



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, MAY 10, 2018 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Election of Vice Chair
4. Set Meeting Day and Time
5. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday April 26, 2018.
6. Citizen Participation, Communications and Announcements
7. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2018 002
Rock River Real Estate Development LLC c/o James Bursinger
 - B. **Action Item:** Review & Approval, Approval with Conditions or Denial of
Shoreland Conditional Use Permit 2018 002
Rock River Real Estate Development LLC c/o James Bursinger
 - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval
with Conditions or Denial of Land Division
 - 2018 021 (Union Township) – Bjugstad (pg.13)
 - 2018 022 (Union Township) – Marshall (pg.19)
8. Economic Development
 - A. Information Item: Rock Ready Index Q1 2018

9. Finance

A. Information Item: Committee Review of Payments

B. Action Item: Transfers

10. Community Development

A. **Action Item:** Housing Rehabilitation Loan Alteration Request – Loan ID 006007D1 & 097075D1 (CDBG Funds) Tabled at 4/24/18 Meeting

B. Information Item: Rock Internship Program

11. Committee Reports

12. Directors Report

A. Analysis of Impediments to Fair Housing for Cities of Beloit & Janesville and Greater Rock County.

13. Adjournment

Future Meetings/Work Sessions

TBD



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2018 002 – Rock River Real Estate Development LLC
c/o James Bursinger

DATE: May 10, 2018

Summary:

The Rock County P&D Staff has received a request from Rock River Real Estate Development LLC for a Shoreland Conditional Use Permit for filling and grading activities associated with depositing clean limestone material excavated from the Town of Beloit sewer installation project. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. The project is not within the Floodplain Zoning District of the Rock River. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part of the NW 1/4 of Section 23, Beloit Township, Parcel 6-2-265. The owner's address is 2719 Sarah Lane, Beloit, and the general location for this proposed project is near the intersection of W. Millar Rd and S. Pow Wow Trail, Beloit.

The limestone material was blasted and excavated for the sewer project within public right of way that is adjacent to the applicant's property. The proposed fill site is a relatively small former quarry. Select pages of the application materials are included in the packet for reference and site photographs will be available at the meeting.

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

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

1. *The maintenance of safe and healthful conditions.* **One purpose of the project is to improve the safety on the property by reducing the existing vertical quarry wall.**
2. *The prevention and control of water pollution including sedimentation.* **The nature of the material and topography of the site will greatly reduce the chance for runoff to the Rock River. The material will be deposited in a manner that will prevent sedimentation.**
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.* **There is limited Floodplain on this property and it does not extend to the deposit site.**

4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. Erosion potential will be minimal based on the fact the material is limestone and the existing topography will limit the chance of offsite discharge.*
5. *The location of the site with respect to existing or future access roads. Not applicable for this project.*
6. *The need of the proposed use in a shoreland location. The proposed project is an effort to improve the safety on the property through the use of excess material from a public works project. If the project is not approved, the site will remain as is and the excess material will be hauled to another location for disposal.*
7. *Its compatibility with uses on adjacent land. The use of the land will not be changed based on this proposal.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not applicable for this project.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; This standard can generally be met.*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2018 002 with the following conditions for the Committee to consider:

1. The project shall be completed according to the approved plans unless minor revisions are approved in advance by Staff. Only clean fill from the Town of Beloit Sewer project may be deposited on the property. Significant revisions to the plans, or a request to deposit fill from another source, will require additional review and action by the Committee.
2. The limestone material shall be deposited in a manner than prevents sedimentation of fine material into the Rock River. If necessary, a berm shall be constructed at the lower end of the quarry site to trap runoff and allow fines to settle out.
3. All other necessary permits or approvals for the project shall be obtained prior to starting work on site.
4. This permit expires one year from the date of Committee approval unless approved otherwise.



April 23, 2018

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Rock River Real Estate Development, LLC (c/o James Bursinger) for a Shoreland Conditional Use Permit for filling and grading activities associated with depositing clean limestone material excavated from the Town of Beloit sewer installation project. The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part of the NW 1/4 of Section 23, Beloit Township, Parcel 6-2-265. The owner's address is 2719 Sarah Lane, Beloit, and the general location for this proposed project is near the intersection of W Millar Rd and S Pow Wow Trail, Beloit.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, May 10th, 2018.

Please contact the Rock County Planning & Development Agency at 608-757-5587 with any questions or to review the application materials.

