



PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, DECEMBER 15, 2016 – 9:00 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. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday November 10, 2016
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2016 006 – Fulton Church
  - B. **Action Item:** Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2016 006 – Fulton Church
  - C. **Action Item:** Public Hearing Rock County Farmland Preservation Plan 2013 Plan Map Amendment
  - D. **Action Item:** Approval and Recommendation to the Rock County Board Farmland Preservation 2013 Update Map Amendment Resolution
  - E. **Action Item:** Citizen Objection to Rock County Address Ordinance Sec. 4.604 Address Numbering and Sec. 4.605 Address Signs:
    - David & Nanette Rosinski
    - Rexford & Rebecca Nodorft
    - Katherine Wuksinich
    - Bruce & Anita Prinner
    - Laurie Valley
  - F. **Action Item:** Change of Use on Access Controlled Highway –Traynor Property, Driveway located at 7102 E County Hwy N, Milton Township

G. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:

- 2016 044 (Turtle Township) – Mary Jane Buss Trust
- 2016 045 (Turtle Township) – Robert & Julie Schendel
- 2016 046 (Fulton Township) – Hazeltines Storage LLC

6. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

C. **Action Item:** Rock County Towns & Rock County Planning & Development Agency Memorandum of Agreement for Land Division and Development Activities Extension

7. Community Development

A. Action Item: CDBG Loan Project ID: 77 (Lead Hazard Grant) = \$22,653

B. Action Item: CDBG Loan Project ID: 78 = \$33,000

8. Committee Reports

9. Directors Report

A. Edgerton Community Outreach CDBG – Public Facilities Program

B. CDBG Short Sale – 210 S. Main St., Edgerton

10. Adjournment

**Future Meetings/Work Sessions**

January 12, 2017 (8:00 am)

January 26, 2017 (8:00 am)

February 9, 2017 (8:00 am)

February 23, 2017 (8:00 am)

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.	CVP2016006
Date Received	11/8/16
Received by	AMB - Paid \$600.00

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION		Fulton Congregational Church					
(1) Name	9209 N. Fulton St.					Telephone	
Address	City	Edgerton	State	WI	Zip	53534	

PROPERTY INFORMATION

LOCATION							
Subdivision Name	Village of Fulton			Lot & Block	1, 2, and 3 Block 110		
Lot Size	Present Use		Church				
Present Improvements on Land	New Addition, Replacing existing building						
Proposed Use or Activity	Church and Sunday School Classrooms						

PROJECT INFORMATION

<i>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</i>	
Amount of fill in cubic yards	155
Amount of disturbed area (square feet)	22,843 ±
Planned Completion Date	Summer 2017

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 \_\_\_\_\_ OR Agent/Surveyor Ralph J. Cook

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



November 28, 2016

## LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Fulton Congregational Church for a Shoreland Conditional Use Permit for filling and grading activities associated with demolition of an existing building and the construction of a new addition. The Conditional Use Permit is required because 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 (300 feet landward of the Yahara River). This request is being made in compliance with Section 4.208(2) (A) and 4.213(3) of the County Shoreland Zoning Ordinance.

The property is located in part of Section 18, Fulton Township, Parcel 6-6-993.1. The address for this proposed project and the applicant's address is 9209 N Fulton St, 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 9:00 AM on Thursday, December 15, 2016.

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

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

LG2016017

Larry MacKenzie, Pastor  
Jim Salimes, Associate Pastor  
9209 N. Fulton St.  
Edgerton, WI 53534



Church 608-884-8512  
www.fultonchurch.org  
fultonchurch@gmail.com

November 11, 2016

Rock County Parks Department  
Attn: Lori Williams, Director  
3715 Newville Road  
Janesville, WI 53545

**RECEIVED**

NOV 14 2016

ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

RE: Fulton Church Phase II Construction and Vegetation Preservation

Dear Lori,

The intent of this letter is to make clear the plan for preserving the vegetation on the property of Fulton Church adjacent to the River and other land owned by Rock County.

