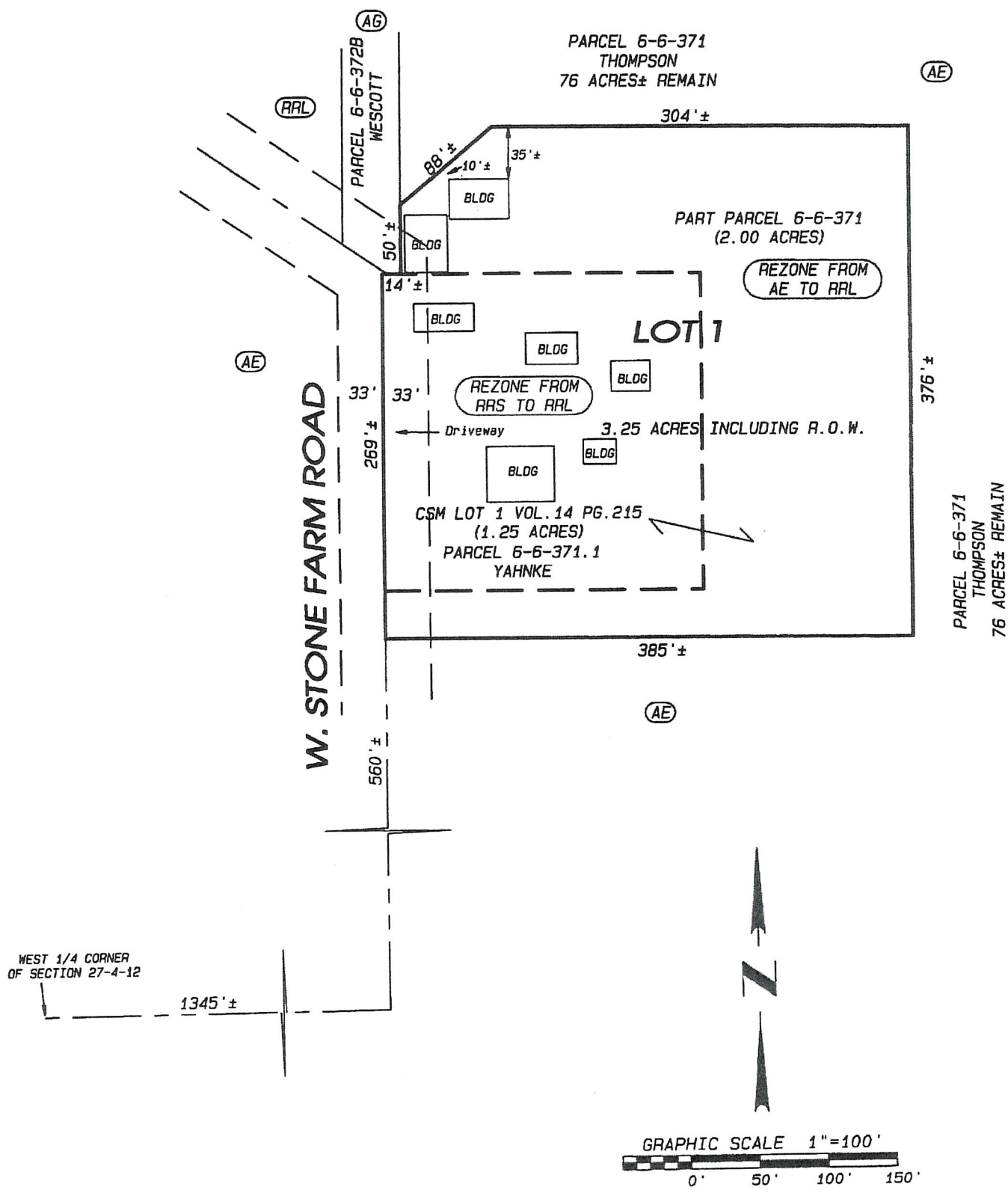
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☒	☐	
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:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☐	☐	
(1) Buildings:	☒	☐	
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☒	☐	
(4) Rail lines:	☐	☒	NONE
(5) Private water wells or water supply systems:	☒	☐	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☒	☐	
(7) Any other public utilities:	☒	☐	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☒	NONE PROPOSED
(9) Vegetative land cover type:	☒	☐	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☒	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☒	NONE
(12) Surface water features:	☐	☒	NONE
(13) Drainageways:	☐	☒	NONE
(14) Detention or retention areas:	☐	☒	NONE
(15) Cemeteries:	☐	☒	NONE
(16) Bridges/culverts:	☐	☒	NONE
(17) Rock outcroppings:	☐	☒	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:	☐	☒	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:	☐	☒	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	NONE
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☐	☒	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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
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?	☒	☐	

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

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGE 215 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1105142; ALSO PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 123 - 089 For: YAHNKE

DATE: MARCH 21, 2023

Combs & Associates

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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

MEMORANDUM

To: Town of Beloit – Plan Commission
Andrew Baker – Planning Director – Rock County

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

Date: April 20, 2023, **UPDATED**: May 2, 2023

Summary of Request	
Requested Approvals:	LD 2023 031
Location:	Parcel Number: 6-2-37, Tax ID: 004 004001
Town:	Beloit
Current Zoned:	A1: Exclusive Agricultural District

The proposed minor land division is located in the Town of Beloit. The proposed Certified Survey Map (CSM) is creating 2 new lots out of an existing 36.310 acres (+/-).

