



PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, JANUARY 22, 2015 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING)  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday, December 11, 2014
4. Citizen Participation, Communications and Announcements
5. Semi-Annual Report Attendance at Conferences/Conventions
  - A. Planning & Development Agency
  - B. Real Property Lister
  - C. Surveyor
6. Code Administration & Enforcement
  - A. **Action Item:** Preliminary Land Division Approval
    - LD2014 046 (Avon Township) – Hall Living Trust
    - LD2014 054 (Beloit Township) - Petersdorf Tust No. 1
    - LD2014 056 (Janesville Township) – Kelm
    - LD2014 058 (Plymouth Township) – Daun\Videgar
    - LD2014 064 (Turtle Township) – Lathers Trust
    - LD2015 001 (Newark Township) – Veneman
    - LD2015 002 (Johnstown Township) – Schmeckel
  - B. **Action Item:** Request to revise Certified Survey Note on Lot 1 of CSM Volume 26, Page 178 concerning onsite sanitary system. – Grover
  - C. Information Item: Administrative Quarterly Report

7. Finance

- A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances

8. Community Development

- A. **Action Item:** CDBG Monitoring Remediation Project Correction (Loan ID 020675D1)
- B. **Action Item:** Request for Alteration of an Existing Rock County Mortgage (Loan ID 006070D1)
- C. Information Item: Housing & Community Development Policy & Procedure Manual Revisions (Wisconsin Partnership for Housing Development)

9. Committee Reports

10. Action Item: Resolution to Recognize Steve Schraufnagel

11. Director's Report

- A. Traynor Gravel Pit

12. Adjournment

**Future Meetings/Work Sessions**

February 12, 2015 (8:00 am)  
February 26, 2014 (8:00 am)  
March 12, 2015 (8:00 am)  
March 26, 2015 (8:00 am)



**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Planning & Development Committee  
**FROM:** Colin Byrnes, Acting Director – Planning & Development Agency  
**SUBJECT:** Semi-Annual Report—Attendance at Conventions/Conferences  
**DATE:** January 15, 2015

**Summary:**

Per County Board Resolution, all department heads are required to submit semi-annual updates regarding attendance or training at conventions or conferences and that exceed a cost of \$1,000 per event, per employee whether in-state or out-of-state. The following is the semi-annual report for July – December 2014:

There was no attendance at any training, convention or conference that exceeded \$1,000 per event, per employee over the previous six months.

**Cc:** Josh Smith, County Administrator

ROCK COUNTY, WISCONSIN



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

MEMORANDUM

DATE: January 8, 2015

TO: Planning and Development Committee

FROM: Michelle Schultz, Real Property Lister

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

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

Cc: Josh Smith

**MEMORANDUM**

TO: Mr. Alan Sweeney, Chair  
Planning & Development Committee

FROM: Jason R. Houle, PLS  
County Surveyor

DATE: January 13, 2015

RE: Semi-annual report – Attendance @ Conventions/Conferences  
Staff – Rock County Surveyor's office

Per County board resolution 06-9A-087, I am submitting the semi-annual report for calendar year 2014.

There was not attendance at any training, convention or conference that exceeded \$1,000 per event, per employee, in or out of State.

Cc: Mr. Josh Smith, County Administrator



**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** January 14, 2015

**Summary:**

The following applicants are seeking Preliminary Land Division approval from the P&D Committee:

- LD2014 046 (Avon Township) – Hall Living Trust
- LD2014 054 (Beloit Township) - Petersdorf Tust No. 1
- LD2014 056 (Janesville Township) – Kelm
- LD2014 058 (Plymouth Township) – Daun\Videgar
- LD2014 064 (Turtle Township) – Lathers Trust
- LD2015 001 (Newark Township) – Veneman
- LD2015 002 (Johnstown Township) – Schmeckel

**Recommendation:**

P&D Agency Staff recommends Preliminary Approval of LD2014 046, 054, 056, 058 and 064. Also, LD2015 001 and 002 with conditions as indicated.

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AGENCY USE ONLY

Application Number: 2014 046

Received By - Date  
(MM/DD/YYYY): 9-16-14

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

<b>6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE</b>					
a. Name:	Patricia Hall, Billimack Living Trust			Telephone:	
Address:	7233 N Ridge Blvd #2F	City:	Chicago	State:	IL Zip: 60645
b. Name:				Telephone:	
Address:		City:		State:	Zip:
<b>7. AGENT (SURVEYOR AND DEVELOPER)</b>					
a. Surveyor name:	RH Batterman & Co., Inc.			Telephone:	365-4464
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:	Prairie Enthusiasts - Chris Kirkpatrick			Telephone:	815-541-3494
Address:	POBox 1148	City:	Madison	State:	WI Zip: 53701
8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input type="checkbox"/> 6b. <input checked="" type="checkbox"/> 7a. <input type="checkbox"/> 7b.					

### LAND DIVISION INFORMATION

9. Reason for land division: <input checked="" type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:					
10. Land division area location:		Town of Avon		NE SE 1/4 of NW 1/4	
		Section 22		Tax parcel number(s) - 002 02200202	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of					
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					
13. Landowner's contiguous property area (Square feet or acres): 160 acres		14. Land division area (Square feet or acres): 16.4 acres		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: A1		18. Future zoning of parent lot: A1	
19. Covenants or restrictions will be placed on the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify covenants or restrictions:					
20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system					
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NA			22. Public improvement construction will begin on (mm/dd/yyyy): NA		

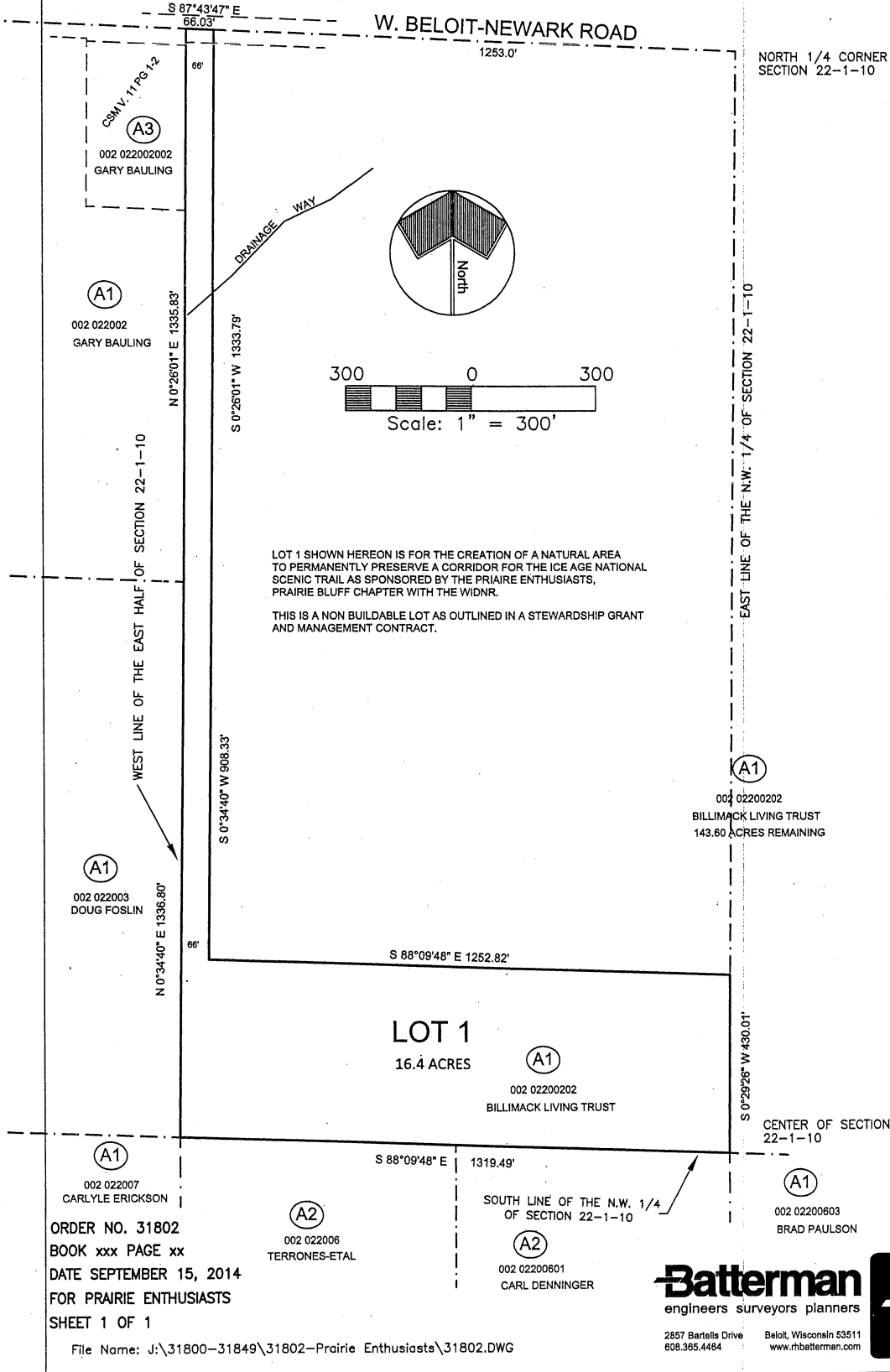
### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Patricia Hall</i></u>	DATE: <u>September 15, 2014</u>
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# PRELIMINARY CERTIFIED SURVEY MAP OF