As a part of the variance and approvals process, it is our requirement, responsibility and goal to maintain an open dialogue and relationship with Rock County and the Parks Department to ensure the preservation of the vegetation on the property of Fulton Church adjacent to the river and other land owned by Rock County.

The plan includes the following:

- Invite the Parks Department to a preconstruction meeting to discuss anticipated construction, erosion control and other protection measures to be implemented during construction as well as best practices for construction.
- Execute the plans discussed to construct the approved addition, having minimal impact to the vegetation adjacent to the construction. This includes making any adjustments to controls or processes as agreed with County officials to ensure minimal impact.
- Provide approved restoration to disturbed areas, maintaining approved erosion control measures until restoration is established.
- Conduct periodic reviews of the vegetation adjacent to the river and other land owned by Rock County to ensure health of the vegetation. Review as requested by County Officials and make agreed improvements as needed.

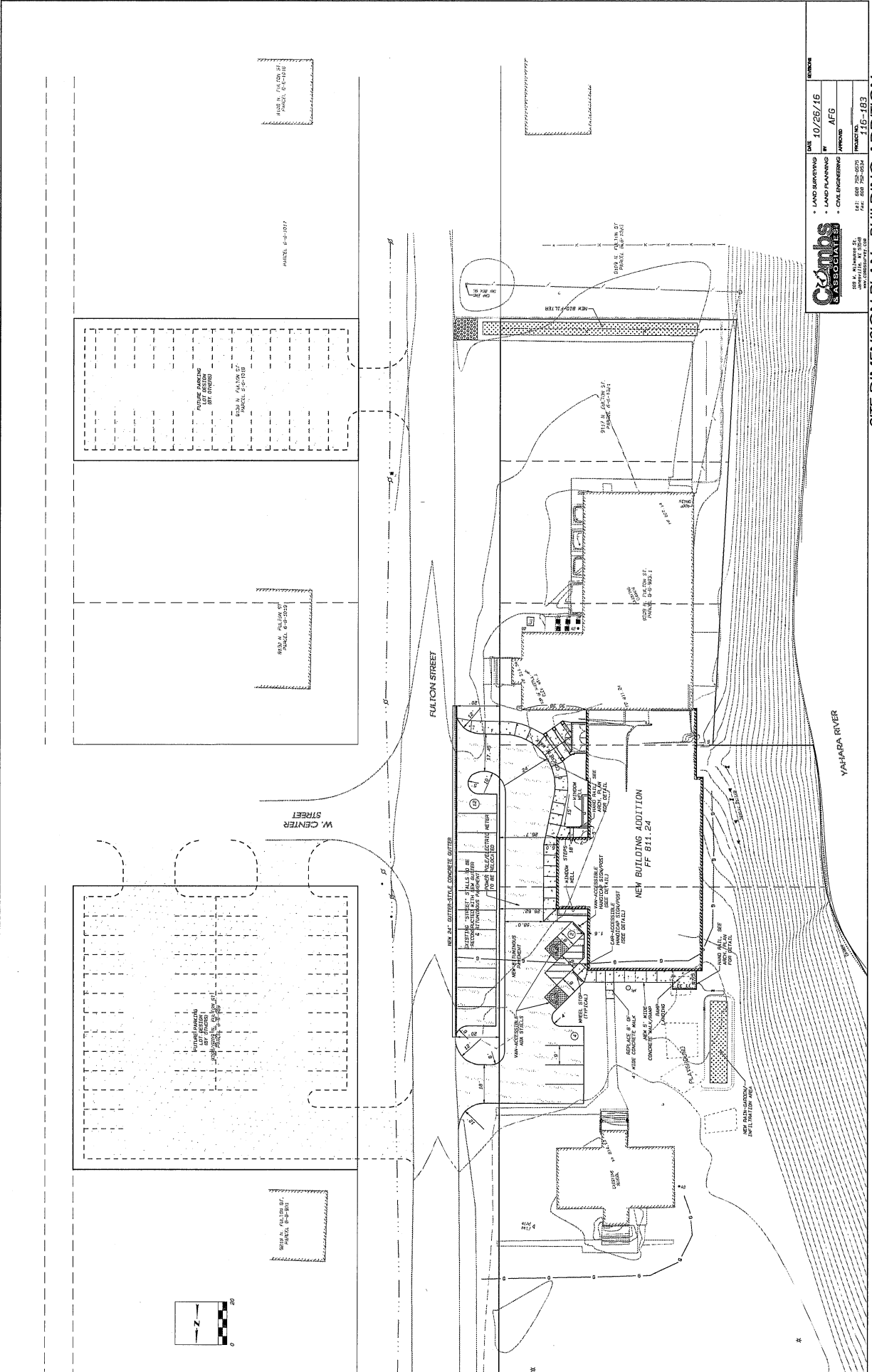
Should additional items be required, please contact myself so that it may be addressed.