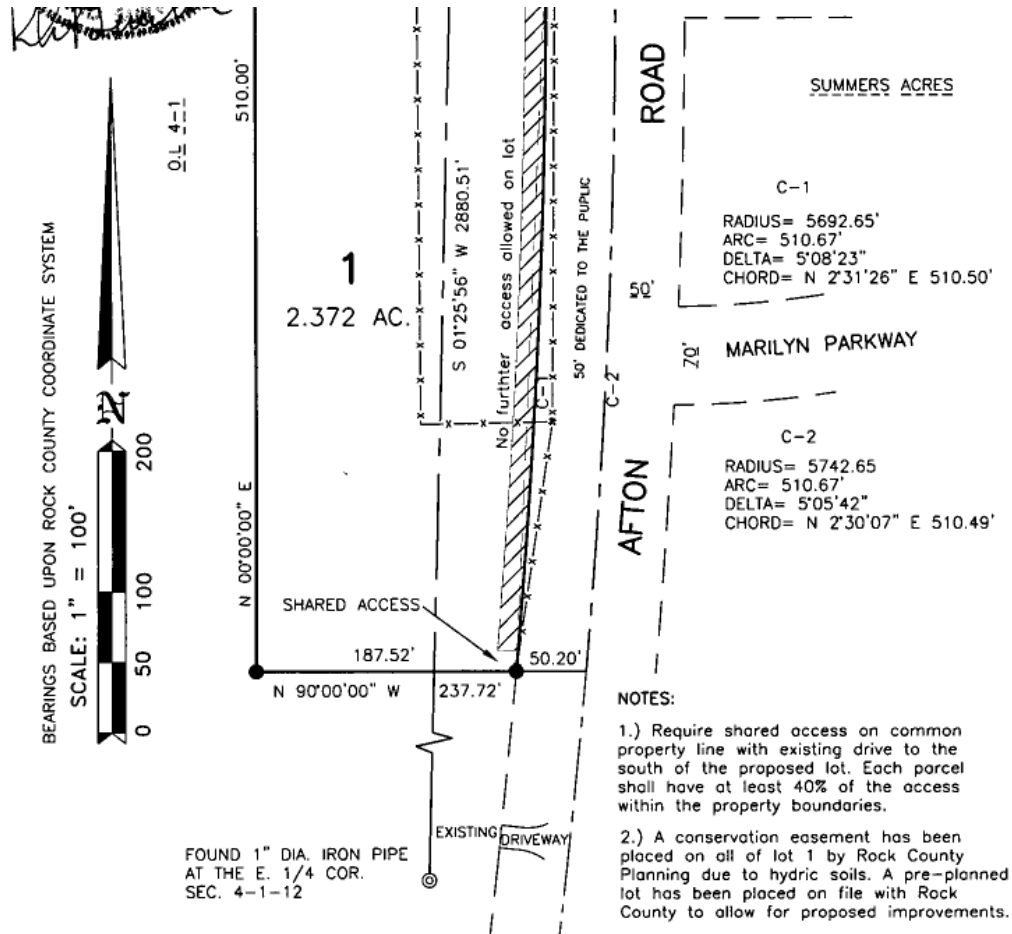


Staff recommends not to approve until the following is addressed:

1. Per County ordinance, lots 35 acres or smaller require a CSM. The lot is currently 36.310 acres (+/-). Proposed Lot 1 is 17.521 acres, this will leave the remainder of the lot under the 35-acre threshold, the remainder of the lot needs to be added to the CSM.
2. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable). It looks like the south lot does

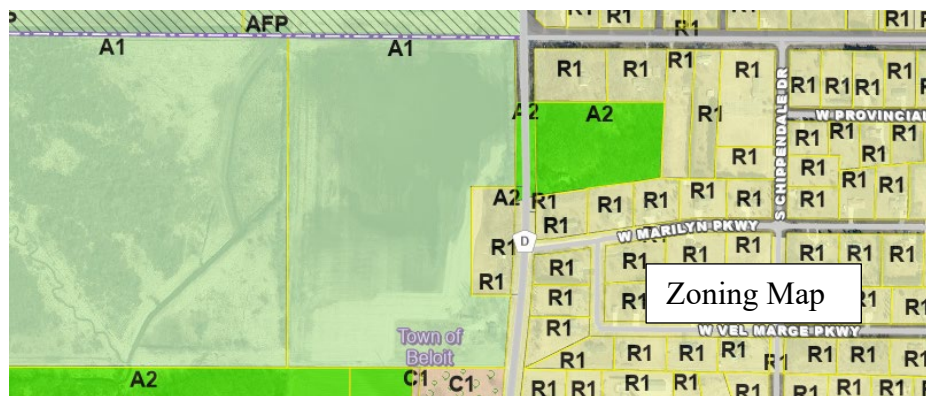
MEMORANDUM

have a joint driveway easement. This needs to be shown on the CSM. Additionally, existing access points should be shown on CSM.



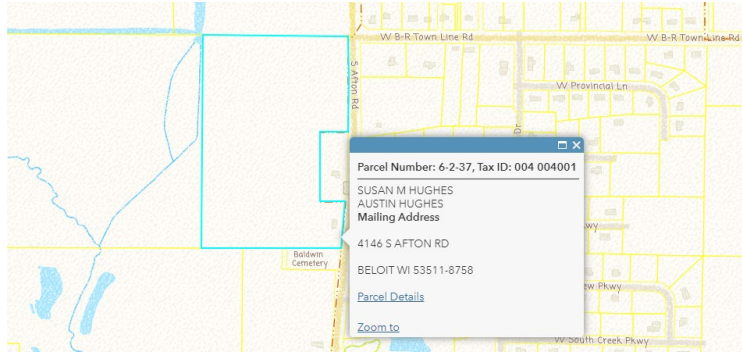
Driveway access on the north lot will need to be located on the far north end across from BR Townline Road. The County is the governing body for access control on County Road D. A Access Permit will need to be approved.

3. Zoning should be verified by the Town. It is currently A1: Exclusive Agricultural District. The proposed lot needs to meet the minimum requirements of that zoning district.



