

Summary of Salient Facts

Subject Property Owner

Arthur T. Donaldson Marital Trust and Karen M. Donaldson Revocable Trust (Karen M. Donaldson Estate).

Subject Property Location

The subject property is 25.00 acres of vacant commercial and agricultural zoned land, located on the east end of West Terrington Drive, and north end of West Sherman Road, in Section 25 of the Town of Rock (T.2N.-R.12E.), Rock County, Wisconsin.

Owner Address

The Karen M. Donaldson Estate
C/O Nowlan Law, LLP
100 S. Main Street
P.O. Box 8100
Janesville, WI 53547

Size and Type of Property Appraised

The subject property is 25.00 acres of vacant commercial and agricultural zoned land, located on the east end of West Terrington Drive, and north end of West Sherman Road, in Section 25 of the Town of Rock (T.2N.-R.12E.), Rock County, Wisconsin. The subject property is partially wooded, and partially in agricultural use.

Legal Description

Parcel 21:

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, T. 2 N., R. 12 E. of the 4th p.m., Rock Township, Rock County, Wisconsin, described as follows: Commencing at the west one-fourth corner of said Section 25; thence S. 88°58'10" E. along the east and west centerline of Section, 1,322.42 feet to the place of beginning for the land to be herein described; thence N. 0°17'40" W. along the west line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said section, 494.78 feet; thence S. 88°58' E. 999.0 feet; thence S. 24°01'40" W. 1,140.49 feet; thence S. 18°27'25" W. 584.70 feet; thence S. 18°05'55" W. 192.50 feet; thence N. 70°37'20" W. along or near the existing fence line of the cemetery, 297.75 feet to the west line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence North 0°17'30" W. along said west line of said NE $\frac{1}{4}$ of said SW $\frac{1}{4}$ of said section, 1,203.74 feet to the place of beginning. Containing 25.001 acres.

Tax Parcel Number

6-17-220.1/034 06200102

Zoning

B2 Large Scale Commercial (southern portion) and A1 Agricultural (northern portion) by the Town of Rock.

Present Use

Agricultural and Vacant

Highest and Best Use

Commercial Development

SUBJECT PROPERTY DESCRIPTION

Subject Property Location Map



Courtesy Rock County GIS

Subject Property

The subject property is 25.00 acres of vacant commercial and agricultural zoned land, located on the east end of West Terrington Drive, and north end of West Sherman Road, in Section 25 of the Town of Rock (T.2N.-R.12E.), Rock County, Wisconsin. The subject property is partially wooded, and partially in agricultural use.

Topography of the site is rolling and irregular in shape. The property is located in an area of minimal flood hazard according to FEMA flood mapping.

Utility Services

The subject could be developed with private utilities of well and septic or, potentially be annexed into the City of Janesville and be developed with municipal utilities of water and sewer.

2021 Assessed Values and Taxes from 2021 Tax Bill

PIN:	TAXES	LAND	IMPROVEMENTS	PARCEL TOTAL
034-06200102	\$245.75	\$14,300	\$0	\$14,300
SUBJECT TOTAL	\$245.75	\$14,300	\$0	\$14,300

The assessment ratio from the 2021 tax bill is 0.9126 or 91.26% of market value.

Zoning

The subject property is zoned B2 Large Scale Commercial (southern portion) and A1 Agricultural (northern portion) by the Town of Rock. The following portions of the B2 Large Scale Commercial zoning ordinance (consistent with highest and best use) was taken from the Town of Rock website.

4.9 Large Scale Commercial District (B-2)

(1) Purpose and Intent of Large Scale Commercial District (B-2)

The purpose of this district is to provide a means of obtaining the economic goals and objectives of the Town's Smart Growth Comprehensive Plan. This district is intended to provide areas adjacent to major highways for the location of commercial establishments which usually require extensive land area for the open storage and display of merchandise and equipment.

(2) Permitted Uses

The following uses are permitted uses in this district:

- (A) Any use permitted in B-1 District.
- (B) Amusement establishments within enclosed buildings such as bowling alleys, gymnasiums, swimming pools, skating rinks, handball courts, archery lanes, tennis courts and other similar uses.
- (C) Automobile sales, rental and servicing including repair of new or used automobiles but not including body shops.
- (D) Automotive supply stores.
- (E) Bakeries with retail, wholesale and garage facilities.
- (F) Boat storage, sales and repairs.
- (G) Cooperatives, milk depot.
- (H) Commercial laundries and dry cleaning plants.
- (I) Farm machinery and equipment sales, rental, and servicing, including repair of new and used farm equipment and machinery.
- (J) Feed and grain dealers, grain storage facilities, and farm supply stores.
- (K) Gasoline service stations.
- (L) Glass and window shops.
- (M) Lumber yards, building service and supply.
- (N) Golf driving ranges and par 3 courses.
- (O) Machinery, vehicle and equipment sales, rental and servicing, including repairs.
- (P) Painting contractors (office and shops).