Andrew Baker
Senior Planner – Rock County Planning, Economic & Community Development

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: | CVP2018002 |
| Received By - Date (MM/DD/YYYY): | 4/23/18 |
| Date of Hearing: | 5/10/18 |
| Permit Fee: | 600.00 |

Rock County Shoreland Conditional Use Permit Application

Required for projects consisting of land disturbance greater than 1000 square feet or 40 cubic yards of fill within the Shoreland Zoning District.

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

| | | | | | | | |
|----------|--------------------|-------|--------|------------|--------------|------|-------|
| Name: | James C. Bursinger | | | Telephone: | 608-290-5923 | | |
| Address: | 2719 Sarah Lane | City: | Beloit | State: | WI | Zip: | 53511 |

AGENT (i.e. Builder, Contractor, etc)

| | | | | | | | |
|----------|--|-------|--|------------|--|------|--|
| Name: | | | | Telephone: | | | |
| Address: | | City: | | State: | | Zip: | |

Identify the individual that will serve as the primary contact: LANDOWNER AGENT

PROPERTY INFORMATION

| | | | | | |
|--|--|--------|---------------------------------------|--|--|
| Sub-division name: | Not applicable <input checked="" type="checkbox"/> | | Lot number: | Not applicable <input checked="" type="checkbox"/> | |
| Property location: | Town of | Beloit | 1/4 of | 1/4 | |
| | Section | 23 | Tax parcel number (s) - | 004 023018 | |
| Road/Street name (with address if applicable): | Miller | | Property size (Square feet or acres): | 52.47 acres | |
| | | | Property dimensions (Feet): | X | |

Property is within/contains a (check all that apply): Floodplain Shoreland Wetland None

Property is adjacent to (check all that apply): Local/Town road County highway State highway U.S. highway

APPLICATION SITE PLAN REQUIREMENTS

Please include a Site Plan, prepared using the Rock County internet based Geographic Information System (www.co.rock.wi.us/planning-gis-maps-data), if possible, and including following information when applicable:

| | | |
|--|--|--|
| <input checked="" type="checkbox"/> Approximate location and dimension of disturbed area - included in a attached Request for Approval | <input type="checkbox"/> Floodplain Boundary - none on property | <input type="checkbox"/> Existing Buildings - none |
| <input checked="" type="checkbox"/> Identification and approximate location of Environmentally Sensitive Areas (e.g. steep slopes, wetlands, hydric soils, cultural resources, productive agricultural soils, woodlands) ag soils and ag woodlands | <input checked="" type="checkbox"/> Area to be filled and volume of fill approx 600 yards; see attached Request for Approval | <input checked="" type="checkbox"/> Erosion control measures - none level to follow existing contour |
| | <input type="checkbox"/> Planned impervious surfaces - none | |

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a Shoreland Conditional Use Permit or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per this form, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. I understand that this permit application will be acted upon by the Rock County Planning and Development Committee following a Public Hearing and that Shoreland Zoning Ordinance section 4.214(3)(C) requires that the Committee shall evaluate the effect of the proposed use upon the following:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use in a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal systems.
9. Location factors under which:
 - a. Domestic uses shall be generally preferred;
 - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
 - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

I understand the decision by the P&D Committee may be approval, approval with conditions or denial based on the site plan and evaluation of the above reference factors. A narrative which addresses the above referenced factors has been provided as part of this application. Any change in the approved plan requires review by this P&D Agency and possibly additional approval by the P&D Committee. Any change without prior approval is considered an Ordinance violation and may result in legal action.

LANDOWNER OR AGENT SIGNATURE:

James C. Bauringer

DATE:

23 Apr 2018

AGENCY REVIEW

A complete review of the application is provided in the Staff memo presented to the P&D Committee.

Lot is within/contains a (check all that apply):

Floodplain
 Floodway
 Floodfringe
 Shoreland
 Wetland
 None

Shoreland Zoning Impervious Surface Standard
 Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan.
 Does not apply

| | | |
|------------|--------------------------------|-------------|
| 4a. | Maximum Impervious Surface: | square feet |
| 4b. | Existing Impervious Surface: | square feet |
| 4c. | Additional Impervious Surface: | square feet |
| 4d. | New Total Impervious Surface: | square feet |

Mitigation Required Yes No If yes, additional planning is required.