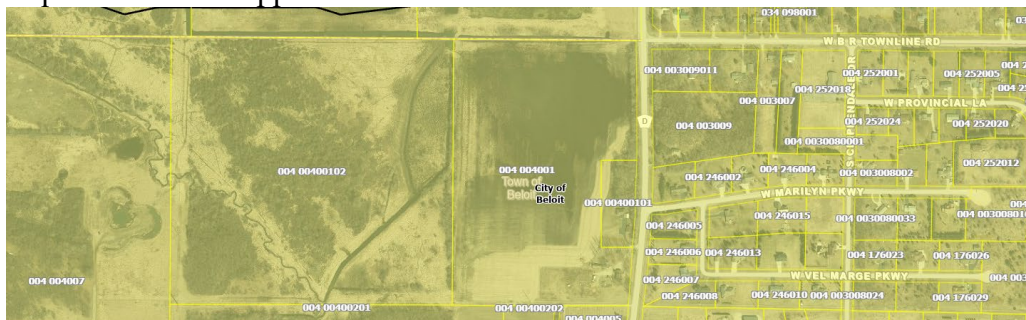
MEMORANDUM

4. This area is located just outside of the Sewer Service Area for the Town of Beloit.



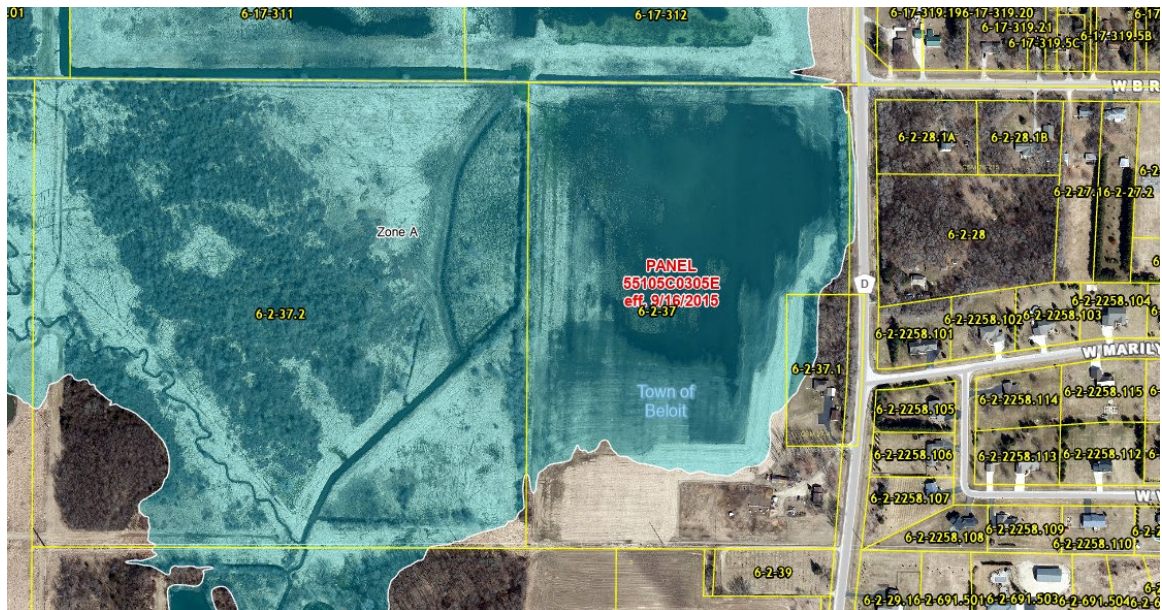
Using the “Reasonable Distance” to a Public Sewer located in the Water Quality 208 should be a determining factor in approval. The following is the requirements to connect to a Wastewater Treatment Facility (WWTF):

- a. A reasonable distance for the purposes of this section shall be deemed to be not greater than 400 feet to a single-family residential property line and not greater than 1000 feet to a multi-family residential (housing with three or more units) or to a nonresidential property line.
 - b. The public sewer will follow a dedicated road Right-of-Way or established sanitary sewer easement.
 - c. The sewer infrastructure will be available for connection within a reasonable time period.
 - i. Reasonable time period for the purposes of this section shall be considered within six months of the initial availability inquiry.
 - ii. The six-month time period may be extended if reasonable extenuating circumstances will delay the availability.
 - iii. Additional time may be allowed if acquisition of Right-of-Way and or an easement is needed.
5. Note on Final CSM:
- a. “No buildings which produce wastewater are allowed on the Parcel until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
6. This lot falls under the extraterritorial jurisdiction (ETJ) with the City of Beloit. The City may require additional approval.



MEMORANDUM

7. The bulk of both lots have FEMA flooding. A NO BUILD should be placed on the flood areas.



8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
10. The CSM needs to meet the minimum requirements of 4.112 of the County ordinances.

MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Zoning should be verified by the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	Second lot needs to be added. ESA added. Driveways added.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	



Application Number: LD 2023 031

Received By – Date
(MM/DD/YYYY): 4/14/2023

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

1. 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
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☒ Yes ☐ No
3. 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.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☒ Not Applicable ☐ Yes ☐ No
5. Land division will require a zoning change: ☒ Yes ☐ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Austin Hughes	Telephone:	
Address:	4146 S. Afton Rd.	City:	Beloit
		State:	WI
		Zip:	53511
b. Name:	Susan Hughes	Telephone:	
Address:	4146 S. Afton Rd.	City:	Beloit
		State:	WI
		Zip:	53511

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Steven L Schmidt	Telephone:	608-563-0080
Address:	1821 Milton Ave Suite A	City:	Janesville
		State:	WI
		Zip:	53545
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

Selling A-1 farmland to be used as A-2 farmland. Approved by Town of Beloit Planning Commission and Town of Beloit Board. May 3, 2023
City of Beloit Planning Commission.

10. Land division area location:	Town of Beloit	NE 1/4 of NE 1/4
	Section 4	Tax parcel number(s) - 6-2-37

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

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

13. Landowner's contiguous property area (Square feet or acres): 36.2	14. Land division area (Square feet or acres): 17.521	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 - 1	18. Future zoning of parent lot: A - 1

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	22. Public improvement construction will begin on (mm/dd/yyyy):
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APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Steven L Schmidt</u> Digitally signed by Steven L Schmidt Date: 2023.01.30 11:08:09 -06'00'	DATE: <u>January 30, 2023</u>
---	-------------------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
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:	☒	☐	
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:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☒	☐	
(1) Buildings:	☐	☒	Use will be A-2 farmland
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☒	☐	
(4) Rail lines:	☐	☒	
(5) Private water wells or water supply systems:	☐	☒	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☒	
(7) Any other public utilities:	☒	☐	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☒	☐	
(9) Vegetative land cover type:	☒	☐	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☒	☐	
(11) Productive agricultural soils, cultural resources, and woodlands:	☒	☐	
(12) Surface water features:	☐	☒	
(13) Drainageways:	☒	☐	
(14) Detention or retention areas:	☐	☒	
(15) Cemeteries:	☐	☒	
(16) Bridges/culverts:	☐	☒	
(17) Rock outcroppings:	☐	☒	
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:	☐	☒	
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:	☐	☒	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☐	☒	
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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
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?	☒	☐	