Sincerely,

Larry MacKenzie  
Fulton Church

CC: Colin Byrnes, Director Planning, Economic & Community Development Agency





 228 N. Milwaukee St. Milwaukee, WI 53202 TEL: 414.224.2222 FAX: 414.224.2222	DATE	10/26/15
	BY	AFG
LAND SURVEYING LAND PLANNING CIVIL ENGINEERING	APPROVED	
	PROJECT NO.	116-183

SITE DIMENSION PLAN - BUILDING ADDITION SHEET 2 OF 7

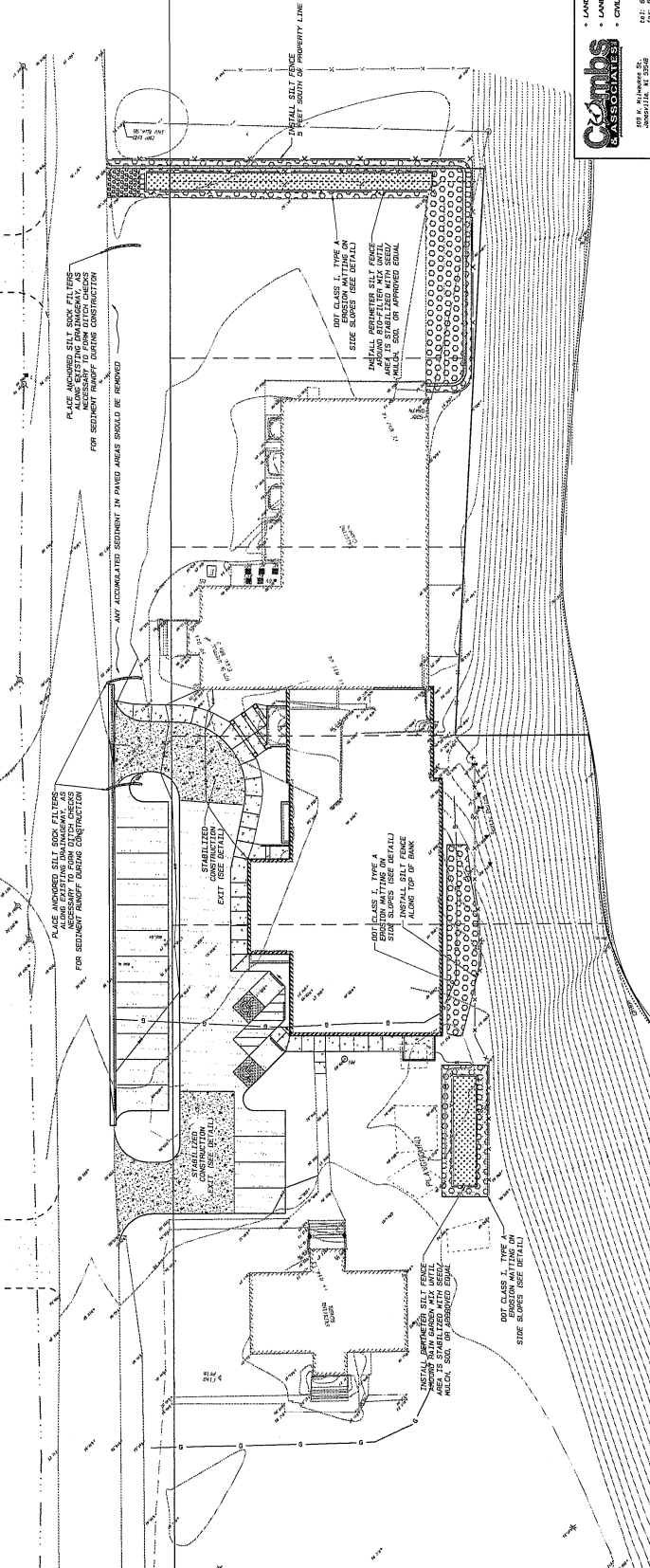
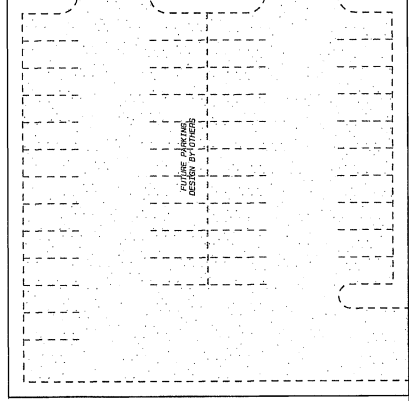
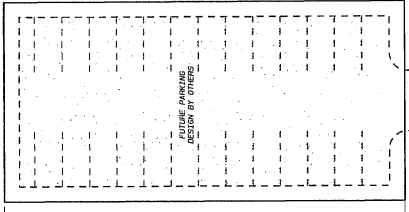
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DATE	10/26/16
BY	AFG
APPROVED	
PROJECT NO.	116-1693
DATE	10/26/16
BY	AFG
APPROVED	
PROJECT NO.	116-1693