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

Approve
 Approve with conditions
 Deny

AGENCY SIGNATURE: _____

TITLE: Administrator - Rock County Planning,
Economic & Community Development Agency

DATE: _____

Request for Approval

To: Dump Clean Fill from Town of Beloit Sewer Installation Project
On: Rock River Real Estate Development LLC Farm

April 22, 2018

Owners:

Jim Bursinger

Robert Zibert

Steve Townshend

Farm Property Description and Legend

Property owner Parcel information

DEVELOPMENT LLC ROCK RIVER REAL ESTATE

2739 S NATURES RIDGE RD

Parcel #: 6-2-265

BELOIT, WI 53511



Address: MILLAR DR

Legal Description:

OUTLOT 13 INCL OL 10 (EXCMILLAR DR) (EXC
LOOKOUT DR)(EXC COM C/L AFTON RD & MILLAR DR,
NE 308.45' NW 374.38', SW 12.2' NW 1234.52', W
314.57', SW 1748.91' TO POB) ALSO ABANDONED RR E &
ADJALSO VOL X P 347

Legend

Tax ID 004 023018

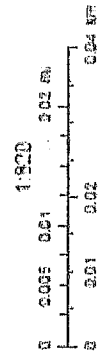
-  Proposed clean limestone fill dump area indicated by orange circles and arrows
-  - Limestone from Town of Beloit Sewer project (page 4)
Directions North and East indicated with blue arrows

Recommended Dump Site – Details from GIS



April 22, 2016

Countywide Shoreland Zoning





ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: May 10, 2018

Land Division Summary:

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

2018 021 (Union Township) – Bjugstad

2018 022 (Union Township) – Marshall

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

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



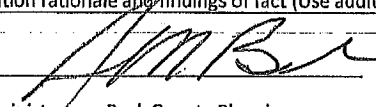
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible: 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"/> |

| 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. Utility easement(s) shall be placed on lots as requested by utility companies. | |
| 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of... | |
| 3. ...this survey. However, soils on the lot may be restrictive to the replacement of the existing system." | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE:  | DATE: 4/26/18 |
| TITLE: Administrator - Rock County Planning, Economic & Community Development Agency | |

| 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. Approved by Town of Union on March 29, 2018 (Zoning and Land Division) | |
| 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: Chair – Rock County Planning & Development Committee | |

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to RR has been approved by the Town
- 5. Dedicate a 33 ft half road right of way along N Weary Rd at the discretion of the Town of Union.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. CSM's shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates 1 lot from an existing 75 acre property Union Township, consisting of approximately 1.25 acres with an existing residence and other buildings. The parent parcel is currently zoned Exclusive (A1) by the Town of Union and the future land use plan for the parcel is Agriculture. The applicant has applied for a rezone from A1 to Rural Residential (RR) as part of the land division process. The A1 District is certified by DATCP for the Farmland Preservation Program, therefore the Town is required to consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District. The land ownership of this parent parcel extends to the quarter section line, which is approximately 35 west of the centerline of N Weary Rd. In other words, Lot 1 as proposed would not have frontage on a public road because the land along the road is part of two neighboring parcels (across the road). To remedy this situation, the two neighboring owners have signed quit claim deeds to transfer land west of the centerline to the applicant/owner of this land division.

TOWN ACTION

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

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

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

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

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

18. Committee action rationale and findings of fact:

RECEIVED

APR 2 2018



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

ROCK COUNTY PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 021

Received By - Date: 4-2-18
(MM/DD/YYYY):

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: | ATTN: OSCAR L & NORMA J BJUGSTAD - BJUGSTAD LIVING TRUST | | | Telephone: | |
| Address: | 6527 N WEARY RD | City: | EVANSVILLE | State: | WI Zip: 53536 |
| b. Name: | | | | Telephone: | |
| Address: | | City: | | State: | Zip: |

7. AGENT (SURVEYOR AND DEVELOPER)

| | | | | | |
|--------------------|---------------------------|-------|------------|------------|---------------|
| a. Surveyor name: | COMBS AND ASSOCIATES, INC | | | Telephone: | 752-0576 |
| 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 UNION | SE 1/4 of NW 1/4 |
| Section 36 | Tax parcel number(s) - 6-20-317 |

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 EVANSVILLE

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): 75 ACRES | 14. Land division area (Square feet or acres): 1.4 | 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: RR | 18. Future zoning of parent lot: A1 |

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 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: Ruth J. Beck DATE: 3/7/2018