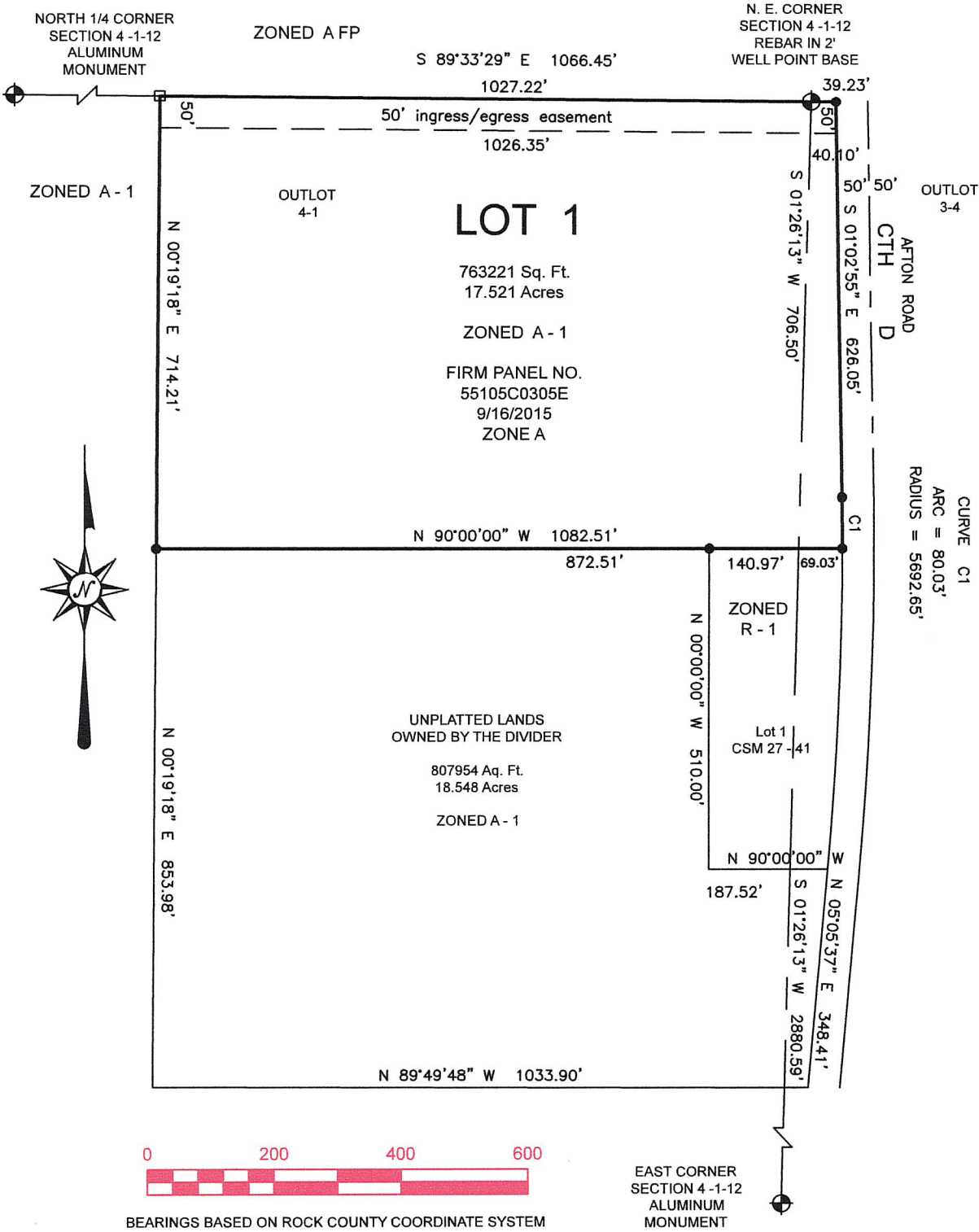
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

PREPARED FOR:
SUSAN M. HUGHES
AUSTIN HUGHES
4146 SOUTH AFTON RD.
BELOIT, WI 53511



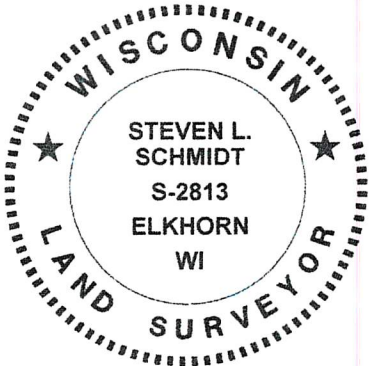
BEARINGS BASED ON ROCK COUNTY COORDINATE SYSTEM

LEGEND

- = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊕ = FOUND CORNER MONUMENT
- = SET IRON PIPE 1" DIA. X 24" X 1.13 LBS FT.

THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT
PROJECT NO. 2022-048
DATED JANUARY 19, 2023
SHEET 1 OF 3

LAKELAND SURVEYORS LLC
1821 MILTON AVE
SUITE A
JANESVILLE, WI 53545
608-563-0080
email: lakelandsurveyors@outlook.com



Steven L. Schmidt
STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin) I, Steven L. Schmidt, a Professional Land Surveyor, do hereby certify that I
County of Rock) s.s have surveyed and mapped Part of Outlot 4-1 of the Assessor's Plat of the Town of Beloit, Being a Part of the N.E. 1/4 of Section 4, T. 1 N., R. 12 E., Also Part of Outlot 3-4 of the Assessor's Plat of the Town of Beloit, Being a Part of the N.W. 1/4 of Section 3, T. 1 N., R. 12 E. of the 4th Principal Meridian, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at the N.E. corner of Section 4; thence S 89°33'29" E 39.23 feet to the West line of CTH D; thence S 01° 02' 55" E 626.05 feet along said West line of said CTH D to a point of curve on said West line of said CTH D; thence Southerly along a curve to the right of said West line of said CTH D 80.03 feet, having a radius of 5692.65', the chord being S 00°26'55" E 80.03 feet to the Northeast corner of CSM 27-41 recorded as Document 1652987 on February 26, 2004 in the Rock County Register of Deeds; thence along the North line of said CSM 27-41 and an extension of said North line N 90° 00'00" W 1082.51 feet; thence N 00° 19' 18" E 714.21 feet to the North line of said N.E. 1/4 of said Section 4; thence S 89° 33' 29" 1027.22 feet along said North line of said N.E. 1/4 of said Section 4 to the point of beginning. Containing 17.521 Acres.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the above described land; thence Easterly along the North line of Section 4 aforesaid, 1027.22 feet to the Northeast corner of said Section 4; thence Easterly along the North line of Section 3, T. 1 N., R. 12 E., 39.23 feet to the Westerly right of way line of Afton Road, also known as C.T.H. D; thence Southerly along said right of way line 50 feet more or less; thence Westerly parallel with and 50 feet South of the North line of Section 3 aforesaid 40.10 feet more or less to the East line of said Section 4; thence continuing Westerly parallel with and 50 feet South of the North line of Section 4, aforesaid 1026 feet more or less to the West line of the above described land; thence N 00°19' 18" E 50.00 feet to the place of beginning.

That I have made such survey and map at the direction of the Owner of said land, and that i have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Given under my hand and seal, this 19th day of January, 2023 at Janesville, Wisconsin.



Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

Approved by the Planning Commission of the City of Beloit, this ____ day of _____, 202__

By: _____

Approved by the Town Board of the Town of Beloit, this ____ day of _____, 202__

By: _____

I hereby certify that the property taxes on the parent parcel are current and have been paid as of the ____ day of _____, 202__

By: _____
Rock County Treasurer

This Final Land Division No. _____ is approved this ____ day of _____, 202__ pursuant to Chapter 15 of the Rock County Ordinance.