**Crumbaugh & Associates**  
 100 E. Main Street, Suite 200  
 Westerville, OH 43081  
 Tel: 614.752.9225  
 Fax: 614.752.9224

LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING

EROSION CONTROL PLAN

SHEET 6 OF 7

9





**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 #2016 006 – Fulton Congregational Church

**DATE:** December 1, 2016

**Summary:**

The Rock County P&D Staff has received a request from the Fulton Congregational Church for a Shoreland Conditional Use Permit (CUP) for filling and grading activities associated with the demolition of an existing building and the construction of a new addition and parking area. The CUP is required because 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 (300 feet landward of the Yahara River). The property is located in part of Section 18, Fulton Township at 9209 N Fulton St.

The applicant has obtained variances in 2016 from Shoreland Zoning Ordinance standards to allow the project to proceed to the permitting stage, specifically for the Shoreland setback, front yard setback, rear yard setback and height requirements. The Board of Adjustment's approval of the variances are contingent on a number of conditions, some of which were incorporated into this recommendation where applicable.

Maintaining aesthetic values in the Shoreland area is one of the purposes of the Ordinance. With that factor in mind, one of the conditions of approval for the variance requires that the applicant mitigate the impact of building the larger structure close to the Yahara River by developing a plan to maintain the vegetation on the bank. This would apply to land owned by the applicant and on the adjacent County Park, therefore the plan is to be coordinated with the County Parks Director. The applicant sent a letter to the Parks Department dated November 11, 2016 acknowledging this requirement and indicating how they intend to meet it. The recommended conditions of approval below reiterate the intent of the condition of the variance to make it a component of this permit approval.

This review and recommendation is based on plans dated 10/26/16 provide by Combs and Associates.