16

| APPLICATION CHECKLIST | | | |
|---|-------------------------------------|-------------------------------------|-----------------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Location of the land division area by section, township, and range: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | <input type="checkbox"/> | <input type="checkbox"/> | |
| (1) Buildings: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (2) Streets, alleys, and public ways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (3) Driveways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (4) Rail lines: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (5) Private water wells or water supply systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (7) Any other public utilities: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | BLDGS. HAVE UTILITIES |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE PROPOSED |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (14) Detention or retention areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| l. Any other information required by the Agency: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NOTHING REQUESTED |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. Have you provided all required application form information and has the required party signed this application form? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

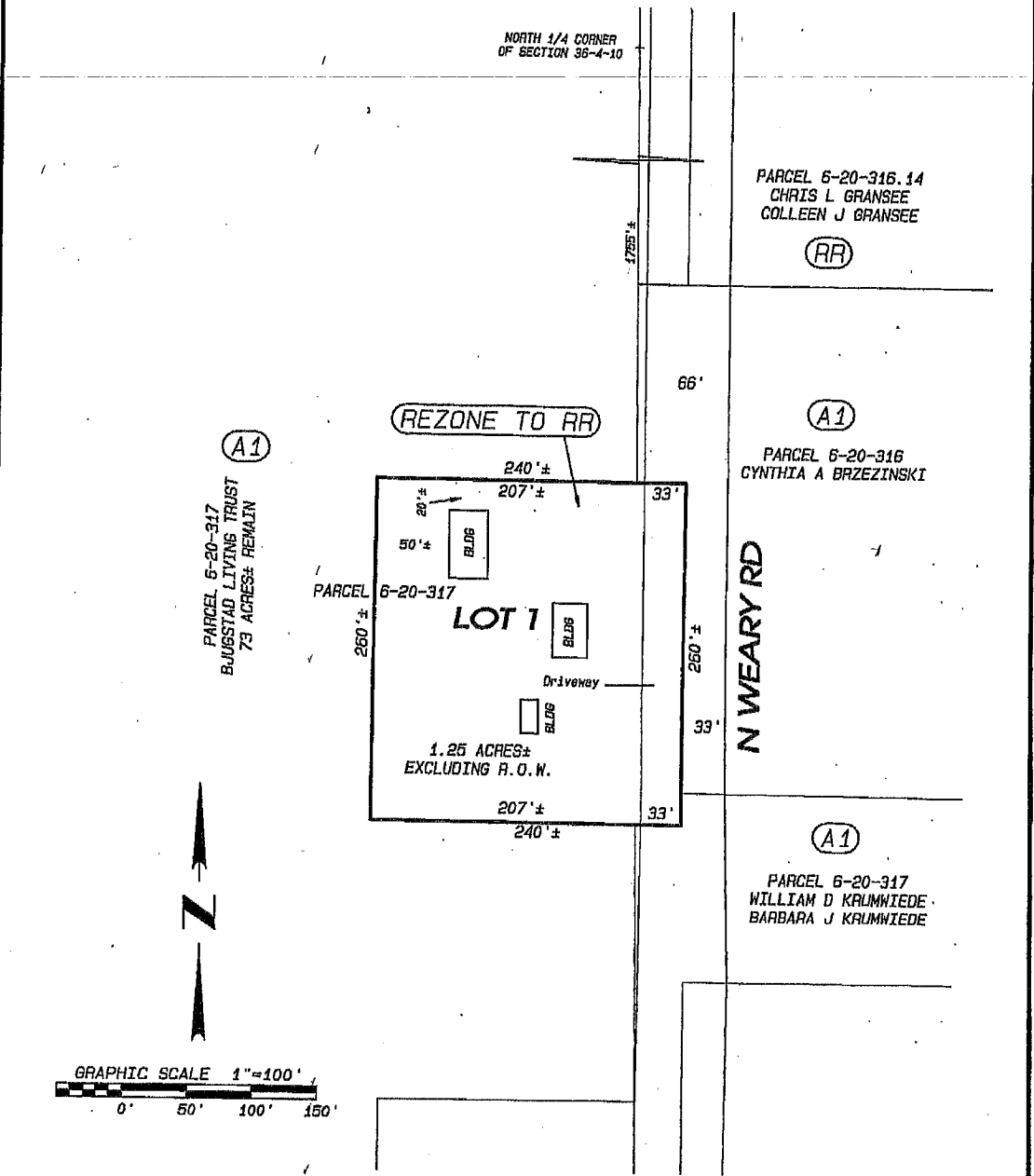
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