PART OF THE EAST HALF OF THE N.W. 1/4 OF SECTION 22, T. 1 N., R. 10 E.  
OF THE 4TH P.M., AVON TOWNSHIP, ROCK COUNTY, WISCONSIN



LOT 1 SHOWN HEREON IS FOR THE CREATION OF A NATURAL AREA TO PERMANENTLY PRESERVE A CORRIDOR FOR THE ICE AGE NATIONAL SCENIC TRAIL AS SPONSORED BY THE PRAIRIE ENTHUSIASTS, PRAIRIE BLUFF CHAPTER WITH THE WIDNR.

THIS IS A NON BUILDABLE LOT AS OUTLINED IN A STEWARDSHIP GRANT AND MANAGEMENT CONTRACT.

ORDER NO. 31802  
BOOK xxx PAGE xx  
DATE SEPTEMBER 15, 2014  
FOR PRAIRIE ENTHUSIASTS  
SHEET 1 OF 1

File Name: J:\31800-31849\31802-Prairie Enthusiasts\31802.DWG

**Batterman**  
engineers surveyors planners

2857 Bartells Drive  
Beloit, Wisconsin 53511  
608.365.4484  
www.rhbatterman.com





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

### AGENCY REVIEW

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

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

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Applicant records a deed restriction for future development of the property at time of Certified Survey Map recordation.	
2. Deed restriction document coordinated with and is approved and signed by Agency Staff and Town of Avon.	
3. Note on Final Map: "No building which produces wastewater allowed on lot."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>10/2/14</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. <u>Property owner continue to pay property taxes to Town.</u>	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:  
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

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

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**AGENCY RECOMMENDATION**

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

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

12. Agency recommendation rationale and findings of fact:

The proposed Land Division does not meet the requirements of Standard Development Design in Sec. 4.116(2)(e) "Flag Lots" of the Rock Co. Code of Ordinances. Specifically, the proposed lot does not front on a public road for at least 100 feet and the length of the pole exceeds 250 feet. The Town of Avon requirements are more stringent. Rock Co. has flexibility in review and approval of lots which fail flag lot criteria if certain conditions exist. The long term land use is the restoration and protection of a prairie. The Applicant appears to have received a DNR Stewardship Grant and by accepting that money is agreeing to record a deed restriction on future development. The concerns of Rock Co. and Town of Avon may be addressed by these restrictions but, both entities would need to be party to that document or record a separate deed restriction.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: 2014 053

Received By - Date  
(MM/DD/YYYY): 10-31-14

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

### APPLICANT INFORMATION

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	Henry & Charlotte Petersdorf Trust No. 1			Telephone:	630-235-2902	
Address:	1077 Cherry Lane	City:	Lombard	State:	IL	Zip: 60148
b. Name:				Telephone:		
Address:		City:		State:		Zip:

**7. AGENT (SURVEYOR AND DEVELOPER)**

a. Surveyor name:	Combs & Associates, Inc			Telephone:	752-0575	
Address:	109 W. Milwaukee St	City:	Janesville	State:	WI	Zip: 53548
b. Developer name:				Telephone:		
Address:		City:		State:		Zip:

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

### LAND DIVISION INFORMATION

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

10. Land division area location: Town of BELOIT NW & NE 1/4 of NE 1/4  
Section 30 Tax parcel number(s) - 6-2-369

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  Yes  No  
If Yes, identify: City(s)/Village of CITY OF 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): <u>220 ACRES ML</u>	14. Land division area (Square feet or acres): <u>3.5 ACRES ML</u>	15. Current zoning of land division area: <u>A-1</u>
16. Number of new/additional lots created by land division: <u>ONE</u>	17. Future zoning of new/additional lot(s) created by land division: <u>A-2</u>	18. Future zoning of parent lot: <u>A-1</u>

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

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

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

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

### APPLICANT STATEMENT AND SIGNATURE

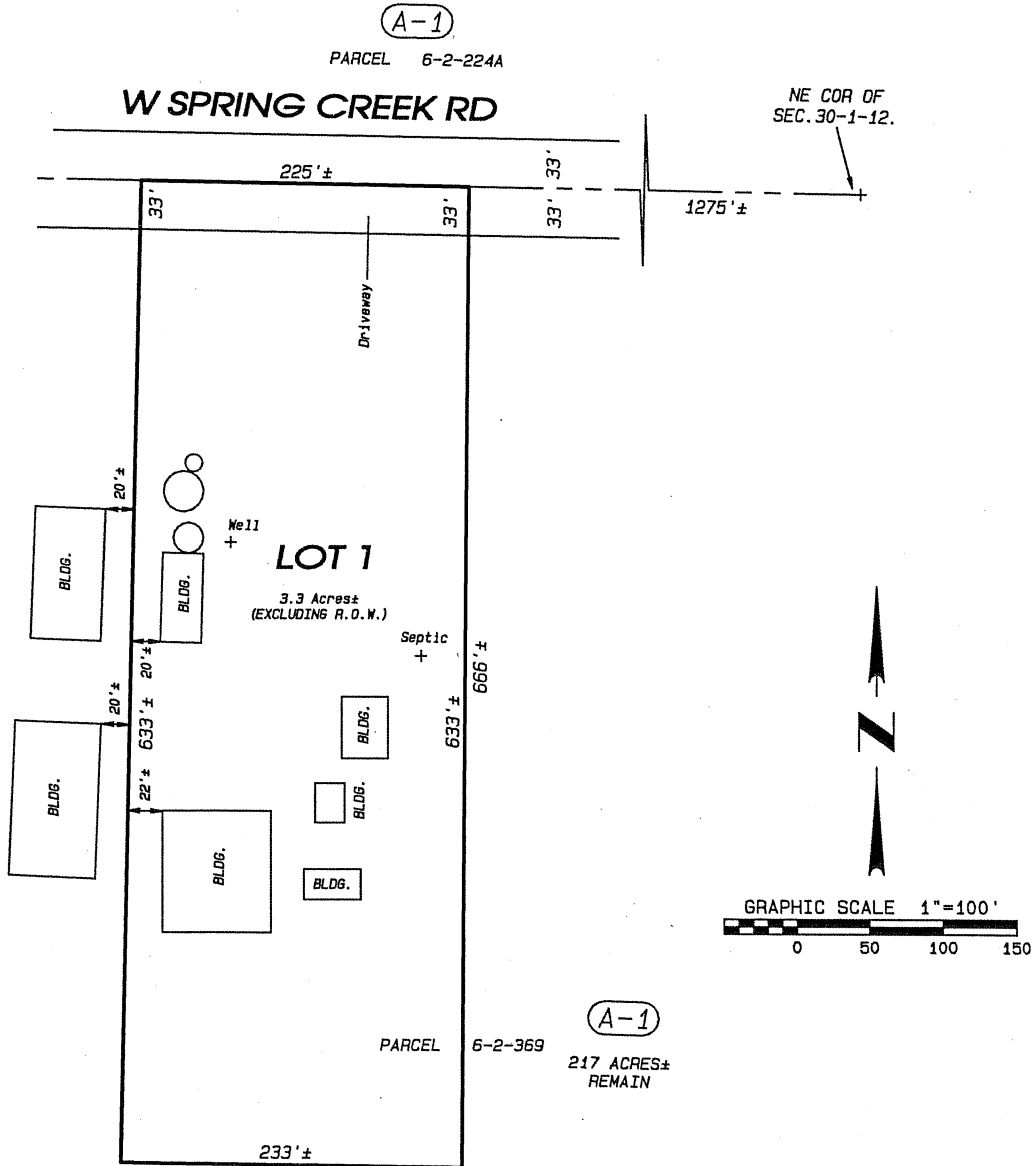
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accurate to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Roll White Agent DATE: 10-30-14