By: _____
Rock County Planning, Economic and Community Development

CERTIFIED SURVEY MAP OF

PART OF OUTLOT 4-1 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. E. 1/4 OF SECTION 4, T. 1 N., R. 12 E., AND ALSO PART OF OUTLOT 3-4 OF THE ASSESSOR'S PLAT OF THE TOWN OF BELOIT, BEING A PART OF THE N. W. 1/4 OF SECTION 3, T. 1 N., R. 12 E., OF THE 4TH PRINCIPAL MERIDIAN, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, Austin Hughes and Susan Hughes, Owners of the land described in the foregoing description, do hereby certify that we have caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. We also certify that this plat is required by Sections 236.10 and .12 of the Wisconsin Statutes to be submitted to the Planning Commission of the City of Beloit, the Board Members of the Town of Beloit, and the Rock County Planning, Economic and Community Development Department.

WITNESS the hands and seals of said Owners, this ____ day of _____, 202__

Austin Hughes

Susan Hughes

State of Wisconsin)
County of Rock) s.s

Personally came before me, this ____ day of _____, 202__
the above named Austin Hughes and Susan Hughes, to me known to
be the persons who executed the foregoing certificate and acknowledged
the same.

Notary Public

My commission expires:



Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ____ DAY OF _____ A.D 2023
AT _____ O'CLOCK ____ .M AND RECORDED IN VOLUME _____, PAGES _____ OF
CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN.

REGISTER OF DEEDS

THIS INSTRUMENT DRAFTED
BY STEVEN L SCHMIDT
PROJECT NO. 2022-048
DATED JANUARY 19, 2023
SHEET 2 OF 3

LAKELAND SURVEYORS LLC
1821 MILTON AVE
SUITE A
JANESVILLE, WI 53545
608-563-0080
email: lakelandsurveyors@outlook.com

MEMORANDUM

To: Clerk - Treasurer Town of Fulton
Rock County Planning and Development Committee

From: Chris Munz-Pritchard, Senior Planner Rock County

Date: Thursday, April 20, 2023

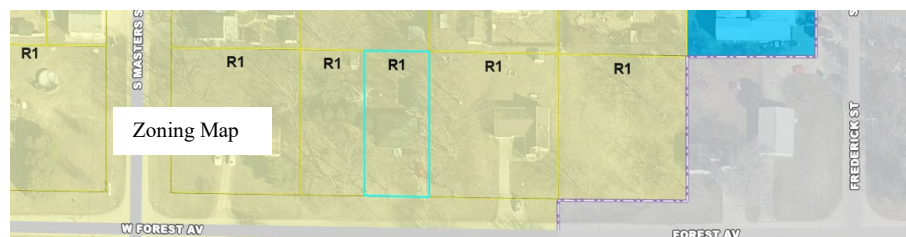
Summary of Request	
Requested Approvals:	Lot Combination, LD 2023 033
Location:	Parcel Number: 6-2-2285, Tax ID: 004 272007 Parcel Number: 6-2-2285.1, Tax ID: 004 272008 2335 W FOREST AVE BELOIT, WI 53511-5718
Town:	Beloit
Current Zoned:	R1: Single Family Residential

This is a lot combination in the Town of Beloit. The area consists of 2 tax parcels Parcel 6-2-2285 is .186 acres (+/-) and 6-2-2285.1 is .186 acres (+/-). The total proposed lot combination per the CSM is .366 acres (+/-) or 15,960 sq ft. There is currently a single-family home located on the property with an accessory structure.



Staff recommends the following conditions subject to approval:

1. This area is in the Sewer Service Area for the City of Beloit. However, the homes around this location are all on POWTS. Due to this it appears that this is an unsewered lot.
2. Zoning should be verified by the Town of Beloit. The minimum requirements of this district need to be met.



MEMORANDUM

3. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. This falls under the ETJ for the City of Beloit.



5. Note on Final CSM:
 - “The lot contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems.” Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
8. Meet the minimum requirements of 4.112 Preliminary Land Division listed.

MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	Verify zoning with the Town.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	This meets the minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainage ways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	POWTS and water need to be shown.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainage way, and pedestrian way easements, on the land division;	NA
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	NA
A preliminary concept for collecting and discharging stormwater on the land division;	NA
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	NA
A scale, north arrow, and date of creation;	This meets the minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

Submission #	2367305
IP Address	35.130.80.122
Submission Recorded On	04/14/2023 4:27 PM
Time to Take Survey	6 minutes, 22 seconds

General Information

Preliminary Land Division Application Form

Land divisions in Rock County, Wisconsin are enforced under Chapter 4.1 of the Rock County Code Of Ordinances.

The intent and purpose of this Ordinance is to identify the process and requirements for regulation of all land division and other development activities in unincorporated areas of Rock County so as to maintain and advance the public health, safety, and general welfare of the County, its communities, and residents, including the administration of certain Town land division, other development, and related activity standards and regulations in accordance with Memorandums of Agreement ("MOAs") between Rock County and said Town(s) (Chpt 4.103)

Survey Requirements for Land Divisions

- Major Land Division - Subdivision Plat Required
- Minor Land Division -
 - 35 Acres or Fewer: Certified Survey Map
 - More than 35 Acres: Plat of Survey
- Transfer to adjoining owner - Plat of Survey or Certified Survey Map
- Lot Combination - Certified Survey Map

For your convenience we have created an [application checklist](#). Please make sure you have checked "yes" to all items.

Incomplete applications will not be processed.

*PROPOSED LAND DIVISION CLASSIFICATION:

Minor Land Division

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:

Yes

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:

Yes

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:

No

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:

Not applicable

5. Land division will require a zoning change:

No

Applicant Information

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE (APPLICANT 1)

Mr. Albeiro Aguirre

6(a). Full Address (APPLICANT 1)

2335 Forest Ave
Beloit WI 53511-5718

6(b). Phone (APPLICANT 1)

(608) 607-2575

7. Surveyor Name

Mr. David J. Earl

7(a). Surveyor Address

2857 S Bartells Dr.
Beloit WI 53511

7 (b). Surveyor Phone

(608) 365-4464

Property Information

9. Reason For Application

Adjust Lot Line

***9(a). Include an explanation of the proposal along with any other considerations not included on the application form.**

Combining east half of lot 7 with the West half of lot 7.