DATE: FEBRUARY 28, 2018

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118 - 042 For: BJUGSTAD

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



LD2018 022 Marshall
Application Number: _____

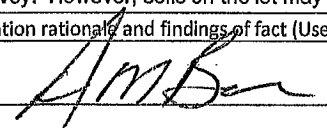
PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

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"/> |

| 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. Utility easement(s) shall be placed on lots as requested by utility companies. | |
| 2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of... | |
| 3. ...this survey. However, soils on the lot may be restrictive to the replacement of the existing system." | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE:  | DATE: 4/26/18 |
| TITLE: Administrator - Rock County Planning, Economic & Community Development Agency | |

| 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. Approved by Town of Union on March 29, 2018 (Zoning and Land Division) | |
| 2. Approved by Town of Union on March 29, 2018 (Zoning and Land Division) | |
| 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: Chair – Rock County Planning & Development Committee | |

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size of Lot 1, a rezone to A3 has been approved by the Town
- 5. Dedicate a 33 ft half road right of way along W Holt Rd at the discretion of the Town of Union.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. CSM's shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates 1 lot from an existing 99 acre property Union Township (6-20-29.1), consisting of approximately 9.5 acres with an existing residence and other buildings. The house on the property was built around 2006. The parent parcel is currently zoned Exclusive Agriculture (A1) by the Town of Union and the future land use plan for the parcel is Agriculture. The applicant has applied for a rezone from A1 to Agricultural District Three (A3) as part of the land division process. The A1 District is certified by DATCP for the Farmland Preservation Program, therefore the Town is required to consider the standards/factors outlined in the Zoning Ordinance related to rezoning property out of a Farmland Preservation Zoning District.

Section 4.116(2)(d) of County Ordinance dictates that lot configuration shall recognize topography and other natural landscape conditions and that lot lines shall abut at right angles or radial to streets, where feasible. Considering that proposed Lot 1 generally follows the current field boundary, it could be reasonable for the Committee to approve the proposal despite the fact the lot lines are not square.

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:

APR 2 2018

APR



AGENCY USE ONLY

Application Number: LDZ018 022

Received By - Date: 4-2-18
(MM/DD/YYYY):

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: | JERRY M & TERESA L MARSHALL REVOCABLE TRUST | Telephone: | |
| Address: | 15933 W HOLT RD | City: | BROOKLYN |
| | | State: | WI |
| | | Zip: | 53521 |
| b. Name: | | Telephone: | |
| Address: | | City: | |
| | | State: | |
| | | Zip: | |

7. AGENT (SURVEYOR AND DEVELOPER)

| | | | |
|--------------------|---------------------------|------------|------------|
| a. Surveyor name: | COMBS AND ASSOCIATES, INC | Telephone: | |
| 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 UNION | NW 1/4 of SE 1/4 |
| Section 4 | Tax parcel number(s) - 6-20-29.1 |

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

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

| | | |
|---|--|---|
| 13. Landowner's contiguous property area (Square feet or acres): 99 M/L | 14. Land division area (Square feet or acres): 9.5 M/L | 15. Current zoning of land division area: A-2 |
| 16. Number of new/additional lots created by land division: 1 | 17. Future zoning of new/additional lot(s) created by land division: A-3 | 18. Future zoning of parent lot: A+1 |

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

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

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

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

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a 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: Ruth J. [Signature] DATE: 3/7/2018

| APPLICATION CHECKLIST | | | |
|---|-------------------------------------|-------------------------------------|-------------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
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| (3) Driveways: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (4) Rail lines: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (5) Private water wells or water supply systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
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| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE PROPOSED |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
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| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NONE |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

COMMITTEE REVIEW REPORT
FOR THE MONTH OF APRIL 2018

| Account Number | Account Name | PO# | Check Date | Vendor Name | Inv/Enc Amt |
|-------------------------|--------------|----------|------------|-------------------------|-------------|
| 10-1721-0000-64200 | TRAINING EXP | P1800264 | 04/12/2018 | JP MORGAN CHASE BANK NA | 1,045.70 |
| LAND RECORDS PROG TOTAL | | | | | 1,045.70 |