(Q) Printers and printing shops.

(R) Plumbing, heating, air conditioning and electrical sales and service.

(S) Recreational vehicle sales, rental and servicing, including repairs but not including body shops.

(T) Truck sales, rental and servicing, including repairs but not including body shops.

(U) Trailer sales.

(V) Restaurants and taverns.

(W) Public utility facilities, except sewage treatment plants, garbage incinerators, and sanitary landfills.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Animal hospitals, animal clinics or veterinary services provided all kennels are within completely enclosed buildings.

(B) Body shops.

(C) Welding, sheet metal or blacksmith shops.

(D) Drive-in establishments such as restaurants, banks and financial institutions, car washes and theaters.

(E) Storage and warehousing establishments provided that the loading docks are not permitted in the front yard or corner side yard.

(F) Retailing, wholesaling, or warehousing of drugs and chemicals.

(G) Up to two dwelling units above the first floor of any structure in existence as of the date of the adoption of this Ordinance.

(H) Single family residences in existence as of the date of the adoption of this Ordinance but only in conjunction with and accessory to another permitted use for residential quarters for the owner or operator of the permitted use.

(I) Outdoor "Survival Game" operation.

(J) Go-Kart track.

(K) A temporary mobile office to be used by a business concern located in the Town of Rock during the expansion or remodeling of its existing business premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(L) A mobile home to be used as an office and display home by a business concern located in the Town of Rock and engaged primarily in the business of mobile home sales, provided the mobile home shall be located on the existing business premises of the business concern and shall be used only as an office and display home in connection with the sale of mobile homes by such business concern.

(M) Sale and repair of motorcycles, motor scooters, and ATV motor vehicles.

(N) Metal stamping and metal finishing.

(O) Waste recycling and transfer facility.

(P) Indoor pet boarding, grooming of small animals onsite, and/or sale of animal supplies.

(Q) Inbound storage facilities used in the salvage of motor vehicles and other equipment. Any permit issued hereunder shall, in addition to any and all other restrictions and conditions that the Planning and Zoning Committee requires in its sole discretion, require that the property be vacant and contain appropriate and proper screening in order to keep the motor vehicles and equipment from public view. *(Added by Ordinance 2016-02)*

(4) Requirements for Permitted and Conditional Uses

Within the B-2 District the following standards shall apply:

(A) Minimum lot area ----- 40,000 sq. ft.

(B) Maximum building height ----- Two times the setback of the building.

(C) Minimum Front Yard Setback ----- 50 ft.

(D) Minimum Back Yard Setback ----- 50 ft.

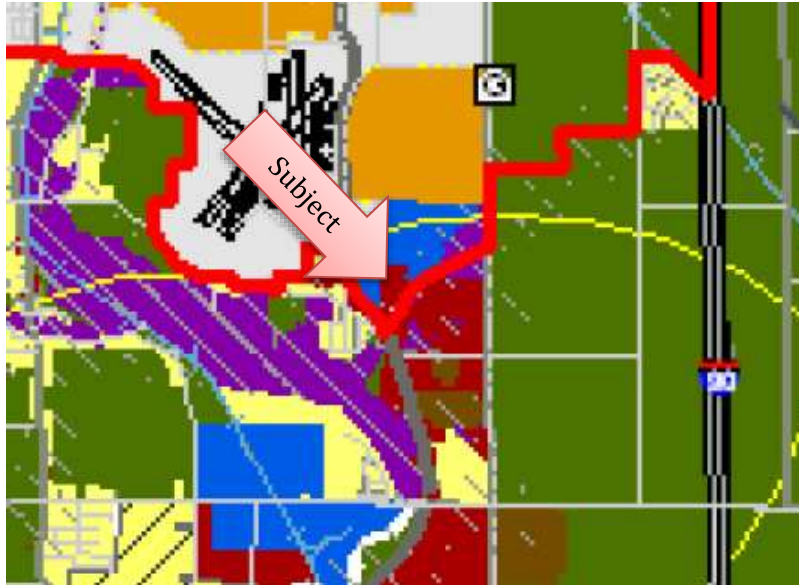
(E) Minimum Side Yard:

Principal Buildings ----- 15 ft.

Accessory Buildings ----- 10 ft.