***10. This property is located in the Town of:**

Beloit

10(a). Section

33

10(b). Describe the 1/4 1/4:

The Northeast 1/4 of the Southeast 1/4

***10(c). Parcel Number or Tax ID**

6-2-2285, 6-2-2285.1

11. Land division area is located within the Extra- Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:

Yes

11(a). If Yes, which City or Village

City of Beloit

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

Local/Town Road

13. Landowner's contiguous property area (Square feet or acres):

0.372 Acres

14. Land Division area (Square feet or acres):

0.372 Acres

***15. Current zoning of land division area:**

R1

***16. Number or new/additional lot(s) created by land division:**

1

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

R1

18. Future zoning of parent lot:

R1

19. Covenants or restrictions will be placed on the land division area:

No

20. A residential building is currently located in the land division area:

Yes

20(a). If Yes, the building utilizes a:

Public sanitary sewer system

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

****SKIPPED****

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

****SKIPPED****

Submit Plat/CSM/documents

34622 - Albeiro Aguirre - PRELIMINARY.pdf

PRELIMINARY CERTIFIED SURVEY MAP

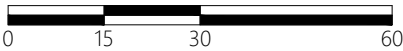
OF LOT 7, BLOCK 1, WESTVIEW, BEING PART OF THE NE
1/4 OF THE SE 1/4 OF SECTION 33, T. 1 N., R. 12 E., OF
THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY,
WISCONSIN



LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline

Scale: 1" = 30'



DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

ORDER NO: 34622 FIELD CREW: XXX DRAWN BY: JPL SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: Albeiro Aguirre 2335 W Forest Ave Beloit, WI, 53511-5718	Batterman engineers surveyors planners 2857 Bartells Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250	
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MEMORANDUM

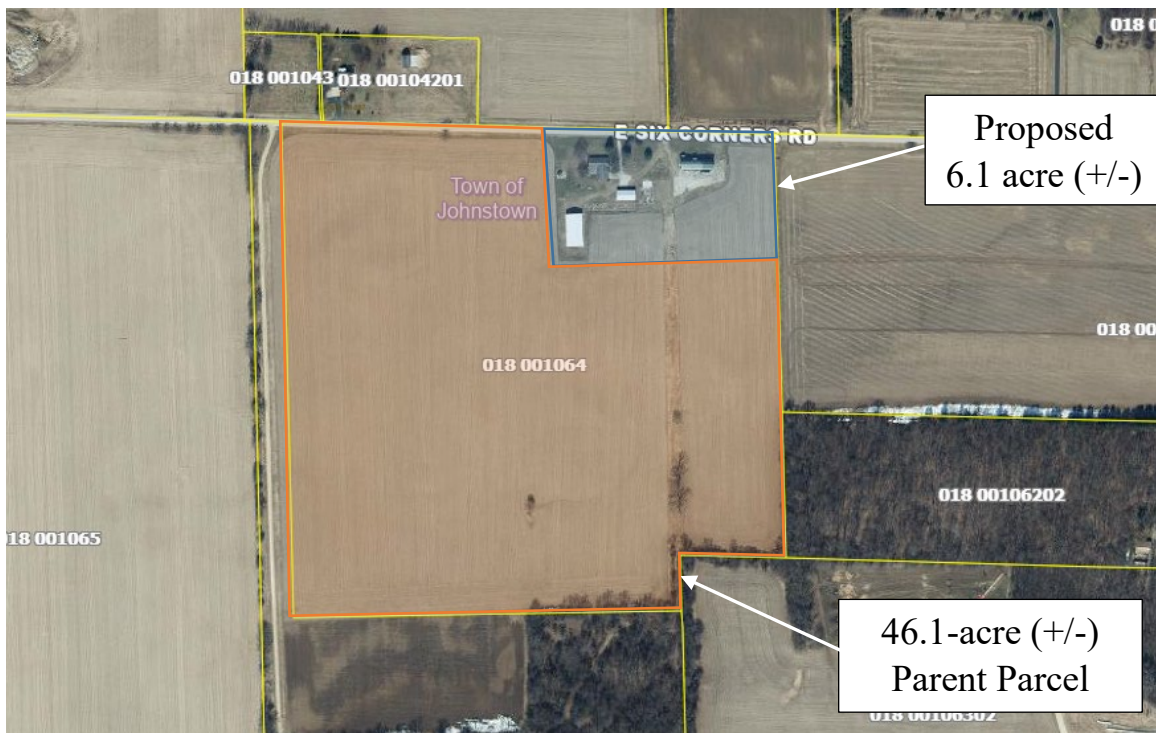
To: Planning and Development Committee
Mary Mawhinney – Clerk – Town of Johnstown
Andrew Baker – Planning Director – Rock County

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

Date: May 8, 2023

Summary of Request	
Requested Approvals:	Minor Land Division #LD 2023 039
Location:	Tax ID: 018 001064; Parcel Number: 6-9-64 9044 E SIX CORNERS RD MILTON, WI 53563-9735
Town:	Johnstown
Zoned:	Exclusive Agricultural District One (A-1)

The proposed minor land division is in the Town of Johnstown and is creating 1 lot out of an existing 52.22 acres (+/-). The proposed lot will be removing the residence and accessory structures from the parent parcel. The proposed new lot will be 6.1 acres (+/-) and the parent parcel will be left with 46.12 acres (+/-).



Parent lot is larger than thirty-five (35) acres and does not require a CSM or POS. The current zoning is A-1. The parent parcel still meets the minimum requirements of the A-1 district.

Recommended: Staff recommends the following conditions subject to approval:

1. The Town needs to give directions regarding the A-1 ordinance.

MEMORANDUM

- a. Agricultural District One (A-1) (3)(L) A parcel not exceeding five acres or less than three acres may be separated from the farm plot for the purpose of construction of single family dwellings occupied by parents or children of the farm operator, provided that the remaining portion of the original parcel shall conform to the standards of this district, and the new parcel shall conform to the standards of the A-3 District.

