



PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, APRIL 23, 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, April 9, 2015
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit – Keith Kappa
  - B. **Action Item:** Shoreland Conditional Use Permit Approval – Keith Kappa
  - C. **Action Item:** Request to reduce Shoreland Conditional Use Permit Application Fee – Keith Kappa
  - D. **Action Item:** Preliminary Land Division Approval
    - LD 2015 010 (Porter Township) – Morris & Ryan Nelson
    - LD 2015 014 (Newark Township) – Phillip Nass
    - LD2015 019 (Newark Township) – Jeff Tucker
  - E. Information Item: Quarterly Report
6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
7. Corporate Planning
  - A. **Action Item:** Resolution in Opposition to Freezing the Knowles-Nelson Stewardship Program Fund
8. Community Development
  - A. **Action Item:** Extinguishing Community Development Mortgage Liens
9. Committee Reports

10. Directors Report

- A. Farmland Preservation Plan Map Amendment
- B. Board of Adjustment - Shoreland CUP – Traynor Gravel Pit
- C. Joint P&D/Housing Authority Meeting
- D. Southern Region Housing

11. Adjournment

**Future Meetings/Work Sessions**

May 14, 2015 (8:00 am)

May 28, 2015 (8:00 am)

June 11, 2015 (8:00 am)

June 25, 2015 (8:00 am)



March 31, 2014

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from the Keith Kapa for a Conditional Use Permit for activities associated with placing fill on a lot for a potential residential structure. Construction will take place within the Shoreland District of Lake Koshkonong. This request is being made in compliance with Section 4.208 of the Rock County Shoreland Zoning Ordinance.

The property is located in the NE1/4 of NW1/4 of Section 6, Milton Township. More commonly known as 1303 E. Koshkonong Dr., Edgerton, WI.

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, April 23, 2015.

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

Colin Byrnes  
Acting Director of Planning, Economic & Community Development

LG2015 006 Kappa

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WI 53545  
TEL: (608) 757-5587  
FAX: (608) 757-5586  
WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	SL 004
Date Received	3-27-15
Received by	KJW

SHORELAND CONDITIONAL USE PERMIT APPLICATION

**APPLICANT INFORMATION**

**OWNER INFORMATION**

(1) Name	Keiti Kala	Telephone	630 802-3004
Address	1303 Koshkavong Dr. E.	City	Edgerton
		State	WI
		Zip	53534

**PROPERTY INFORMATION**

**LOCATION** Tax parcels 6-13-39.5 & 6-13-1291 NE 1/4 NW 1/4 Sec. 6

Subdivision Name	Maple Beach 2nd	Lot & Block	W 1/2 Lot 27 & Unsurveyed portion
Lot Size	6-13-39.5 - 2,501 sq ft 6-13-1291 - 4,997 sq ft	Present Use	Vacant - Zoned R-1
Present Improvements on Land	NONE		Milton Township
Proposed Use or Activity	Construct new single family residence		

**PROJECT INFORMATION**

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

Amount of fill in cubic yards	> 40 <del>cu ft</del> cu ft FILL
Amount of disturbed area (square feet)	
Planned Completion Date	

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

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

**SIGNATURE**

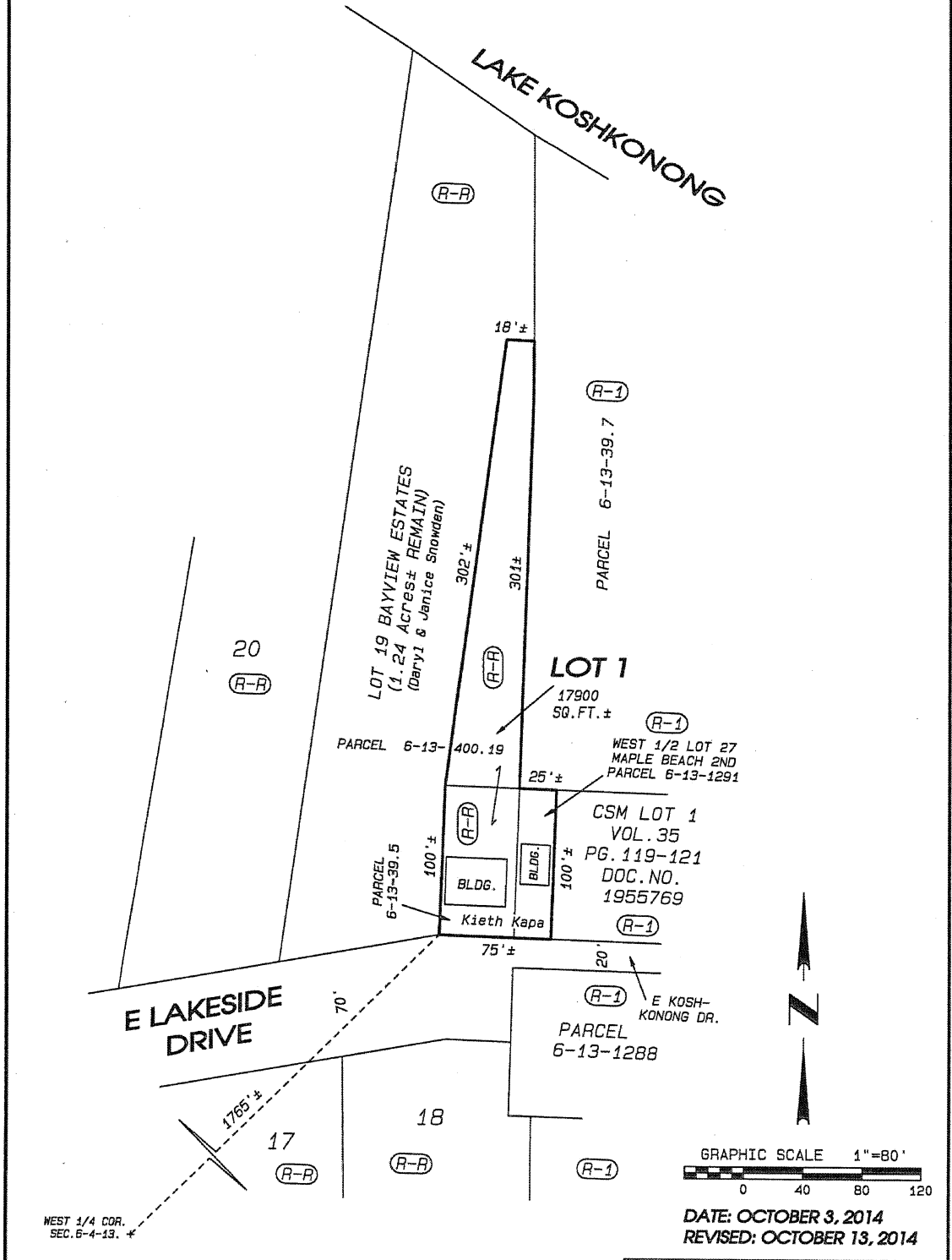
Property Owner Keiti Kala OR Agent/Surveyor \_\_\_\_\_