Per Section 4.213(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 4.213(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.* **Not applicable to this project.**

2. *The prevention and control of water pollution including sedimentation. Erosion control measures shall be established during construction to minimize runoff before the entire site can be stabilized.*
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. The project is not located in the floodplain. Surface water drainage is being addressed by designed storm water treatment devices. The proposed Conditions of Approval (below) also address this evaluation factor.*
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. The primary area of concern on this site is the area of construction at the top of the bank of the Yahara River. The proposed Conditions of Approval (below) address this evaluation factor further.*
5. *The location of the site with respect to existing or future access roads. Not Applicable.*
6. *The need of the proposed use for a shoreland location. The land use is not dependent on the location in the Shoreland district, however, the project expands on an existing use on the property which has been in place since the 1800s and subsequently expanded recent past.*
7. *Its compatibility with uses on adjacent land. The proposed project is generally compatible with adjacent land.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. This factor is not addressed in the application and it is unknown if any modifications will be made to the existing systems.*
9. *Location factors under which:*
  - a. *Domestic uses shall be generally preferred;*
  - b. *Uses not inherently a source of pollution within the 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 a use locations tending to increase that possibility.*

**Recommendation(s) or Action(s):**

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2016 006 with the following conditions:

1. Existing vegetation between the building site and the Yahara River, on the subject property and on County property, shall be preserved and maintained long-term (beyond the duration of this permit) by the applicant to mitigate the aesthetic impact of the proposed project. When site conditions allow, an inventory of the existing vegetation shall be completed by the applicant. The inventory shall be used as the basis to generate long term plan to preserve and maintain the vegetation. Any improvements to the vegetative cover deemed necessary in the development of the plan or by County Staff in the future shall be made by the applicant. A maintenance agreement for this mitigation measure shall be recorded at the Register of Deeds Office prior to the completion of the project.
2. Parking lots indicated property on the east side of Fulton Street are not approved with this permit.
3. Downspouts from proposed structures shall be directed generally to storm water treatment areas to allow for the maximum infiltration on the property.
4. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices. Temporary erosion and sediment control measures shall be installed and maintained throughout construction as designed in the erosion control plan.
5. All other necessary permits shall be obtained prior to starting construction.
6. This permit expires one year from the date of Committee approval.

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

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

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Planning and Development Agency  
INITIATED BY



Colin Byrnes  
DRAFTED BY

Planning & Development Committee  
SUBMITTED BY

December 6, 2016  
DATE DRAFTED

**ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2013 UPDATE  
MAP AMENDMENT**

- 1   **WHEREAS**, the Wisconsin legislature adopted the Chapter 91 Farmland Preservation Act as an incentive
- 2   for property owners to preserve agricultural land; and,
- 3
- 4   **WHEREAS**, the Rock County Board of Supervisors, through Resolution 14-11D-158 (November 20,
- 5   2014), adopted the Rock County Agricultural Preservation Plan 2013 Update as an element of the Rock
- 6   County Comprehensive (Plan), and through Resolution 15-12A-439 (December 10, 2015) amended the
- 7   Rock County Agricultural Preservation Plan 2013 Update; and,
- 8
- 9   **WHEREAS**, the Plan is a comprised of the Towns' land use plans then prepared by Rock County Planning
- 10  and Development Department; and,
- 11
- 12  **WHEREAS**, the Plan will help to facilitate Farmland Preservation for the benefit of the citizens and the
- 13  economy of Rock County; and,
- 14
- 15  **WHEREAS**, the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has
- 16  requested changes to the Farmland Preservation Plan Map for consistency between the Plan and Town
- 17  Zoning Ordinances; and,
- 18
- 19  **WHEREAS**, The Wisconsin Department of Agriculture, Trade and Consumer Protection issued an order
- 20  certifying the Farmland Preservation Plan Text and Map Amendment under s. 91.16 Wis. Stats. Through
- 21  December 31, 2024; and,
- 22
- 23  **WHEREAS**, a Public Hearing will be held on December 15, 2016 by the Rock County Planning and
- 24  Development Committee.
- 25
- 26  **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled
- 27  this \_\_\_\_\_ day of \_\_\_\_\_, 2016 does hereby amend the Rock County Agricultural Preservation
- 28  Plan 2013 Update Plan Map.