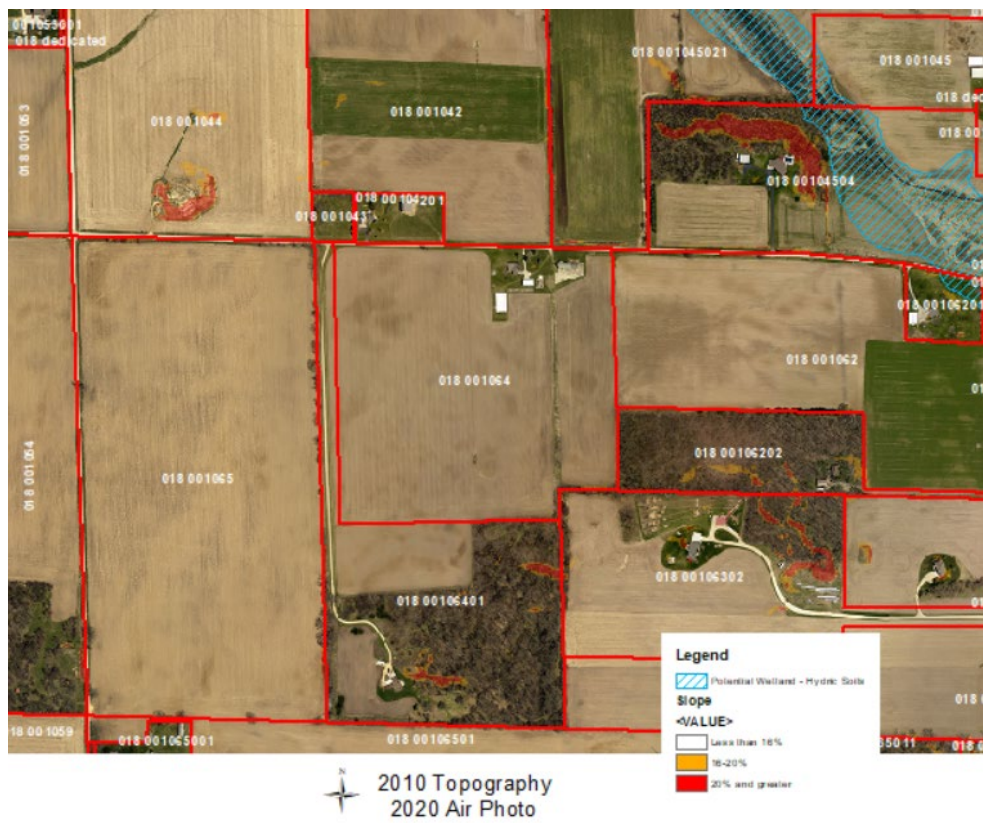
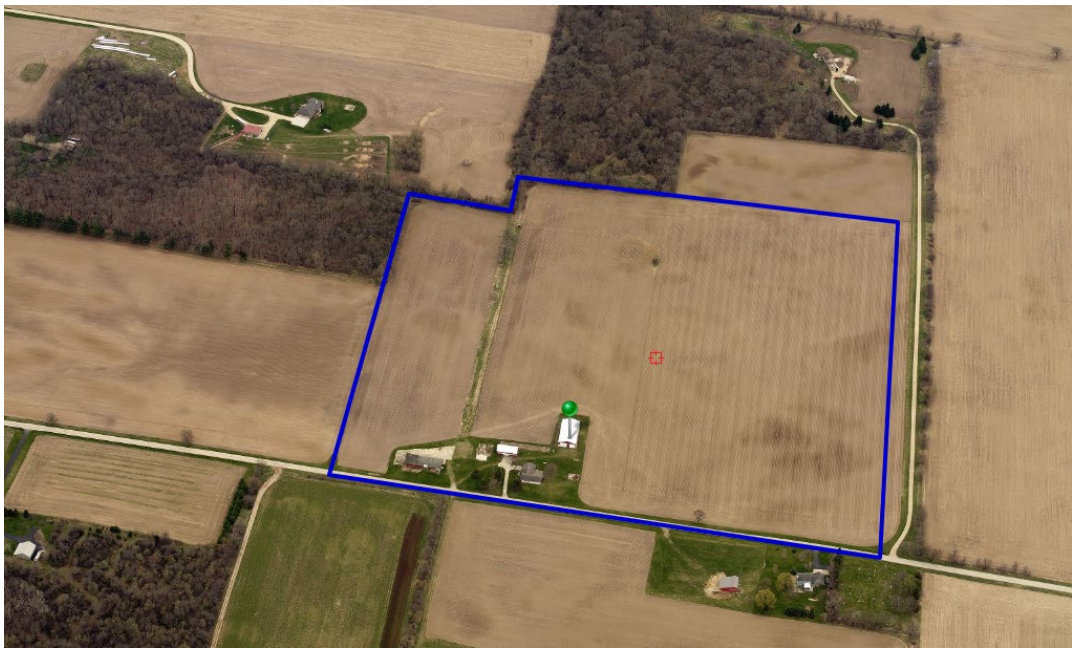


2. There may be some non-conforming structures off the road right of way. These should be documented in the CSM.
3. Existing easements shall be shown, and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
4. Note on Final CSM:
 - a. "Lot contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems." Proposed lot lines must include the system area with the building which utilizes the system.
5. If land disturbance associated with the construction of a driveway that exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
6. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the town.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.
9. Meet the minimum requirements of 4.112 preliminary land division.

MEMORANDUM

4.112 Preliminary Land Division	
The location of the land division by section, township, and range, approximate location and dimension of all property lines on and adjacent to the land division, to include ownership, and existing and proposed County, Town, and City/Village (if applicable) zoning designations on the land division;	The lot needs to meet the minimum zoning requirements for that district.
The approximate location and dimension of all existing and/or proposed lots, outlots, units, and blocks numbered for reference, and indication of lot, outlot, unit, or block use if other than single-family residential, on the land division;	Meets minimum requirements.
The approximate location, dimension (if applicable), and name (if applicable) of all existing and/or proposed buildings, accessory buildings, streets, alleys, public ways, rail lines, private water wells or public water supply systems, POWTS or public sanitary sewer systems, any other utilities, easements, vegetative land cover types, ESA, cultural resources, productive agricultural soils, woodlands, surface water features, drainageways, detention or retention areas, cemeteries, bridges/culverts, and rock outcroppings on the land division, and any other information required by the Administrator;	POWTS, and well is missing. Driveway is missing.
The approximate location, dimension, and name (if applicable) of all proposed dedicated public parks or outdoor recreation lands, or other public or private dedication or reservation, with designation of the purpose thereof and any conditions of the dedication or reservation, as well as the location of proposed utility, drainageway, and pedestrian way easements, on the land division;	N/A
A preliminary concept for connection with an existing public sanitary sewer and water supply system or an alternative means of providing treatment and disposal of sewage and water supply, on the land division;	N/A
A preliminary concept for collecting and discharging stormwater on the land division;	N/A
Topography with two (2) foot contour interval on the land division (Subdivision Plats only)	N/A
A scale, north arrow, and date of creation;	Meets Minimum requirements.
Any other information as required in accordance with Sec. 236.34 and 236.11, Wisconsin Statutes	

MEMORANDUM





AGENCY USE ONLY

Application Number: LD 2023 039

Received By – Date

(MM/DD/YYYY): 4/28/2023

PRELIMINARY LAND DIVISION APPLICATION FORM

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

1. 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

2. Land division is consistent with Town’s Comprehensive Plan – Future Land Use Map:

☒ Yes ☐ No

3. 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.