Approved by the Rock County Planning & Development Committee on \_\_\_\_\_

Committee Designee \_\_\_\_\_ Date \_\_\_\_\_

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF LOT 27, MAPLE BEACH SUBDIVISION NO.2 LOCATED IN GOVERNMENT LOT 2, PART OF LOT 19, BAYVIEW ESTATES AND PART OF GOVERNMENT LOT 1, ALL IN FRACTIONAL SECTION 6, T.4N., R. 13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



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

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114-331 For: KAPA

**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



**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:** April 7, 2015

**Summary:**

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

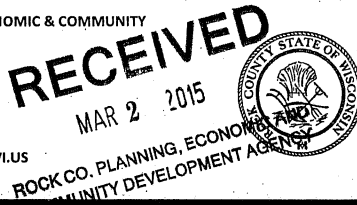
- LD2015 010 (Porter Township) – Morris & Ryan Nelson
- LD2015 014 (Newark Township) – Phillip Nass
- LD2015 019 (Newark Township) – Jeff Tucker

**Recommendation:**

P&D Agency Staff recommends Preliminary Approval of LD2015 010, LD2015 014 and LD2015 019 with conditions as indicated.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
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TELEPHONE: (608) 757-5587  
FAX: (608) 757-5586  
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WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: LD205-010

Received By - Date (MM/DD/YYYY): 3-2-2015

## 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:	MORRIS NELSON - RYAN NELSON			Telephone:			
Address:	10422 N. WALLIN RD.	City:	EDGERTON	State:	WI	Zip:	53534
b. Name:				Telephone:			
Address:				City:		State:	

**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:	

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 PORTER	NW 1/4 of NW 1/4
	Section 12	Tax parcel number(s) - 6-16-105

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): 80 ACRES M/L	14. Land division area (Square feet or acres): 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-1 (CUP)	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>Ralph J. [Signature]</i></u>	DATE: <u>2-2-15</u>
---	---------------------

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(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

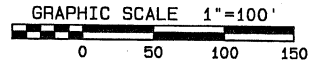
6



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T.4N., R.11E. OF THE 4TH P.M., TOWN OF PORTER, ROCK COUNTY, WISCONSIN.

NW CORNER OF SECTION 12-4-11.



PARCEL 6-16-90

N. WALLIN RD.

300'±

33'

450'±

450'±

33'

483'±

450'±

40'

135'±

PARCEL 6-16-105

75 ACRES± REMAIN

450'±

LOT 1

4.7 ACRES±  
(EXCLUDING R.O.W.)

Bldg.

Bldg.

Bldg.

Driveway



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114-083 For: ESPERSON

DATE: JUNE 24, 2014  
REVISED: JUNE 25, 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



Application Number: LD2015 Nelson

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 " <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"/>

8

**AGENCY RECOMMENDATION**

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

3. Show well location.

4. Existing structures shall meet setback regulations.

5. Final CSM shall be submitted to and approved by the Planning & Development Agency one year after the date of Preliminary Approval.

6. A CSM that is subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in an Exclusive Ag District.

7.

8.

9.

10.

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

The applicant proposes to split off existing AG buildings from the parent production land. It appears there is no septic system on the lot. Therefore, restrictions shall be placed on the lot unless the applicant proposes a septic in the future. Then a soil test shall be completed for the lot.

**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 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: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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. Note: "No building which produces wastewater allowed on lot."	
2. If a septic system is proposed then an acceptable soil and site evaluation report shall be received on Lot 1 prior to signing the Final CSM.	
3. Dedicate, at the discretion of the Town of Porter, a 33' half road right of way along N. Wallin Rd.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>2/20/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</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 <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

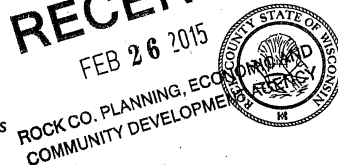
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
17. If you answered <b>Approve With Conditions</b> to 16., list conditions (Use additional sheet (2a) 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>	

10

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

**RECEIVED**  
FEB 26 2015



AGENCY USE ONLY

Application Number: LD2015-014  
Received By - Date (MM/DD/YYYY): 2-26-2015

## 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:	PHILLIP A NASS			Telephone:	
Address:	13417 E STATE ROAD 67	City:	SHARON	State:	WI Zip: 53585
b. Name:				Telephone:	
Address:		City:		State:	Zip:
<b>7. AGENT (SURVEYOR AND DEVELOPER)</b>					
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: <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 NEWARK		NW 1/4 of SE 1/4	
		Section 26		Tax parcel number(s) - 6-14-206	
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 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): 66 ACRES NORTH RD.		14. Land division area (Square feet or acres): 5 ACRES		15. Current zoning of land division area: A-1	
16. Number of new/additional lots created by land division: 1		17. Future zoning of new/additional lot(s) created by land division: A-3		18. Future zoning of parent lot: A-1	
19. Covenants or restrictions will be placed on the land division area: <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" 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): 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>Phillip A Nass</u>	DATE: <u>2-12-15</u>
--	----------------------

11

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 UTILITY SERVICES
(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"/>	