Respectfully submitted,

PLANNING AND DEVELOPMENT COMMITTEE

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

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

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

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

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

FISCAL NOTE:

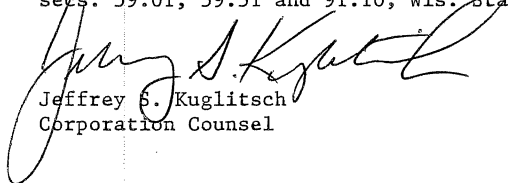
No direct fiscal impact to County operations.



Sherry Oja  
Finance Director

LEGAL NOTE:

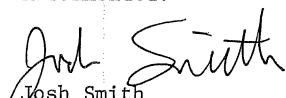
Rock County is authorized to take this action pursuant to  
secs. 59.01, 59.51 and 91.10, Wis. Stats.



Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith  
County Administrator



## EXECUTIVE SUMMARY

The Rock County Agricultural Preservation Plan 2013 Update was adopted November 20, 2014 and a Plan Map Amendment was adopted on December 10, 2015 by the Rock County Board. The purpose of an agricultural preservation plan is to help preserve our high quality agricultural lands and to help farmland owners qualify for the Wisconsin Farmland Preservation Program. The plan was drafted in accordance with the Wisconsin Statutes Chapter 91 Farmland Preservation which requires it, among other things, to “Clearly identify areas that the county plans to preserve for agricultural use and agriculture related uses, which may include undeveloped natural resource and open space areas but may not include any area that is planned for nonagricultural development within 15 years after the date on which the plan is adopted.”

Once it was adopted, the Plan provided an opportunity for Wisconsin Farmland Preservation Program financial incentives to farmland owners, who may apply for agricultural preservation income tax credits as part of their Wisconsin income taxes. To claim a tax credit, the landowner must be located in an area zoned and certified for farmland preservation and must have \$6,000 in gross farm revenue in the past year or \$18,000 in the past three years.

In order for a Town to be certified for Farmland Preservation tax credits, the Town Zoning Map and the Rock County Farmland Preservation Plan Map must be consistent with respect to eligible and non-eligible parcels for tax credits. During the Town Zoning certification process, areas of inconsistency were noted. Typically, as the Town reviews their Zoning Map, specific issues arise and changes are made. This potentially creates an inconsistency with previously adopted Rock County Farmland Preservation Plan Map. In order to resolve these inconsistencies, the Rock County Planning, Economic and Community Development Agency is recommending an amendment to the Farmland Preservation Plan Map.



November 28, 2015

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hold a Public Hearing for the Rock County Farmland Preservation Plan 2013 Update Map Amendment. The Planning & Development Committee will review and make a recommendation to the Rock County Board for adoption.

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 9:00 AM on Thursday, December 15, 2016.

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

Colin Byrnes  
Director of Planning, Economic & Community Development

LG2016018 Rock Co Farmland Preservation 2013 Map Amendment

**CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE**

TO: Chair – Rock County Planning & Development Committee

E-MAIL OR MEETING  
TIME & DATE SENT  
12-2-16  
KJW

FROM (Print Name): DAVID A. ROSINSKI / Nanette M. ROSINSKI

Address (City, State, Zip) 4419 E. ARROWHEAD LN

Phone 608-868-4760 Date 11-14-16

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed): Changing my address from 4419 E. Arrowhead Ln to 5114 N. Valleyview Dr.

SIGNED:



Return this request to:  
Director – Rock County Planning, Economic and Community Development Agency  
51 S. Main St. Janesville, WI 53545  
Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us) Fax: (608) 757-5586

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

FOR OFFICE USE ONLY

DATE OBJECTION RECEIVED 11-15-16 PERMIT # (IF APPLICABLE) \_\_\_\_\_

DATE OBJECTION PRESENTED TO COMMITTEE \_\_\_\_\_

COMMITTEE DECISION \_\_\_\_\_

E-MAIL rrrrrrN5 @ yahoo.com

CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

TO: Chair – Rock County Planning & Development Committee E-MAIL OF MEETING  
DATE & TIME SENT

FROM (Print Name): Rexford and Rebecca Nodorf 12-2-16  
KW

Address (City, State, Zip) 5004 N. Northward Tr.