Future Land Use

The subject property is partially within the planning limits of the City of Janesville, and Town of Rock (Rock County) land use plan. A review of the City of Janesville land use plan, indicates the subject property is in an area of industrial, commercial and agricultural use. The Town of Rock (Rock County) land use plan, indicates the subject property is identified for commercial use.

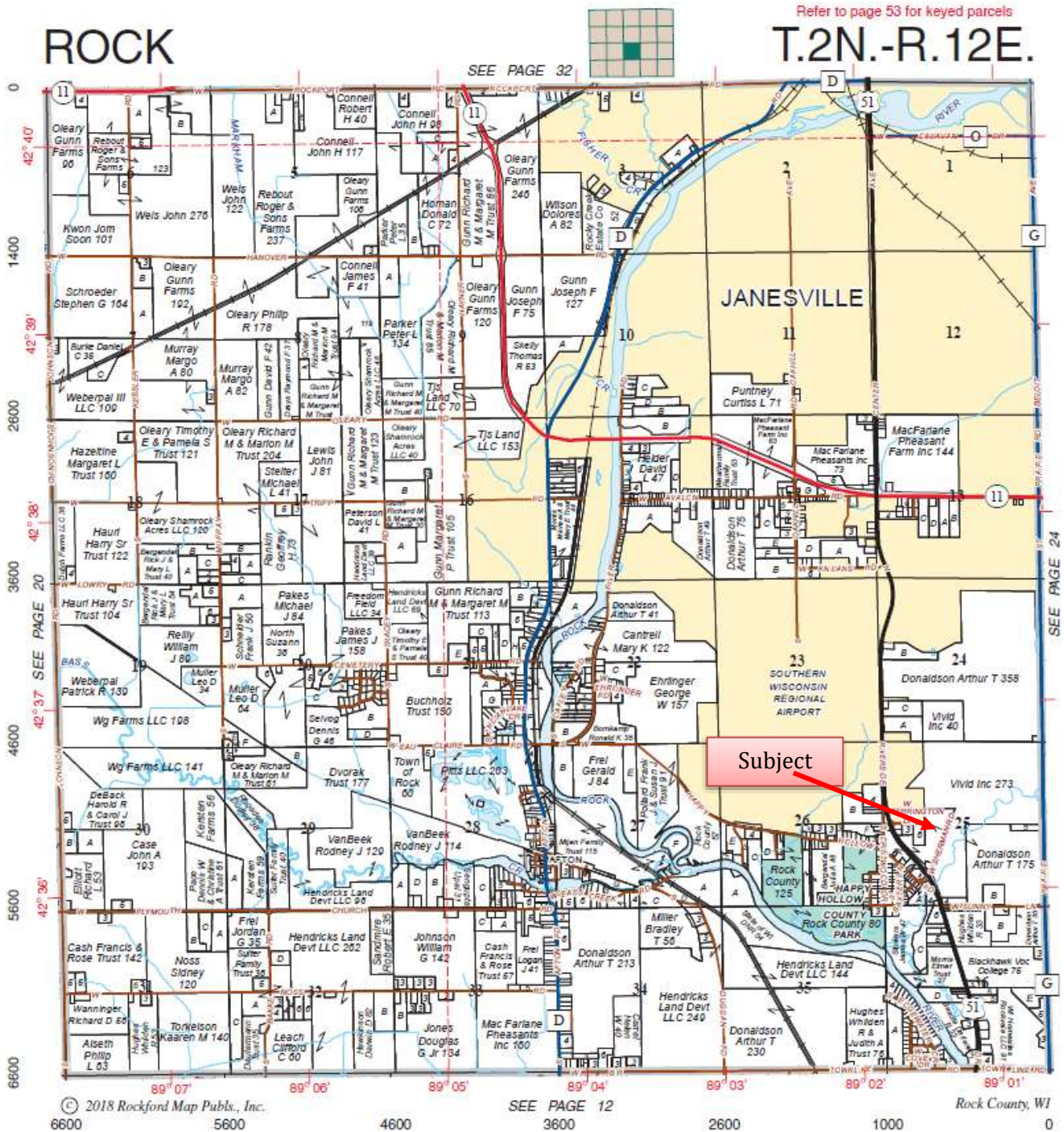


From Rock County, WI website

Summary

The subject property is zoned B2 Large Scale Commercial (southern portion) and A1 Agricultural (northern portion) by the Town of Rock. The Town of Rock (Rock County) land use plan identifies the property for future commercial use. The current zoning of the property is consistent with the comprehensive future land use plans.

SUBJECT PROPERTY LOCATION MAP



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