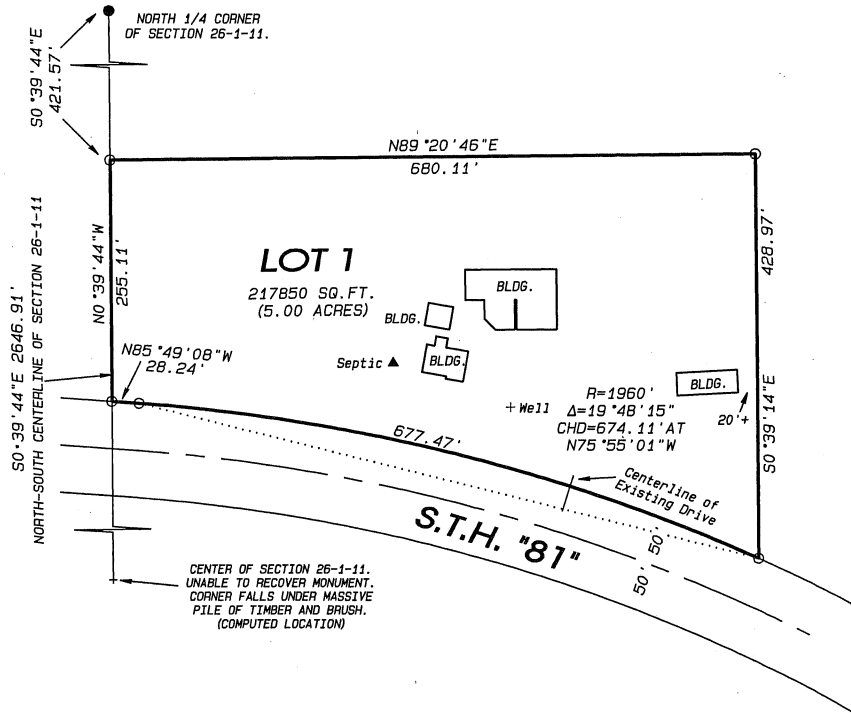
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

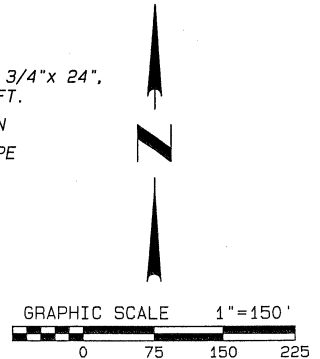
# CERTIFIED SURVEY MAP

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



## LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN
- ⊙ FOUND IRON PIPE



NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

NOTE: ASSUMED S0°39'14"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 26-1-11.

Project No. 110 - 088 For: NASS SHEET 1 OF 4 SHEETS

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: LD2015 014 Nass

## 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 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. Parent Parcel has access to STH 81 via a separate driveway or WIDOT approves a joint access point on the existing driveway.	
2. Show existing well and septic locations on final CSM.	
3. All structures shall meet setback regulations.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>3/31/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</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: _____	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. Note on Final CSM Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage sytem
- 4. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive
- 5. to the replacement of the system."
- 6. Final CSM shall be submitted to the Planning & Development Agency within one year of Preliminary Approval.
- 7.
- 8.
- 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:**

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

**RECEIVED**

MAR 11 2015

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

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY



AGENCY USE ONLY

Application Number: LD2015 019

Received By - Date (MM/DD/YYYY): 3-11-15

**PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

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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:	Jeff Tucker			Telephone:	
Address:	11220 S. Smythe School Road	City:	Beloit	State:	WI Zip: 53511
b. Name:				Telephone:	
Address:		City:		State:	Zip:

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

a. Surveyor name:	Jeff Garde			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 NEWARK	NW&E 1/4 of SE 1/4
	Section 26	Tax parcel number(s) - 6-14-208.6, 208.6A

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): 44.8	14. Land division area (Square feet or acres): 44.8	15. Current zoning of land division area: A1
16. Number of new/additional lots created by land division: 2	17. Future zoning of new/additional lot(s) created by land division: A3	18. Future zoning of parent lot: A1

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 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: Jeffrey G Tucker DATE: 3-9-15

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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	None
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	None AND WETLANDS
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WETLANDS
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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"/>	<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"/>	Residence already have private well and septic systems
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Plotted at 1"=300' Scale to fit on one sheet
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"/>	

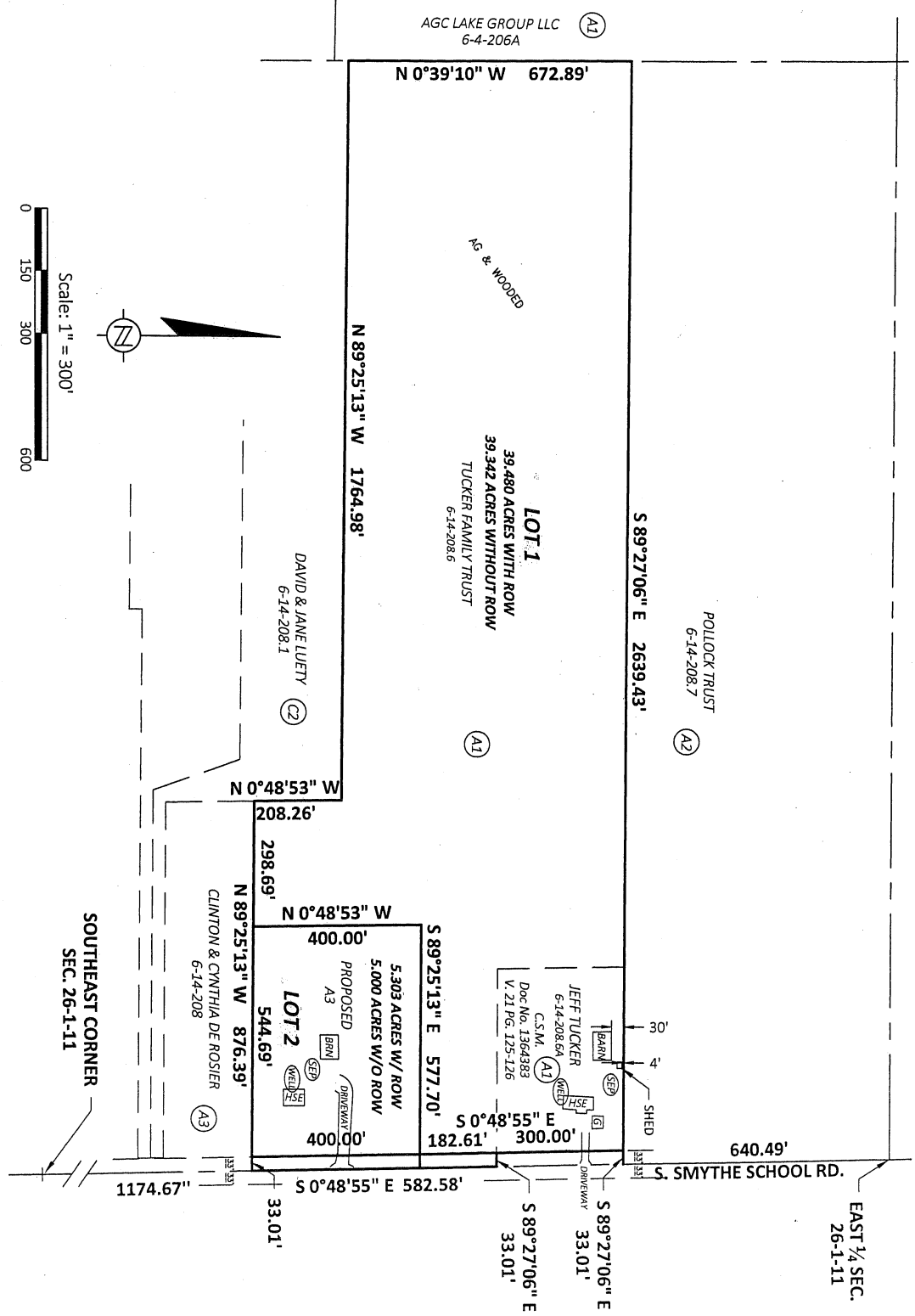
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