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:

☒ Not Applicable ☐ Yes ☐ No

5. Land division will require a zoning change:

☒ Yes ☐ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:

MARY E ADAMSON

Telephone:

608-751-8678

Address:

9044 E SIX CORNERS RD

City:

MILTON

State:

WI

Zip:

53563

b. Name:

Telephone:

Address:

City:

State:

Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:

COMBS & ASSOCIATES, INC

Telephone:

608-752-0575

Address:

109 W. MILWAUKEE ST

City:

JANESVILLE

State:

WI

Zip:

53548

b. Developer name:

Telephone:

Address:

City:

State:

Zip:

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

☐ 6a. ☐ 6b. ☒ 7a. ☐ 7b.

PROPERTY INFORMATION

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

SEPARATE FARM BUILDINGS FROM FARM

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

10. Land division area location:

Town of JOHNSTOWN

1/4 of 1/4

Section 8-3-14

Tax parcel number(s) - 6-9-64

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): 52.2 AC

14. Land division area (Square feet or acres): 6.1 AC

15. Current zoning of land division area: A1

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

17. Future zoning of new/additional lot(s) created by land division: A3

18. Future zoning of parent lot: A1

19. Covenants or restrictions will be placed on the land division area:

☐ Yes ☒ No

If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area:

☒ Yes ☐ No

If Yes, the building utilizes a: ☒ Private onsite wastewater treatment system ☐ Public sanitary sewer system

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

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: [Signature]

DATE: 4-24-23

REVISED 8/2019

Page 1 of 2

Page 64 of 66

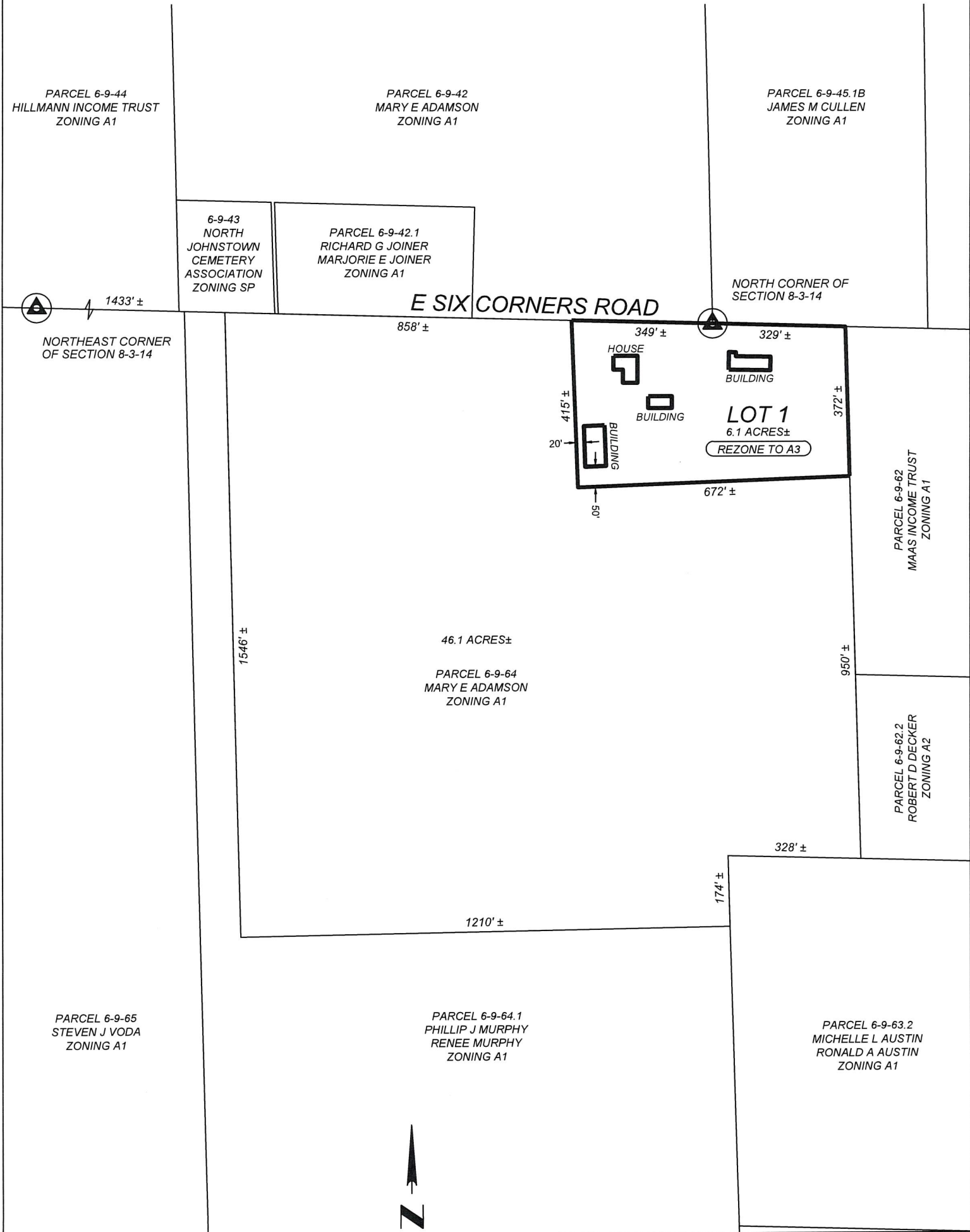
APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked “PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT”, identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
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:	☒	☐	
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:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☒	☐	
(1) Buildings:	☒	☐	
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☐	☒	
(4) Rail lines:	☐	☒	
(5) Private water wells or water supply systems:	☐	☒	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☒	
(7) Any other public utilities:	☐	☒	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☒	
(9) Vegetative land cover type:	☐	☒	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☒	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☒	
(12) Surface water features:	☐	☒	
(13) Drainageways:	☐	☒	
(14) Detention or retention areas:	☐	☒	
(15) Cemeteries:	☐	☒	
(16) Bridges/culverts:	☐	☒	
(17) Rock outcroppings:	☐	☒	
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:	☐	☒	
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:	☐	☒	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☒	☐	
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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
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?	☒	☐	

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

PART OF THE E 1/2 OF THE NW 1/4 OF AND PART OF NW 1/4 OF NE 1/4 OF SECTION 8,
T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED



Project No. 123-166 For: ADAMSON, MARY



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