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# PRELIMINARY CERTIFIED SURVEY MAP

PART OF OUTLOT 30-1 OF THE ASSESSOR'S PLAT OF BELOIT TOWNSHIP AND LOCATED IN THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, T.1N., R.12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



**NOTES:**

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 361 For: PETERSDORF

DATE: OCTOBER 29TH, 2014  
 REVISED: OCTOBER 30TH, 2014

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



LD 2014 054-Petersdorf  
Application Number: \_\_\_\_\_

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

## AGENCY REVIEW

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

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

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

9

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. 33' half road right of way (ROW) dedicated along W. Spring Creek Rd. at the discretion of the Town of Beloit	
2. Show well and septic locations for existing structures on proposed Lot 1.	
3. Existing structures shall meet setback regulations.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u>	DATE: <u>11/7/2014</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:  
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

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

10

**AGENCY RECOMMENDATION**

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

- 3. Note on Final Map: "Since Lots 1 contains existing buildings which utilize an existing private sewage system
- 4. no soil evaluation on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing system."
- 5. Proposed lot lines must include the system area with the building which utilizes the system.
- 6. Applicant apply for and receive an access for the parent parcel from the Town of Beloit.
- 7. Final CSM to be submitted to and approved by the Planning and Development Agency one year after the date of Preliminary Approval.
- 8. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed land division creates a new lot by splitting off existing Ag buildings along W. Spring Creek Rd. Two larger Ag buildings will remain with the Ag production lands. It appears there is no Field Entrance (FE) for the remaining working lands along W. Spring Creek Rd. or S. Paddock Rd. It is a proposed Condition of Approval that a FE be established to provide access the the remaining Ag production lands. Otherwise an easement will need to be written providing access off the current driveway.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:







=====

AGENCY USE ONLY

Application Number: 2014 056

Received By -- Date  
(MM/DD/YYYY): 11-20-14

=====

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

**6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	JOHN & FAYE KELM		Telephone:	751-5390	
Address:	6440 W MINERAL POINT RD	City:	JANESVILLE	State:	WI Zip: 53548
b. Name:			Telephone:		
Address:		City:		State:	Zip:

**7. AGENT (SURVEYOR AND DEVELOPER)**

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

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

### LAND DIVISION INFORMATION

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

10. Land division area location: 

Town of JANESVILLE	SW 1/4 of SW 1/4
Section 30	Tax parcel number(s) - 6-8-290

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

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

13. Landowner's contiguous property area (Square feet or acres): 35 ACRES ML	14. Land division area (Square feet or acres): 5 ACRES ML	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1

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

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

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

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

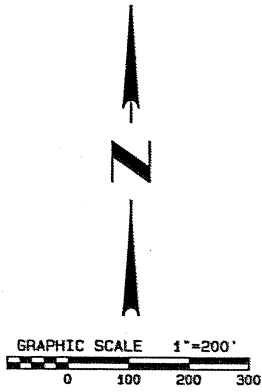
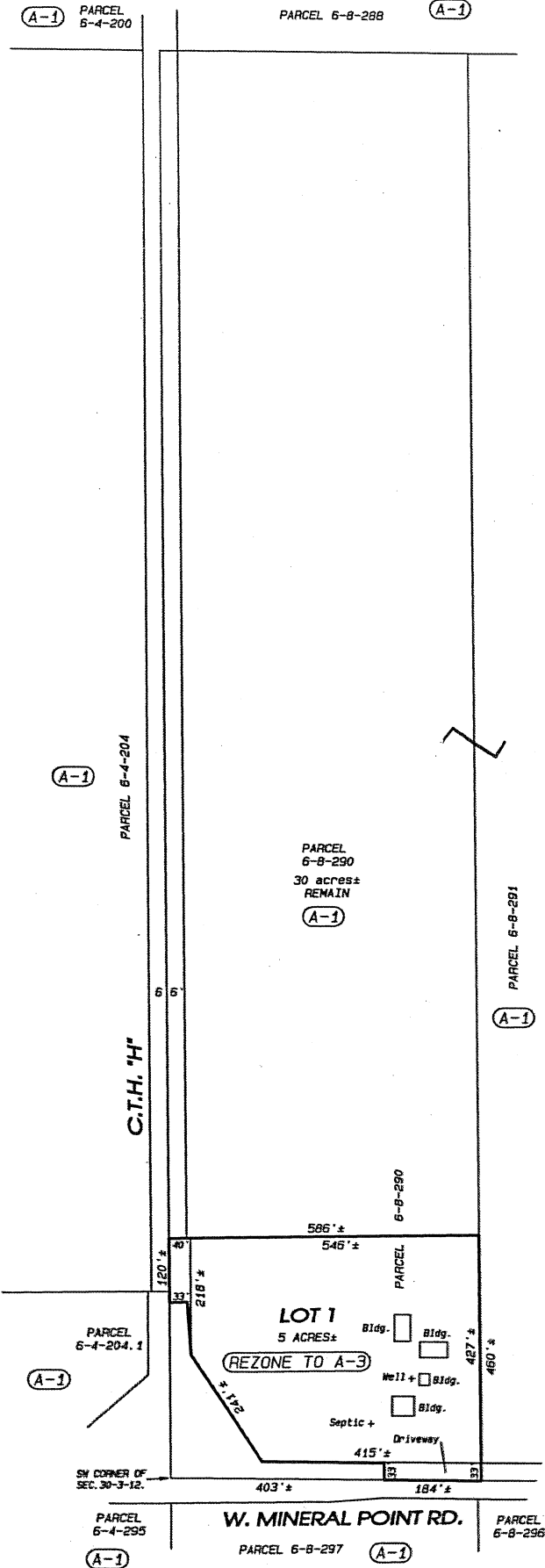
### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Paul J. Kelch* DATE: 11/17/14

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30,  
T.3N.,R.12E. OF THE 4TH P.M., TOWN OF JANESVILLE,  
ROCK COUNTY, WISCONSIN.



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

DATE: NOVEMBER 13, 2014

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



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

### AGENCY REVIEW

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

14

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing structures shall meet setback regulations for Lot 1	
2. 40' 1/2 ROW along CTH H shall be dedicated to the public Lot 1	
3. Note on Final map "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>12/5/14</u>

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:  
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

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

15

**AGENCY RECOMMENDATION**

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

- 3. on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing system."
- 4. Show septic and well locations for Lot 1.
- 5. Final CSM shall be submitted and approved by the Planning & Development Agency one year after preliminary approval.
- 6. Certified Survey Maps that are subject local approval must be recorded within 6 months of their last approval and 24 months.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed land division splits off existing ag buildings (5 acres) from ag production land (30 acres) that is being sold to an adjacent land owner.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: 2014 058

Received By - Date  
(MM/DD/YYYY): 11-21-14

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Kyle Daun & Jennifer Videgar			Telephone:	608 751-9464	
Address:	3379 S County Road H	City:	Orfordville	State:	WI	Zip: 53576
b. Name:	Judi Daun			Telephone:		
Address:	PO Box 479	City:	Hanover	State:	WI	Zip: 53542

#### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

### LAND DIVISION INFORMATION

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

10. Land division area location: Town of Plymouth 1/4 of 1/4  
Section 14 & 23 Tax parcel number(s) - 6-15-219, 6-15-219.1, 6-15-134