OF PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 26, T. 1 N., R. 11 E. OF THE 4TH P.M.  
NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO. 32075  
FOR: JEFF TUCKER  
DATE: February 20, 2015  
BOOK: SEE FILE  
PAGE: 1 OF X

**Batterman**  
engineers surveyors planners  
2857 Bartells Drive Beloit, Wisconsin 53511  
608.365.4464 www.rhbatterman.com





Application Number: LD2015 019 Tucker

## 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"/>
(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"/>
<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. 33' half road right of way dedicated to the public at the discretion of the Town of Newark.	
2. Note on Final Map: "Since Lot 2 contains existing buildings which utilize an existing private sewage system, no	
3. soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to replacement of the system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>3/31/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</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: _____	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>	

**AGENCY RECOMMENDATION**

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

- 3. Indicate septic and well locations on Final Map.
- 4. All structures shall meet setback regulations.
- 5. Indicate on Final CSM area of WI DNR wetlands as provided by the Agency Staff digital data.
- 6. The Final CSM shall be submitted for review and approval to Agency Staff within one year of Preliminary Approval.
- 7.
- 8.
- 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.

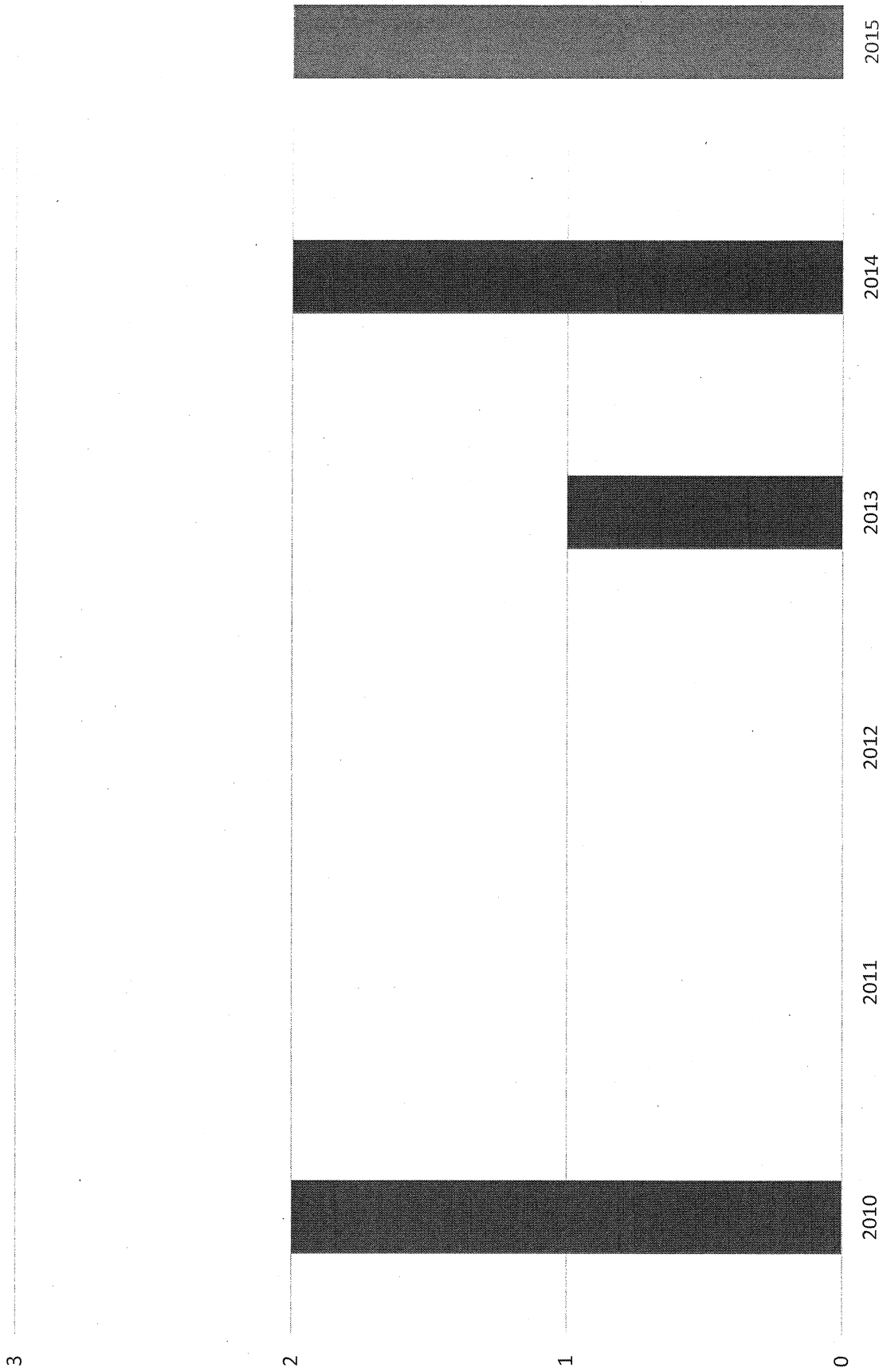
**18.** Committee action rationale and findings of fact:



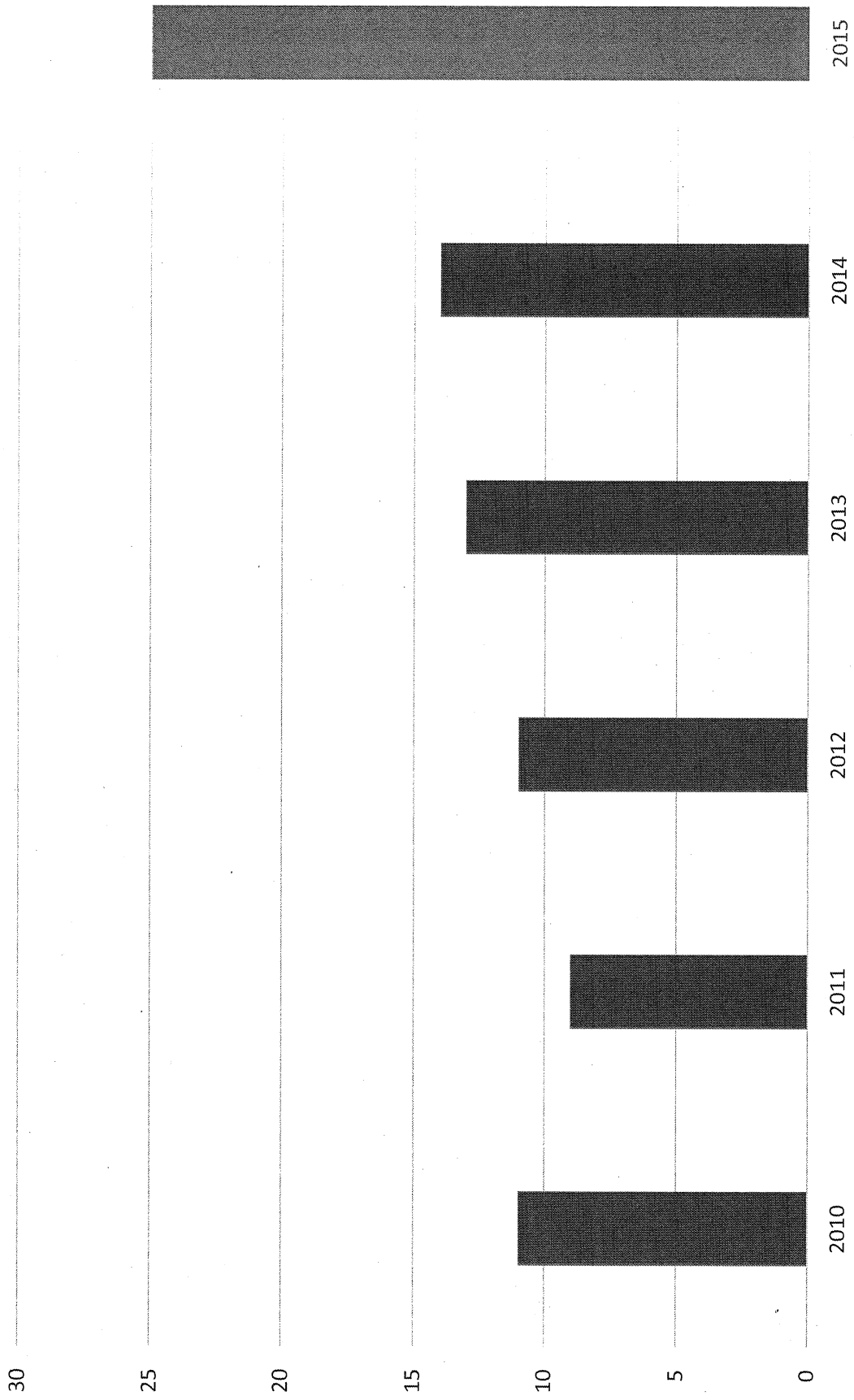
ADMINISTRATIVE QUARTERLY REPORT

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			Totals		
	# 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	2	2	-	1	1	1	5	3	2
Land Divisions	11	-	8	15	-	10	16	20	24	67	-	58	-	-	58
Bldg. Permits	4	-	4	21	-	6	6	9	9	40	-	40	-	-	40
Access Control	-	-	-	-	-	-	-	1	1	1	-	1	-	-	1
<b>2011</b>															
Brd. of Adjustment	-	-	-	2	-	2	1	1	1	1	4	1	4	1	3
Land Divisions	9	-	12	17	-	9	17	14	14	61	-	53	-	-	53
Bldg. Permits	6	-	6	4	-	4	10	5	5	25	-	25	-	-	25
Access Control	-	-	-	-	-	-	1	-	-	1	-	1	-	-	1
<b>2012</b>															
Brd. of Adjustment	-	-	-	2	-	2	-	-	1	1	3	1	3	1	2
Land Divisions	11	-	14	19	-	14	6	12	8	50	-	48	-	-	48
Bldg. Permits	3	-	3	8	-	8	4	4	2	17	-	17	-	-	17
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>2013</b>															
Brd. of Adjustment	1	-	1	2	-	2	2	2	2	4	2	2	9	2	6
Land Divisions	13	-	11	10	-	9	18	10	11	51	-	48	-	-	48
Bldg. Permits	4	-	4	9	-	9	10	5	5	28	-	28	-	-	28
Access Control	-	-	-	1	-	1	1	-	-	2	-	2	-	-	2
<b>2014</b>															
Brd. of Adjustment	2	1	1	3	1	2	2	-	2	7	2	5	7	2	5
Land Divisions	14	-	9	18	-	11	19	9	9	51	-	29	51	-	29
Bldg. Permits	-	-	-	6	-	6	6	-	6	12	-	12	12	-	12
Access Control	-	-	-	1	-	1	-	-	-	1	-	1	1	-	1
<b>2015</b>															
Brd. of Adjustment	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-
Land Divisions	25	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Bldg. Permits	14	-	14	-	-	-	-	-	-	-	-	-	-	-	-
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