I have reviewed the preceding payments in the total \$1,045.70

Date: _____ Dept _____
Committee _____

COMMITTEE REVIEW REPORT
FOR THE MONTH OF APRIL 2018

| Account Number | Account Name | PO# | Check Date | Vendor Name | Inv/Enc Amt |
|---|-----------------|----------|------------|--------------------------------|-------------|
| 64-6400-0000-63100 | OFC SUPP & EXP | P1800061 | 04/05/2018 | STAPLES BUSINESS ADVANTAGE | 72.65 |
| | | P1800063 | 04/05/2018 | MID CITY OFFICE PRODUCTS | 49.80 |
| 64-6400-0000-63107 | PUBL & LEGAL | | | | |
| | | P1800064 | 04/12/2018 | BLISS COMMUNICATIONS INC | 104.90 |
| 64-6400-0000-63200 | PUBL/SUBCR/DUES | | | | |
| | | P1801456 | 04/26/2018 | AMERICAN PLANNING ASSOCIATION | 95.00 |
| PLANNING PROG TOTAL | | | | | 322.35 |
| 64-6460-0000-63110 | ADMIN.EXPENSE | | | | |
| | | P1800061 | 04/26/2018 | STAPLES BUSINESS ADVANTAGE | 37.05 |
| HOUSING GRANT CLEARING ACCOUNT PROG TOTAL | | | | | 37.05 |
| 64-6730-0000-62420 | MACH & EQUIP RM | | | | |
| | | P1801030 | 04/26/2018 | HARRIS ACE HARDWARE LLP | 33.99 |
| SURVEYOR PROG TOTAL | | | | | 33.99 |
| 64-6900-0000-62100 | CONTRACTED SERV | | | | |
| | | P1801324 | 04/05/2018 | LAURA KOLNIK COURT REPORTER IN | 195.00 |
| BOARD OF ADJUSTMENT PROG TOTAL | | | | | 195.00 |

COMMITTEE REVIEW REPORT
FOR THE MONTH OF APRIL 2018

| Account Number | Account Name | PO# | Check Date | Vendor Name | Inv/Enc Amt |
|----------------|--------------|-----|------------|-------------|-------------|
|----------------|--------------|-----|------------|-------------|-------------|

I have reviewed the preceding payments in the total **\$588.39**

Date: _____ Dept _____

Committee _____



CITY OF JANESVILLE

Wisconsin's Park Place:

*Discover the community of choice
to realize life's opportunities*

CITY MANAGER'S OFFICE MEMORANDUM

June 18, 2014

TO: Community Development Authority

FROM: Maxwell Gagin, Management Analyst *MG*

SUBJECT: Review and Approve the Analysis of Impediments to Fair Housing Choice for the City of Janesville and Greater Rock County, Wisconsin Report

Request

The City Manager's Office requests that the Community Development Authority reviews and approves the Analysis of Impediments to Fair Housing Choice for the City of Janesville and Greater Rock County, Wisconsin.

City Recommendation

The City recommends the Community Development Authority review and approves the Analysis of Impediments to Fair Housing Choice for the City of Janesville and Greater Rock County, Wisconsin Report, as prepared by the City Manager's Officer.

Background

JS
The Analysis of Impediments to Fair Housing Choice for the City of Janesville and Greater Rock County, Wisconsin is a requirement of the Affirmatively Furthering Fair Housing certification that all recipients of Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds must make to the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments involves:

- A comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing;
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes; and
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

The U.S. Department of Housing and Urban Development (HUD) defines impediments to fair housing choice as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.

The purpose of this analysis is to determine what, if any, impediments exist in the City of Janesville and Greater Rock County, and to provide an action plan for elimination of the identified impediments.

The Analysis of Impediments will help the Neighborhood and Community Services Department identify areas to address through the HUD 5-Year Consolidated Plan, which needs to be completed by November 2014.

Analysis

Existing documents and policies were reviewed and interested agencies, organizations, and individuals were consulted. The analysis was conducted in 2014 by the staff of the City Manager's Office for the City of Janesville.

Staff identified six impediments to fair housing that the City of Janesville can work towards

- Inadequate Support for Non-English Speaking Residents
- Lack of Loans to Minorities
- Lack of Quality, Decent, and Affordable Housing Units
- Lack of Quality, Decent, and Affordable Rental Housing Units
- Lack of Rent Assistance (Section 8) Funding Availability to Meet Affordable Housing Need
- Ongoing Need for Fair Housing Education Outreach

Maxwell Gagin, one of the report authors, will be available at the Community Development Authority meeting to answer any questions the group may have.

cc: Jennifer Petruzzello, Director of Neighborhood and Community Services
Kelly Mack, Neighborhood Development Specialist
Anastasia Kocher, Administrative Intern