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): 246+/- ACRES

14. Land division area (Square feet or acres): 30+/-

15. Current zoning of land division area: RR, A-1, HIGHLAND CONSERVATION

16. Number of new/additional lots created by land division: NONE; LINE ADJUSTMENT

17. Future zoning of new/additional lot(s) created by land division: NO CHANGE

18. Future zoning of parent lot: NO CHANGE

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): N/A

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

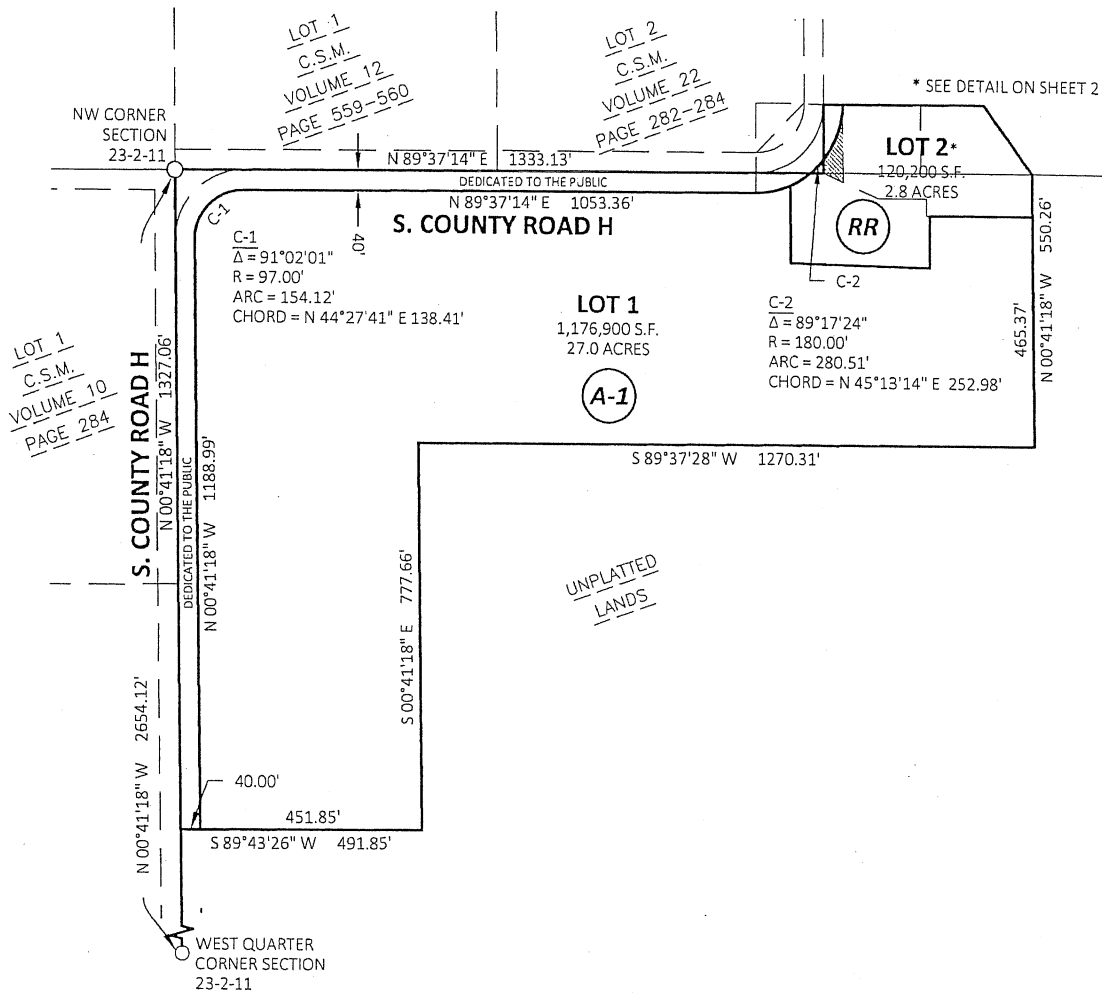
### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: [Signature] SURVEYOR: [Signature] DATE: 11/21/2014

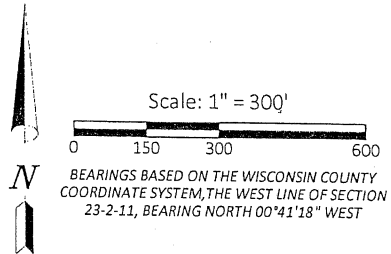
# CERTIFIED SURVEY MAP

OF LOT 1 OF CERTIFIED SURVEY MAP #1439878 AS RECORDED IN VOLUME 22 ON PAGES 459 AND 460 AND PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, ALL IN T. 2 N., R. 11 E., OF THE 4TH P.M., PLYMOUTH TOWNSHIP, ROCK COUNTY, WISCONSIN.



LOT 1  
C.S.M.  
VOLUME 10  
PAGE 284

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ CROSS FOUND
- ⊕ BRASS DISK FOUND
- MAG NAIL FOUND
- (XXX) RECORDED INFORMATION



<p>ORDER NO: 31984 DATE: 11/18/2014 BOOK --- PG -- PAGE 1 OF --</p>	<p>FOR THE EXCLUSIVE USE OF: KYLE DAUN 3379 S COUNTY ROAD H ORFORDVILLE WI 53576</p>	<p><b>Batterman</b> engineers surveyors planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------



Application Number: LD2014 058 Daun

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

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

### AGENCY REVIEW

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



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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing structures shall meet setback regulations for Lot 3	
2. 40' 1/2 ROW along CTH H shall be dedicated to the public Lot 1	
3. Note on Final map "Since lot 2 contains existing buildings which utilize and existing private sewage system no soil evaluation	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>12/5/14</u>

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing system."
- 4. Show septic and well location for Lot 2.
- 5. Note on Final Map if no soil test is conducted and approved on Lot 2: "No building which produces wastewater allowed on lot"
- 6. Final CSM shall be submitted and approved by the Planning & Development Agency one year after preliminary approval.
- 7. Certified Survey Maps that are subject local approval must be recorded within 6 months of their last approval and 24 months
- 8. and 24 months of first approval in an Exclusive Agriculture District
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:



## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

<b>6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE</b>					
a. Name:	Lathers Trust c/o Kathy McKearn			Telephone:	480-354-1447
Address:	8431 E. Jenson Street	City:	Mesa	State:	AZ Zip: 85207
b. Name:				Telephone:	
Address:		City:		State:	Zip:
<b>7. AGENT (SURVEYOR AND DEVELOPER)</b>					
a. Surveyor name:	RH Batterman & Co.,			Telephone:	365-4464
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:
8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input type="checkbox"/> 6b. <input checked="" type="checkbox"/> 7a. <input type="checkbox"/> 7b.					

### LAND DIVISION INFORMATION

9. Reason for land division: <input checked="" type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:					
10. Land division area location:		Town of Turtle		NW 1/4 of SE 1/4	
		Section 15		Tax parcel number(s) - 038 00117301	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of Beloit					
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input checked="" type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					
13. Landowner's contiguous property area (Square feet or acres): 25.6 Acres		14. Land division area (Square feet or acres): 25.6 Ac		15. Current zoning of land division area: A3	
16. Number of new/additional lots created by land division: NA		17. Future zoning of new/additional lot(s) created by land division: a3		18. Future zoning of parent lot: NA	
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:					
20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system					
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NA			22. Public improvement construction will begin on (mm/dd/yyyy): NA		

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE:	DATE: December 18, 2014
--------------------------------------	-------------------------





LD2014 064 Lathers Tr  
Application Number: \_\_\_\_\_

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

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

## AGENCY REVIEW

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

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Note: "No Buildings which produce wastewater allowed on lots until acceptable soil and site evaluation reports received on Lots 1 & 2 for septic systems."	
2. Utility Easements put on lots as requested by utility companies.	
3. 30-foot wide drainage easement to be located on Lot 1 in the natural drainage swale.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>1/8/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. 33-foot half road-right-of-way dedicated to the Town of Turtle at their discretion along Hart Rd. and Butterfly Lane.
- 4. Final CSM submitted to and approved by the Planning and Development Agency one year after Preliminary Approval.
- 5. CSM's subject to local approval must be recorded within 6 months of their last approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposal includes an area of mesic oak woods. A survey, done in 2001, indicates the area is just below borderline as a natural area (white oak, shagbark hickory, basswood, American elm, wild geranium and jack-in-the-pulpit). There is buckthorn and garlic mustard contributing to the 50% native/50% invasive mix of plants. With proper management (prescribed burning) the property may resuscitated. Additionally, at some point in the past outlots were created along Butterfly Lane for potential development.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: 2015-001

Received By - Date (MM/DD/YYYY): 1-6-15

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	RODGER & BRENNAN VENEMAN	Telephone:	608-290-1479
Address:	8748 W. STATE RD. 81	City:	BELOIT
		State:	WI
		Zip:	53511
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

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

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

### LAND DIVISION INFORMATION

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

10. Land division area location: Town of NEWARK  
NW 1/4 of NW 1/4  
Section 26  
Tax parcel number(s) - 6-14-212

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): 69 ACRES M/L	14. Land division area (Square feet or acres): 15.5 ACRES M/L	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	18. Future zoning of parent lot: A-1