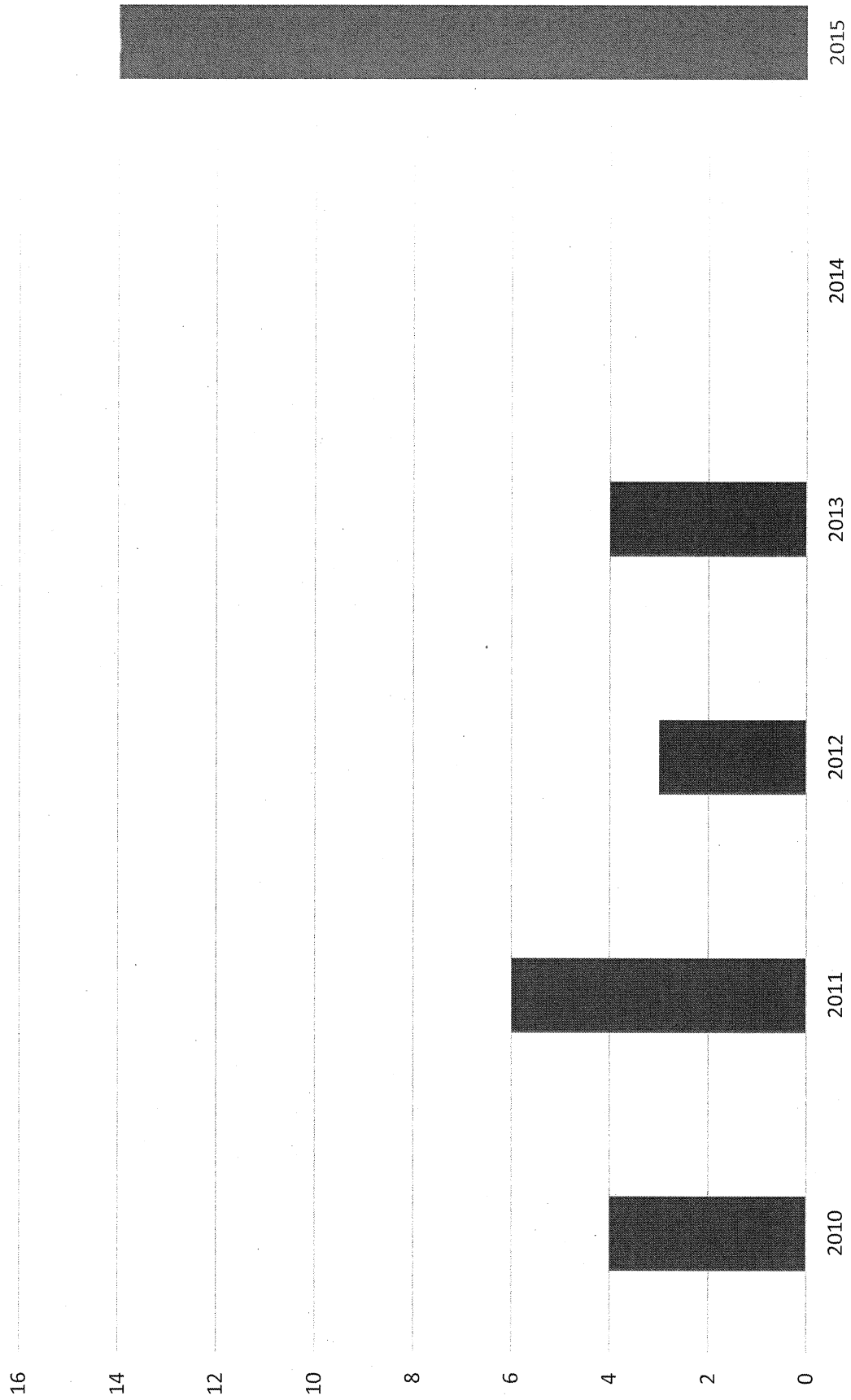
First Quarter Board of Adjustment Applications 2010-2015



First Quarter Land Division Applications 2010-2015



First Quarter Building Permits 2010-2015



COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-63100	OFC SUPP & EXP	P1501353	03/16/2015	JUSTRITE RUBBER STAMP AND SEAL	49.50
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,733.00	4,981.00	0.00	49.50	702.50
				<b>SURVEYOR PROG TOTAL</b>	<b>49.50</b>

I have examined the preceding bills and encumbrances in the total amount of **\$49.50**

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: **APR 23 2015**

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

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

COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100 ENC	OFC SUPP & EXP	R1501889	04/02/2015	AMAZON.COM	8.33
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,875.00	314.05	0.00	8.33	2,552.62
<b>PLANNING PROG TOTAL</b>				<b>8.33</b>	
64-6420-0000-64200	TRAINING EXP		01/20/2015	OTTERSTEIN,JAMES	250.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	575.00	0.00	0.00	250.00	325.00
<b>ECONOMIC DEVELOPMENT PROGRAM PROG TOTAL</b>				<b>250.00</b>	
64-6460-0000-63110	ADMIN.EXPENSE	P1501560	03/24/2015	NEIGHBORWORKS BLACKHAWK REGI	300.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	4,960.00	1,650.30	0.00	300.00	3,009.70
<b>HOUSING GRANT CLEARING ACCOUNT PROG TOTAL</b>				<b>300.00</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$558.33**  
 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: **APR 23 2015**

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

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

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Public Works Committee  
INITIATED BY



Lori Williams and  
Thomas Sweeney  
DRAFTED BY

Public Works Committee,  
Land Conservation Committee and  
Planning and Development  
Committee  
SUBMITTED BY

March 13, 2015  
DATE DRAFTED

**Opposition to Freezing the Knowles-Nelson Stewardship Program Fund**

1 **WHEREAS**, the Knowles-Nelson Stewardship Program has been providing money to the state, local  
2 governments, land trusts and other non-profits (NGOs) to purchase and protect land since 1989. It has  
3 helped protect more than 500,000 acres. These lands benefit all of us in Wisconsin by providing jobs,  
4 supporting local economies, protecting our water resources & air quality, promoting tourism & healthy  
5 lifestyles, guaranteeing places to hunt, hike, fish and explore close to home; and,  
6

7 **WHEREAS**, the Public Works Parks Division has utilized the stewardship fund in the recent past as an  
8 alternative funding source for various park projects and planned to utilize this fund for future park  
9 projects within Rock County. Past and future projects included or would include land acquisition and  
10 park development projects; and,  
11

12 **WHEREAS**, the Land Conservation Department (LCD) identified the stewardship fund as an  
13 alternative funding source for the Purchase of Agricultural Conservation Easement (PACE) Program  
14 for lands that fell within the Department of Natural Resources' (DNR) leased Public Hunting Program  
15 areas located in Rock County; and,  
16

17 **WHEREAS**, the LCD and DNR were committed to the development of a partnership for protecting  
18 the working lands of Rock County, through the PACE Program, while facilitating DNR interests of  
19 increasing public access opportunities within the public hunting areas; and,  
20

21 **WHEREAS**, the proposed freeze on the Knowles-Nelson Stewardship Program Fund dissolves this  
22 partnership, slows the progress of protecting working lands and slows the ability of the DNR increasing  
23 public access to private lands for hunting and fishing opportunities; and,  
24

25 **WHEREAS**, the Planning & Development Committee recommended and the County Board adopted  
26 policies in the Rock County Comprehensive Plan 2035 to protect agricultural and natural resources  
27 with viable and useful implementing tools such as the stewardship fund; and,  
28

29 **WHEREAS**, the Knowles-Nelson Stewardship Program Fund has been used by land trusts and other  
30 NGOs to purchase conservation easements in Rock County for the protection of working lands and  
31 natural areas; and,  
32


33 **WHEREAS**, the Public Works Committee, the Land Conservation Committee, and Planning and  
34 Development Committee have stated their opposition to freezing the stewardship funds as identified in  
35 the Governor's proposed 2015-2017 budget.  
36

37 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
38 this \_\_\_\_\_ day of \_\_\_\_\_, 2015, urges Governor Scott Walker to reconsider the proposed  
39 freeze to the Knowles-Nelson Stewardship Fund and requests the Wisconsin State Senate and Assembly  
40 to take action which maintains the stewardship fund in its entirety; and,  
41

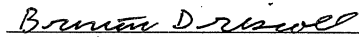
42 **BE IT FURTHER RESOLVED** that the County Clerk forward this Resolution to Wisconsin Governor  
43 Scott Walker; Secretary of the Department of Natural Resources, Cathy Stepp; Senator Janis Ringhand;  
44 Senator Steve Nass; Representative Mark Speitzer; Representative Andy Jorgensen; Representative Deb  
45 Kolste; and Representative Amy Loudenbeck.

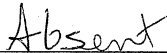
Respectfully submitted,

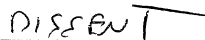
PUBLIC WORKS COMMITTEE

  
Betty Jo Bussie, Chair

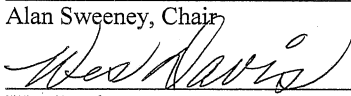
  
Eva Arnold

  
Brenton Driscoll

  
Absent  
Brent Fox

  
DISSENT  
Rick Richard

PLANNING AND DEVELOPMENT COMMITTEE

Alan Sweeney, Chair  
  
Wes Davis


Wayne Gustina

Jason Heidenreich

Mary Mawhinney

FISCAL NOTE:

No fiscal impact.


  
Sherry Oja  
Finance Director

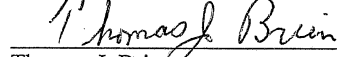
LEGAL NOTE:

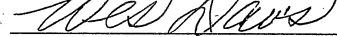
Advisory only.

  
Jeffrey S. Kuglitsch  
Corporation Counsel

LAND CONSERVATION COMMITTEE

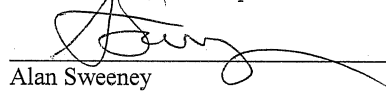
  
Rich Bostwick, Chair

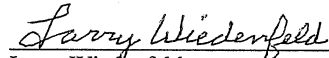
  
Thomas J. Brien

  
Wes Davis

Jason Dowd

David Rebut, FSA Representative

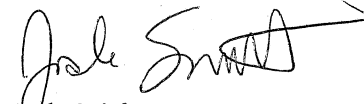
  
Alan Sweeney

  
Larry Wiedenfeld

  
Jeremy Zajac

ADMINISTRATIVE NOTE:

Matter of policy.

  
Josh Smith  
County Administrator



## Opposition to Freezing the Knowles-Nelson Stewardship Program Fund

### Executive Summary

Governor Walker has proposed to freeze the Knowles-Nelson Stewardship Program Fund until 2023, as introduced in the 2015 – 2017 State Budget proposal. The Knowles-Nelson Stewardship Program Fund is available each year in the form of grants to local units of government and nonprofit conservation organizations. These grants help fund land acquisition and recreational development statewide. This fund has helped protect over 500,000 acres of natural areas and working lands since its inception in 1989. Rock County, local units of government and nonprofit conservation organizations have relied on the Knowles-Nelson Stewardship Program Fund to provide critical financial support for past, present and future projects.

The Rock County Public Works Department Parks Division has utilized this fund for park improvement projects and to add land to the County Park System. The Parks Division was granted funds from the Knowles-Nelson Stewardship Program Funds to complete many of the projects in the Beckman Mill County Park. All projects are outlined in the County's Park Revitalization Plan. By securing this funding the Park Division was able to secure funding from additional grant sources and matching County funds. As a direct result of the Knowles-Nelson Stewardship funds, the vast network of volunteers associated with this park provided in-kind contributions that led to the completion of projects making this park what it is today.

In addition the Knowles-Nelson Stewardship Program Funds were utilized by nonprofit conservation organizations such as the Green-Rock Audubon Society for the purchase of lands in the Town of Newark on the East Branch of Raccoon Creek. The lands have had extensive work completed by volunteers resulting in a beautiful natural area. Another example of NGOs working in Rock County is the Natural Heritage Land Trust used these funds to facilitate the acquisition of land adjacent to the DNR's Avon Bottoms Wildlife Area in Avon Township.

The Rock County Land Conservation Department has been working with the Wisconsin Department of Natural Resources (DNR) to develop a formal partnership to preserve productive agricultural lands in conjunction with providing recreational access (hunting) in the proximity of Evansville, Footville, and Orfordville. The Knowles-Nelson Stewardship Program Fund would have been used to reduce the County's fiscal exposure as it relates to the Purchase of Agriculture Conservation Easements (PACE).

The Rock County Comprehensive Plan 2035 directs the County to ensure the viability of agricultural and natural resources. Adopted policies were designed to support efforts to preserve and protect these important regional elements including seek funding opportunities through partnerships.


As stated earlier, the proposal as submitted by Governor Walker in the 2015 – 2017 State Budget, is to freeze this fund until 2023. The Public Works, Land Conservation, and Planning and Development Committees have discussed this issue and are opposed to the proposal.

This resolution is advisory in nature.

CERTIFICATION

I have reviewed the attached foreclosure actions. It is my conclusion that as to any claim against the property owners has been extinguished by foreclosure of the holders of superior mortgage lien and, therefore, these claims may be written off and appropriate Community Development Program record modifications made.