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

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

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

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

### APPLICANT STATEMENT AND SIGNATURE

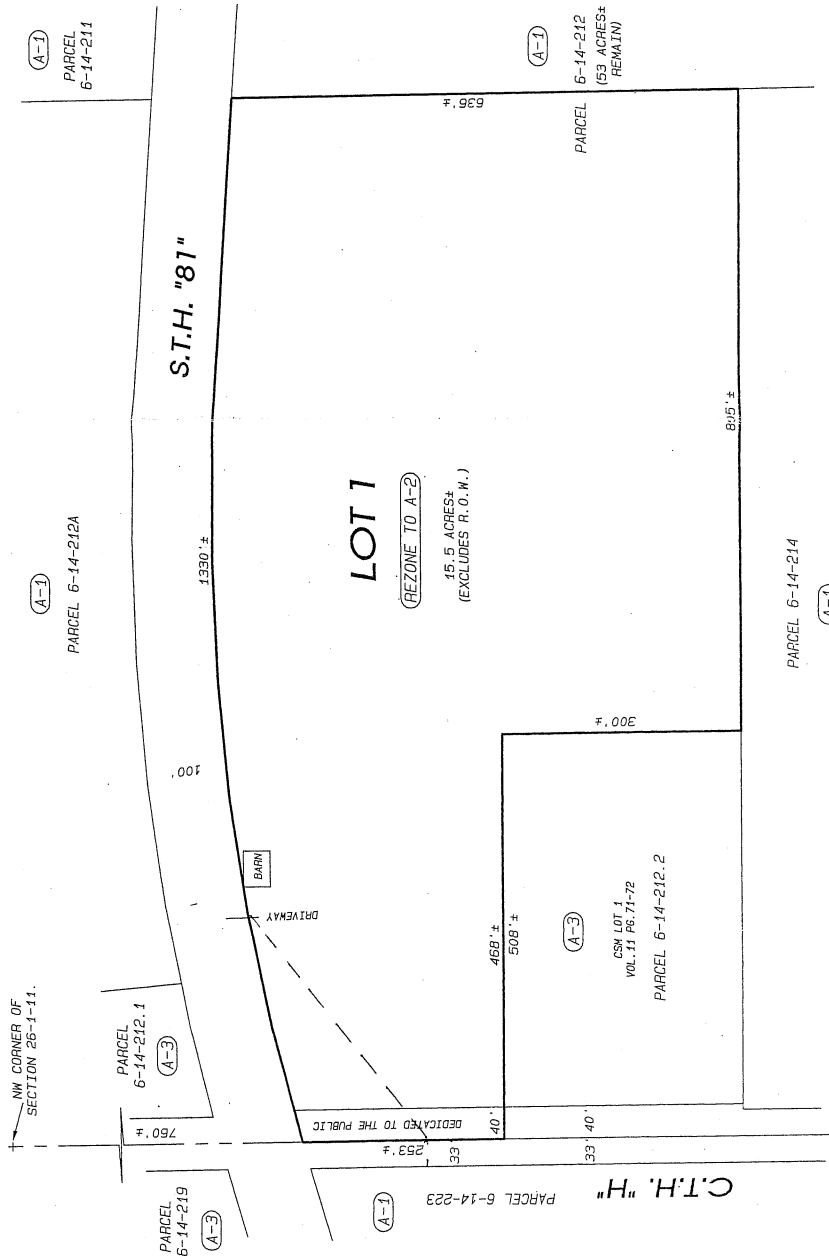
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Roller Agent DATE: 9/9/14



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, T. 1N., R. 11E. OF THE 4TH P.M.,  
TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



DATE: SEPTEMBER 8, 2014

**Combs & ASSOCIATES**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

705 N. WILKINSON ST.  
 SUITE 1111  
 NEWARK, WISCONSIN 53102  
 TEL: 608 752-0375  
 FAX: 608 752-0574  
 WWW.COMBS&ASSOCIATES.COM

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

Project No. 114 - 289 For: VENEMAN



Application Number: LD2015 001 Veneman

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

### AGENCY REVIEW

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered <b>Approve With Conditions</b> to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing Structures shall meet setback regulations.	
2. 40-foot 1/2 road-right-of-way dedicated along CTH H.	
3. Acceptable soil and site evaluation report received on Lot 1.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>1/13/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered <b>Approve With Conditions</b> to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. Utility easement put on Lot 1 as requested by utility companies.
- 4. A Vision Easement shall be located at the intersection of CTH H and STH 81 extending 200 feet along CTH H and 300 Feet along STH 81.
- 5. CSM Note: "Vision easement shall be cleared of brush and trees under 6 inches in diameter. Trees larger than 6 inches in diameter
- 6. may remain subject to evaluation but, trimmed up 8-feet above the ground."
- 7. CSM Note: "Residential access to Lot 1 restricted to CTH H."
- 8. Final CSM shall be submitted to and approved by the Planning & Development Agency 1 year after preliminary approval.
- 9. CSM subject to local approval shall be recorded within 6 months of their last approval.
- 10.

**12.** Agency recommendation rationale and findings of fact:

The proposed Lot 1 has an area of safe access on CTH H. WISDOT desires access for residential land uses on CTH H to maintain traffic flow on STH 81. The Parent Parcel (53 acres remaining) has a Field Entrance on STH 81.

**TOWN ACTION**

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

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

**15.** Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

**18.** Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WI 53545

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



=====

AGENCY USE ONLY

Application Number: 2015 002

Received By - Date  
(MM/DD/YYYY): 1-6-15

=====

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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:  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	THOMAS & LISA SCHMECKEL			Telephone:	608-201-8862		
Address:	11628 E L-J TOWNLINE RD	City:	WHITEWATER	State:	WI	Zip:	53190
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

#### 7. AGENT (SURVEYOR AND DEVELOPER)

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

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

### LAND DIVISION INFORMATION

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

10. Land division area location:	Town of JOHNSTOWN	NW&SW 1/4 of NW 1/4
	Section 2	Tax parcel number(s) - 6-912

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): 82 ACRES ML	14. Land division area (Square feet or acres): 6.5 ACRES ML	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1

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

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

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

### APPLICANT STATEMENT AND SIGNATURE

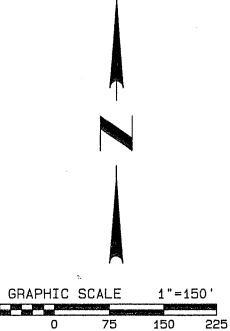
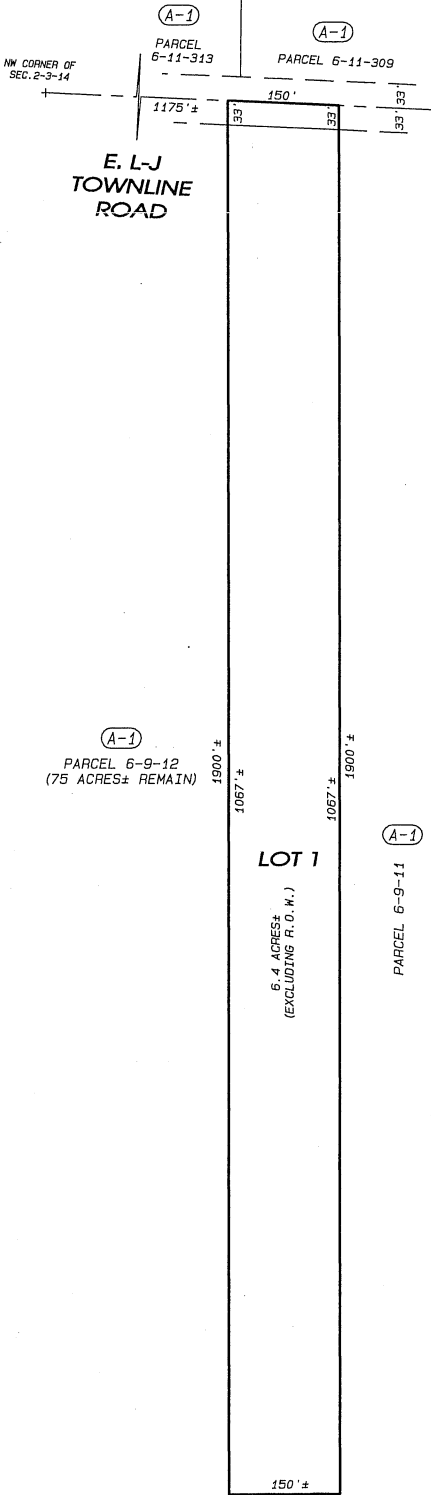
I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the **ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION**, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Rachel J. Cook</i></u>	DATE: <u>9-22-14</u>
-------------------------------------------------------------------	----------------------

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# PRELIMINARY CERTIFIED SURVEY MAP

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



NOTE: THIS LOT IS BEING CREATED FOR THE SON OF THE LAND OWNER.

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

DATE: SEPTEMBER 12, 2014  
REVISED: SEPTEMBER 23, 2014

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St. tel: 608 752-0575  
Janesville, WI 53548 fax: 608 752-0534  
www.combsurvey.com



LD2015 002 Schmeckel  
Application Number: \_\_\_\_\_

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

### AGENCY REVIEW

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Acceptable soil and evaluation report received on Lot 1.	
2. Utility easements put on Lot 1 as required by utility companies.	
3. 33-foot 1/2 road-right-of-way dedicated to the the Town of Johnstown at their descreation.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Chli M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>1/13/15</u>

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

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

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

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



**AGENCY RECOMMENDATION**

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

- 3. Final CSM to be submitted to and approved by the Planning & Development Agency 1 year after preliminary approval.
- 4. A CSM subject to local approval must be recorded within 6 months of it's last approval.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

**12. Agency recommendation rationale and findings of fact:**

Ag soil maps indicate an area of hydric soils midway down the proposed Lot 1. The Parent Parcel has 75 acres remaining.

**TOWN ACTION**

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

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

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

**18. Committee action rationale and findings of fact:**

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**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*  
**MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Affidavit for revision of the restriction No. 2 - "Lots 12 and 13 of Block 2 of the Ravines Subdivision are hereby restricted for use as only an area for a mound type private sewer system for Lot 1 and may not be sold individually, but only with Lot 1 of this Certified Survey Map." Found on Certified Survey Map Volume 26 Page 178 (Town of Beloit).

**DATE:** January 14, 2015

**Summary:**

A 2-lot CSM was approved (past P&D action) and recorded with a note indicating that Lots 12 & 13 of "The Ravines" subdivision were to be used for septic system sites for a river lot across the street. The landowner of the property is requesting that the note be revised via a recorded Affidavit. The Affidavit will indicate a soil test has been submitted and will allow an onsite septic system mound only on Lot 12 and that Lot 13 is no longer tied to Lot 1 of the CSM and maybe sold separately. The Rock County Health Department reviewed a soil test and concluded a mound system would fit entirely on Lot 12 of "The Ravines" to service the riverside lot.

**Recommendation or Action:**

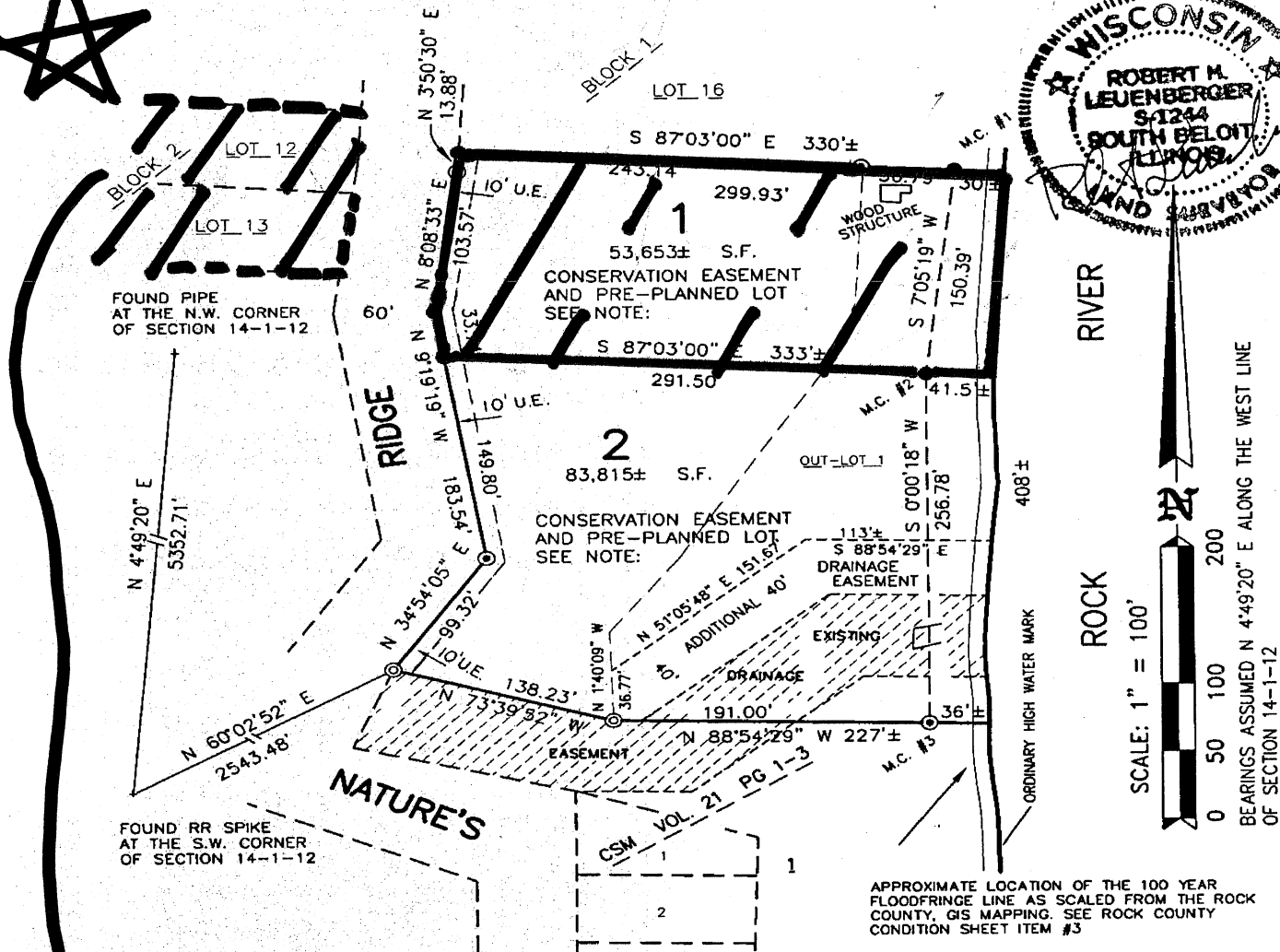
Staff has reviewed the request for removal of the restriction and recommends approval with the following condition:

- 1) Proof that the Affidavit is recorded is submitted to the Planning & Development Agency.

1619719

# CERTIFIED SURVEY MAP OF

OUT-LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1354828 AS RECORDED IN VOLUME 21 ON PAGES 1, 2 AND 3, ALSO LOTS 17, 18, 19, 20, 21, 22, 23 AND 24 OF BLOCK 1 OF "THE RAVINES" AS PLATTED AND RECORDED, BEING ALSO PART OF THE ABANDONED C&NW RAILROAD LYING EASTERLY THEREOF, BEING ALL A PART OF GOVERNMENT LOT 3 OF SECTION 14, T. 1 N., R. 12 E. OF THE 4TH P.M., BELOIT TOWNSHIP, ROCK COUNTY, WISCONSIN



**NOTE:**

- 1.) ALL OF LOTS 1 AND 2 ARE TO BE DESIGNATED AS A CONSERVATION EASEMENT, EXCEPT FOR THOSE AREAS WHICH WILL HAVE FUTURE IMPROVEMENTS. A PRE-PLANNED EXHIBIT HAS BEEN FILED WITH ROCK COUNTY PLANNING FOR LOTS 1 AND 2. ROCK COUNTY L.D. #2003 027.
- 2.) LOTS 12 AND 13 OF BLOCK 2 OF THE RAVINES SUBDIVISION ARE HEREBY RESTRICTED FOR USE ONLY AS AN AREA FOR A MOUND TYPE PRIVATE SEWER SYSTEM FOR LOT 1 AND MAY NOT BE SOLD INDIVIDUALLY, BUT ONLY WITH LOT 1 OF THIS CERTIFIED SURVEY MAP.
- 3.) THE WOOD STRUCTURE NEAR THE N.E. CORNER OF LOT 1 APPEARS TO BE BUILT FOR RECREATIONAL USES AND USED BY ADJOINING PROPERTY OWNERS.

BOOK 457 PAGE 60

File Name: J:\27400-27450\27432\27432.DWG

ORDER NO. 27432  
DATE: JULY 9, 2003  
FOR: MIKE FOSS  
SHEET 1 OF 4

**MONUMENT KEY**

	Iron Rebar Set	3/4" x 24"(1.5 Lbs./Ft.)
	Iron Pipes Found	-X-X-
	Iron Rebar Found	■
	Drill Hole Found	◇
	Fences	- - -
	Conc. Mon. Found	■
	C. I. Mon. Found	◇

**R.H. BATTERMAN & CO. INC.**  
LAND SURVEYORS - ENGINEERS - PLANNERS  
2857 BARTELLS DR, BELOIT, WISCONSIN 53511  
(608) 365-4464 FAX (608) 365-1850  
E-MAIL: SURVEYOR@INWAVE.COM

178

# AFFIDAVIT

Document Number

6-2-2037.1  
Parcel Identification Number

State of Wisconsin  
County of Rock



Rock Co Planning & Development  
51 S Main St  
Janesville, WI 53545

The Rock County Planning & Development Committee hereby approves the following revision of the note found on Lot 1 of CSM Document No. 1619719, Volume 26, Page 178, A Certified Survey Map of Out-lot 1 of Certified Survey Map Document No. 1354828 as recorded in Volume 21 Pages 1, 2 and 3, also Lots 17, 18, 19, 20, 21, 22, 23 and 24 of Block 1 of "The Ravines" as platted and recorded, being also part of abandoned C&NW Railroad lying easterly thereof, being all a part of Government Lot 3 of Section 14, T. 1 N., R. 12 E. of the 4<sup>th</sup> P.M., Beloit Township, Rock County, Wisconsin (Rock County Land Division 2003 027).