Dated: March 19, 2015.



Jeffrey S. Kuglitsch  
Rock County Corporation Counsel



NOT OFFICIAL  
UNTIL  
APPROVED BY  
COMMITTEE  
ACTION

**Rock County Planning & Development Agency**  
51 S. Main Street  
Janesville, WI 53545  
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MAR 16 2015  
Rock County  
Corporation Counsel

**DATE:** March 16, 2015  
**TO:** Rock County Corporation Counsel  
**FROM:** Colin Byrnes, Interim Director – Planning & Development  
Cheryl Martin, Accountant – Planning & Development  
**CC:** Sherry Oja, Finance Director – Financial Services  
**RE:** Status of Foreclosed Loans from Rock County’s Community Development Program

CBS  
CM

In accordance with the “Foreclosure Policy” from the Rock County Housing Procedures Manual, please find attached information about the final disposition of properties having Rock County Community Development Loans and associated property liens. These properties have been foreclosed by a first mortgagor and in most cases, were sold at a sheriff’s sale and are currently owned by parties other than the original owner.

According to the “Foreclosure Policy” – after review and certification from the County’s Corporation Counsel – a recommendation from the Planning & Development Committee is required before the loan balance can be removed from the County’s General Ledger as a future receivable.

ADAMSKI, Delos – 503 Greenman St, Milton, WI 53563 .....	Court Case: 2013CV001509
CDBG (ID 020400D1).....	<u>Beginning Balance = \$6,212.50</u>
	<b>Ending Balance = \$6,212.50</b>
APPLEWHITE, Barbara – 279 South Ave, Beloit, WI 53511 .....	Court Case: 2010CV001216
CDBG (ID 097084D1).....	<u>Beginning Balance = \$4,100.00</u>
	<b>Ending Balance = \$4,100.00</b>
BAKER, Jamie M. – 45 Highway St, Edgerton.....	Court Case: 2010CV002739
HOME Buyer Program (ID 094436D1).....	<u>Beginning Balance = \$7,500.00</u>
	<b>Ending Balance = \$7,500.00</b>
CARROLL, Natalie – 1278 S County Rd D, Janesville, WI 53545 .....	Court Case: 2012CV000612
CDBG (ID 020259D1).....	<u>Beginning Balance = \$18,493.00</u>
	<b>Ending Balance = \$18,493.00</b>
CODY, Daniel W & Jennifer L – 9885 Edgewood Shores Rd, Edgerton .....	Court Case: 2010CV002455
CDBG (ID 020304D1).....	<u>Beginning Balance = \$17,974.76</u>
	<b>Ending Balance = \$17,974.76</b>

GROVER, Tina M – 306 High St, Clinton, WI ..... Court Case: 2014CV000633  
HOME Consortium (ID 005005D1) ..... Beginning Balance = \$10,250.00  
**Ending Balance = \$10,250.00**

HENSLEY, Arlene J – 220 Century Lane, Footville, WI ..... Court Case: 2011CV001911  
HOME Consortium (ID 006075I1) ..... Beginning Balance = \$3,405.00  
**Ending Balance = \$3,181.82**

HIMEBAUCH, Mark A – 412 Church St, Clinton, WI 53525 ..... Court Case: 2012CV000695  
CDBG (ID 007028D1) ..... Beginning Balance = \$10,746.00  
**Ending Balance = \$10,746.00**

HOOVER II, Ray F & Jennifer – 209 S Richards St, Orfordville ..... Court Case: 2011CV001267  
CDBG (ID 020319D1) ..... Beginning Balance = \$10,994.08  
**Ending Balance = \$10,994.08**

MALINSKI, Jennifer – 1519 E. Road 2, Edgerton, WI ..... Court Case: 2011CV001078  
HOME Buyer/HOME Consortium (ID 006036D1) ..... Beginning Balance = \$23,284.67  
**Ending Balance = \$23,284.67**

MASSEY, Deborah – 9 E Madison Ave, Milton, WI 53563 ..... Court Case: 2012CV001716  
CDBG (ID 020268D1) ..... Beginning Balance = \$17,770.00  
**Ending Balance = \$17,770.00**

MIDDLETON, PAMELA – 943 Rainbow Drive, Milton, WI 53563 ..... Court Case: 2012CV001823  
CDBG (ID 020084D1) ..... Beginning Balance = \$17,488.00  
**Ending Balance = \$17,488.00**

MOSS, Edna M – 2030 Harrison Ave, Beloit, WI 53511 ..... Court Case: 2011CV001075  
CDBG (ID 020202D1) ..... Beginning Balance = \$ 5,422.00  
HCRI (ID 093555D1) ..... Beginning Balance = \$ 1,238.35  
CDBG (ID 097105D1) ..... Beginning Balance = \$ 7,990.00  
**Total Ending Balance = \$14,650.35**

ROBINSON, Beulah – 2004 S. Harrison Ave., Beloit, WI 53545 ..... Court Case: 2010CV001216  
CDBG (ID 020167D1) ..... Beginning Balance = \$14,832.28  
HCRF (ID 093554D1) ..... Beginning Balance = \$2,054.36  
**Total Ending Balance = \$16,886.64**

SA Anderson Investments LLC – 18 North Broadway, Edgerton ..... Court Case: 2011CV001310  
SD Real Estate LLC – 1 N Catlin St, Edgerton ..... Court Case: 2011CV001310  
CDBG (ID 007018I1) ..... Beginning Balance = 92,885.30  
CDBG (ID 007029D1) ..... Beginning Balance = \$3,397.00  
**Ending Balance = \$96,282.30**

SCHUMACHER, Bonnie R – 605 West Fulton, Edgerton ..... Court Case: 2011CV000200  
CDBG (ID 020093D1) ..... Beginning Balance = \$ 4,000  
**Ending Balance - \$ 4,000**

SWENSON, Donald A – 1107 Blaine St, Edgerton ..... Court Case: 2002CV001356  
CDBG (ID 020033D1)..... Beginning Balance = \$ 3,575  
**Ending Balance - \$ 3,575**

Total Allowance to Uncollectibles.....**\$283,389.12**

Upon your review and recommendation on this information, a recommendation will be made to the Planning & Development Committee on the status of the Rock County Mortgages on these properties. Any recommendation from the Planning & Development Committee on this matter will be forwarded to the Financial Services Department for further action.

If you have any questions or request any additional information, please contact Cheryl Martin at extension 5588.