"2.) LOT 12 OF BLOCK 2 OF THE RAVINES SUBDIVISION IS HEREBY RESTRICTED FOR USE ONLY AS AN AREA FOR A MOUND TYPE PRIVATE SEWER SYSTEM FOR LOT 1 AND MAY NOT BE SOLD INDIVIDUALLY, BUT ONLY WITH LOT 1 OF THIS CERTIFIED SURVEY MAP."

This restriction is being revised as a Soil and Site Evaluation Report has been reviewed and approved by the Rock County Health Department for an onsite sanitary system (mound only) on Lot 12 of Block 2 of the Ravines Subdivision.

The release of this restriction is in compliance with Section 236.293 of the Wisconsin State Statutes.

This request was made by Lynn Grover owner of record.

Approved by the Rock County Planning & Development Committee.

Instrument drafted by Colin Byrnes Acting Director – Rock County Planning & Development Agency

Approved by the Rock County Planning & Development Committee this _____ day of _____ 20____.	STATE OF WISCONSIN, County of _____; Subscribed and sworn to before me on _____ by the above named person.
_____ Committee Designee – Title	_____ Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)
_____ Print or type name	Print or type name: _____ Title: _____ Commission expires: _____
Approved by the Board of the Town of Beloit this _____ day of _____ 20____.	STATE OF WISCONSIN, County of _____; Subscribed and sworn to before me on _____ by the above named person.
_____ Town Clerk	_____ Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)
_____ Print or type name	Print or type name: _____ Title: _____ Commission expires: _____

# ADMINISTRATIVE QUARTERLY REPORT

	1st Quarter						2nd Quarter						3rd Quarter						4th Quarter						Totals			Year
	# of Appl.		Denials		Approvals		# of Appl.		Denials		Approvals		# of Appl.		Denials		Approvals		# of Appl.		Denials		Approvals		# of Appl.	Denials	Approvals	
<b>2010</b>																												
Brd. of Adjustment	2	1	1	-	-	-	2	1	1	2	2	2	2	1	1	-	1	1	1	1	1	1	1	5	3	2	2	
Land Divisions	11	-	8	15	-	10	21	15	-	16	-	20	24	16	-	24	67	-	-	-	-	-	67	-	-	58	58	
Bldg. Permits	4	-	4	21	-	21	6	6	-	6	-	9	9	6	-	9	40	-	-	-	-	-	40	-	-	40	40	
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-	1	
<b>2011</b>																												
Brd. of Adjustment	-	-	-	2	-	2	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	4	1	3	3	
Land Divisions	9	-	12	17	-	9	17	14	-	14	-	18	14	14	-	14	61	-	-	-	-	-	61	-	-	53	53	
Bldg. Permits	6	-	6	4	-	4	10	10	-	10	-	5	5	10	-	5	25	-	-	-	-	-	25	-	-	25	25	
Access Control	-	-	-	-	-	-	1	1	-	1	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	-	1	
<b>2012</b>																												
Brd. of Adjustment	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	3	1	2	2	2	
Land Divisions	11	-	14	19	-	14	6	6	-	12	-	14	8	12	-	14	50	-	-	-	-	-	50	-	-	48	48	
Bldg. Permits	3	-	3	8	-	8	4	4	-	4	-	2	2	4	-	2	17	-	-	-	-	-	17	-	-	17	17	
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>2013</b>																												
Brd. of Adjustment	1	-	1	2	-	2	2	2	-	1	-	4	2	1	2	2	9	2	2	2	2	2	9	2	6	6	6	
Land Divisions	13	-	11	10	-	9	18	17	-	17	-	10	11	17	-	11	51	-	-	-	-	-	51	-	-	48	48	
Bldg. Permits	4	-	4	9	-	9	10	10	-	10	-	5	5	10	-	5	28	-	-	-	-	-	28	-	-	28	28	
Access Control	-	-	-	1	-	1	1	1	-	1	-	-	-	1	-	-	2	-	-	-	-	-	2	-	-	2	2	
<b>2014</b>																												
Brd. of Adjustment	2	1	1	3	1	2	2	2	-	2	-	1	1	2	-	1	8	1	1	1	1	1	8	2	6	6	6	
Land Divisions	14	-	9	18	-	11	19	9	-	9	-	13	14	9	-	14	64	-	-	-	-	-	64	-	-	43	43	
Bldg. Permits	-	-	-	6	-	6	6	6	-	6	-	5	5	6	-	5	17	-	-	-	-	-	17	-	-	17	17	
Access Control	-	-	-	1	-	1	1	1	-	1	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	1	

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt	
10-1720-0000-61300	PER DIEMS	P1403958	12/30/2014	HAVIZA,RICHARD	9.20	
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance	
	20.00	0.00	0.00	9.20	10.80	
<b>REAL PROPERTY DESCRIPTION PROG TOTAL</b>				<b>9.20</b>		

I have examined the preceding bills and encumbrances in the total amount of **\$9.20**  
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:  
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 22 2015**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

2014

Rock County

COMMITTEE APPROVAL REPORT

01/14/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-63100	OFC SUPP & EXP	P1403189	12/20/2014	EXCEL BINDING INC	4,651.60
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	12,740.00	231.94	0.00	4,651.60	7,856.46
<b>SURVEYOR PROG TOTAL</b>				<b>4,651.60</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$4,651.60**  
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:  
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 22 2015**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

2014

Rock County

COMMITTEE APPROVAL REPORT

01/14/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1403942	11/30/2014	JANESVILLE GAZETTE INC	142.37
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	570.00	191.39	0.00	142.37	236.24
<b>PLANNING PROG TOTAL</b>				<b>142.37</b>	
64-6900-0000-63107	PUBL & LEGAL	P1403942	11/30/2014	JANESVILLE GAZETTE INC	52.10
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	306.00	455.23	0.00	52.10	(201.33)
<b>BOARD OF ADJUSTMENT PROG TOTAL</b>				<b>52.10</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$194.47**  
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:  
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 22 2015**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_



Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-63200	PUBL/SUBCR/DUES				
		P1500674	01/01/2015	WISCONSIN COUNTY SURVEYORS AS	100.00
		P1500675	01/01/2015	WISCONSIN SOCIETY LAND SURVEYC	170.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	395.00	0.00	0.00	270.00	125.00
13-1730-0000-64200	TRAINING EXP				
		P1500678	01/01/2015	UNIVERSITY OF WISCONSIN STEVEN	240.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,175.00	0.00	0.00	240.00	935.00
<b>SURVEYOR PROG TOTAL</b>				<b>510.00</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$510.00**  
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:  
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 22 2015**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

2015

Rock County

COMMITTEE APPROVAL REPORT

01/14/2015

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63200	PUBL/SUBCR/DUES				
		P1500601	01/01/2015	JANESVILLE GAZETTE INC	299.00
		P1500634	01/01/2015	WISCONSIN COUNTY CODE ADMINIST	70.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	303.00	0.00	0.00	369.00	(66.00)
<b>PLANNING PROG TOTAL</b>				<b>369.00</b>	

64-6420-0000-63200	PUBL/SUBCR/DUES				
		P1500609	01/01/2015	WISCONSIN ECONOMIC DEVELOPEM	325.00
		P1500610	01/01/2015	MC GRAW HILL CONSTRUCTION	343.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	649.00	0.00	0.00	668.00	(19.00)

64-6420-0000-64918	ADVERTISING				
		P1500608	01/01/2015	I 39 LOGISTICS CORRIDOR ASSOCA	500.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,500.00	0.00	0.00	500.00	1,000.00
<b>ECONOMIC DEVELOPMENT PROGRAM PROG TOTAL</b>				<b>1,168.00</b>	

64-6910-0000-64313	RC RESOURCE/TOUR				
		P1500607	01/01/2015	ROCK COUNTY TOURISM COUNCIL	3,000.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	3,000.00	0.00	0.00	3,000.00	0.00

64-6910-0000-64317	CO-OP WI TOURISM				
		P1500607	01/01/2015	ROCK COUNTY TOURISM COUNCIL	2,500.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,500.00	0.00	0.00	2,500.00	0.00
<b>ROCK CO.TOURISM COUNCIL PROG TOTAL</b>				<b>5,500.00</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$7,037.00**  
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:  
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **JAN 22 2015** Dept Head \_\_\_\_\_  
 Committee Chair \_\_\_\_\_

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
REQUEST FOR COMMITTEE ACTION**



*Project ID(s)* 20675-D-1

*Project Recommended By*

*Funding Source(s)* CDBG – Program Income

**HOUSEHOLD INFORMATION**

Household Size: 4	Annual Income: \$ 34,164	Location: Town of Turtle
-------------------	--------------------------	--------------------------

**ASSESSED VALUE INFORMATION**

Land	\$ 40,000	Appraised Value	\$ 81,179
Buildings	\$ 43,200	When Appraised	
Total	\$ 83,200	Type of Appraisal	FMV

**MORTGAGES OR LIENS**

1. \$ 52,000	4. \$	<b>TOTAL MORTGAGE(S)</b> \$ 52,000
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 31,200	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

**VERIFICATIONS**

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

**SUMMARY OF PROPOSED WORK**

**Scope Item #1:** Install new electrical circuit and balance the electrical loads over all of the circuits

**Scope Item #2:** Remove existing PVC pipe connection and install new pipe and connections to eliminate any leakage

*TYPE OF PROJECT* Grant  
*RECOMMEND TOTAL PROJECT BID OF* \$ 1900

**COMMITTEE ACTION**

APPROVE       DENY      Committee Approved Bid Total \$ \_\_\_\_\_

---

**Signature of Planning & Development Committee Chair** \_\_\_\_\_ **Date** \_\_\_\_\_



**ROCK COUNTY GOVERNMENT**  
*Planning & Development Agency*

**MEMORANDUM**

**TO:** Planning & Development Committee

**FROM:** Colin Byrnes, Interim Director  
Cheryl Martin, Accountant

**SUBJECT:** Request for Alteration of Existing Rock County Mortgage (Loan ID 006070D1)

**DATE:** January 14, 2015

Rock County Loan Balance: \$ 15,870.00 (Deferred Payment Loan-mtg signed May 10, 2010)  
1<sup>st</sup> mortgage Loan Balance: \$131,067.86

2014 Assessed Property Value: \$103,000  
2014 Est. Fair Mkt. Value: \$107,100

Work Performed: Soil Testing / Septic System Replacement  
2013 Property Tax Status: Paid in full

Per the current Housing & Community Development Policies & Procedures Manual which states:  
*"Decisions concerning processes that would reduce the amount of an existing Rock County Community Development mortgage are to be made by the Planning & Development Committee of Rock County"*.

**Summary:**

The homeowner has an accepted offer to purchase of \$92,000.00  
The homeowner's request for alteration of an existing loan is as follows:

1<sup>st</sup> mortgage holder accept \$79,849.21 on the remaining balance of \$131,067.91  
Rock County accept \$2,192.00 on its remaining balance of \$15,870.00

**Possible Alternatives:**

1. Accept the request for payment in full of the loan for \$15,870.00
2. Request a settlement for an amount other than \$2,192.00
3. Reject the offer – accept no less than the full amount owed.



ROCK COUNTY PLANNING & DEVELOPMENT AGENCY  
 51 S. MAIN STREET  
 JANESVILLE, WI 53545  
 (608) 757-5587  
 WWW.CO.ROCK.WI.US

REQUEST FOR SUBORDINATION - ALTERATION OF EXISTING MORTGAGE

Submitting false or incomplete information may result in this request being summarily rejected

Date: 12-17-14

Name of Person Filling Out Form: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Title, Organization: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Name of Person(s) Requesting Subordination/Alteration: \_\_\_\_\_

Property Address: \_\_\_\_\_

Is the Property the Applicant's Primary Residence? Yes  No

Current Payment History of Existing Mortgage: Is Loan Current? Yes  No

(If Applicable) Number of Late Payments in the Last 12 Months 12

~~REQUIRED: Submit a 1 year Payment History on the existing mortgage.~~

LOAN	TYPE Fixed, ARM, Balloon	TERM (Years)	INTEREST RATE	MONTHLY PAYMENT	AMOUNT DUE
CURRENT MORTGAGE	<u>arm</u>			<u>700?</u>	<u>131,062.91</u>
2 <sup>ND</sup> MORTGAGE	<u>Rock County</u>				<u>15,870.00</u>
NEW MORTGAGE AMOUNT					
<u>3<sup>rd</sup> Mortgage</u>					
ROCK CO LOAN AMOUNT					<u>605.00</u>
<u>Judgment</u>					<u>3061.10</u>

79,849.10  
 1587.00  
 605.00  
 500.00

Property Value: 95,000.00 Based on: (Appraisal, Market Assessment, etc.) \_\_\_\_\_

Assessed Value of Property: 103,100 Will the new Mortgage Include a Property Tax Escrow? (Required by Rock County to Approve a subordination Request) Yes  No

Reason for Subordination - Alteration Request (Provide attachments as necessary):

Due to medical bills, my husband had cancer and passed away. Can no longer afford payment + upkeep

List ALL Amounts and Uses for Proposed Mortgage Below (Attach additional required documentation):

N/A

FOR OFFICE USE ONLY			
APPLICANT LOAN NO.:	<u>006070 D 1</u>	MORTGAGE DATE:	<u>May 10, 2010</u>
ORIGINAL LOAN AMOUNT:	<u>\$ 15,870.00</u>	CURRENT LOAN AMOUNT:	<u>\$15,870.00</u>
LOAN STATUS	<u>OPEN</u>	RECOMMENDATION	
NOTES:			

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

COLIN BYRNES  
INITIATED BY



COLIN BYRNES  
DRAFTED BY

PLANNING AND DEVELOPMENT  
COMMITTEE  
SUBMITTED BY

DECEMBER 26, 2014  
DATE DRAFTED

**TO RECOGNIZE STEVEN SCHRAUFNAGEL**

- 1 **WHEREAS**, Steven Schraufnagel has served the citizens of Rock County over the past 41 years as a dedicated
- 2 and valued employee of Rock County; and
- 3
- 4 **WHEREAS**, Steven Schraufnagel began his career with the County on October 16, 1973 as a Planning Draftsman;
- 5 since 1990, he has performed the duties of a Planner III and has skilfully provided leadership on multiple occasions
- 6 as Acting Director of the Planning, Economic and Community Development Agency since 2006; and
- 7
- 8 **WHEREAS**, Steven Schraufnagel through the years has played a key role authoring and implementing planning
- 9 programs, policies and procedures; and
- 10
- 11 **WHEREAS**, Steven Schraufnagel's institutional knowledge of the Planning, Economic and Community
- 12 Development Agency's past, present and his wisdom for the future will be sorely missed as he begins his
- 13 retirement on January 16, 2015; and
- 14
- 15 **WHEREAS**, the Rock County Board of Supervisors, representing the citizens of Rock County, wishes to
- 16 commend Steven Schraufnagel for his considerable contributions to the quality of services that the Planning,
- 17 Economic and Community Development Agency has delivered to the citizens of Rock County and for his long and
- 18 faithful service.
- 19
- 20 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors, duly assembled this
- 21 \_\_\_\_\_ day of \_\_\_\_\_, 2015, does hereby commend Steven Schraufnagel for his 41 years of service
- 22 and extend best wishes for his future endeavors; and
- 23
- 24 **BE IT FURTHER RESOLVED** that the County Clerk be authorized and directed to furnish a copy of this
- 25 resolution to Steven Schraufnagel.

Respectfully Submitted,

Planning and Development Committee

County Board Staff Committee

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
J. Russell Podzilni, Chair

\_\_\_\_\_  
Mary Mawhinney, Vice Chair

\_\_\_\_\_  
Sandra Kraft, Vice Chair

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
Eva Arnold

\_\_\_\_\_  
Wayne Gustina

\_\_\_\_\_  
Henry Brill

\_\_\_\_\_  
Jason Heidenreich

\_\_\_\_\_  
Betty Joe Bussie

\_\_\_\_\_  
Mary Mawhinney

\_\_\_\_\_  
Louis Peer

\_\_\_\_\_  
Alan Sweeney

\_\_\_\_\_  
Terry Thomas