Phone 608-931-1920 Date 11-16-2016

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed):  
Please see attached letter.

SIGNED: Rexford V. Nodorf Rebecca Nodorf

Return this request to:  
 Director – Rock County Planning, Economic and Community Development Agency  
 51 S. Main St. Janesville, WI 53545  
 Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us) Fax: (608) 757-5586

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

FOR OFFICE USE ONLY

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DATE OBJECTION PRESENTED TO COMMITTEE \_\_\_\_\_

COMMITTEE DECISION \_\_\_\_\_

Rexford and Rebecca Nodorft  
5004 N. Northwood Trace  
Janesville, WI 53545

TO: Rock County Planning and Development Committee:

DATE: November 16, 2015

This morning, with no prior notification, our fire number sign was replaced with a new address: 3852 Fieldwood Dr.

We have received no notification nor any explanation of this change to date. We spoke with a county planner this morning who said they had mailed a letter last week. We have not yet received this letter. Surely if there was time to order and install our fire number with the new address, we could have been notified?

We have had no explanation of who was to fund the incurred costs of such a change. They are as follows:

Driver's license change (2 @ \$14)	\$28.
Address changes for credit cards, banks, utilities, etc.	
Replace the concrete address built into the brick on our House: (approximately \$200)	\$200

Since we have had very little time to consider this change, there may be other costs of which we are yet unaware. This is a time-consuming inconvenience for which we were not given a choice, nor the consideration of notification.

We request to remain at 5004 N. Northwood Trace. In the event that, as we suspect, the change is a "done deal", we request reimbursement of \$228. While we recognize the safety concerns associated with the changes, we do not feel that our address change is necessary, since the fire sign is clearly visible from the adjacent stop sign.

Thank you for your consideration.

  
Rexford W. Nodorft

  
Rebecca A. Nodorft

CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

TO: Chair – Rock County Planning & Development Committee  
FROM (Print Name): Katherine Wuksinich  
Address (City, State, Zip) 2116 2116 Crystal Springs jvl wi 53545  
Phone 6087546931 Date 11/15/2116

E-MAIL OF MEETING  
DATE & TIME SENT  
12-2-16 KW

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed):

We should have been notified before this and given a date to the change. There should have a fire number placed in our yard . No just at the bottom of our road. The cost we have should be compensated. I tried to change my driver license was told address doesn't existed. I realize this has to be done But it would have been nice to know . Who is covering our cost

SIGNED: So now I have no address hopefully the post office does there job soon

Return this request to:  
Director – Rock County Planning, Economic and Community Development Agency  
51 S. Main St. Janesville, WI 53545  
Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us) Fax: (608) 757-5586

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

FOR OFFICE USE ONLY

DATE OBJECTION RECEIVED \_\_\_\_\_ PERMIT # (IF APPLICABLE) \_\_\_\_\_

DATE OBJECTION PRESENTED TO COMMITTEE \_\_\_\_\_

COMMITTEE DECISION \_\_\_\_\_

CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

TO: Chair – Rock County Planning & Development Committee

FROM (Print Name): BRUCE & ANITA PRINNER

E-MAIL SENT  
11-16-16 MEETING  
DATE  
# TIME  
KIU

Address (City, State, Zip) 920 SHERWOOD DRIVE NE

Phone (262) 203-0081

Date 11-15-2016

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed): THE PROPOSED ADDRESS OF 851 IS IN VIOLATION OF YOUR ROCK COUNTY ADDRESS ORDINANCE. IT IS ACTUALLY THE HOUSE ACROSS THE STREET AND 2 HOUSES TO OUR NORTH THAT ARE INACCURATE

SIGNED:

[Signature] Anita J Prinner

Return this request to:

Director – Rock County Planning, Economic and Community Development Agency  
51 S. Main St. Janesville, WI 53545  
Email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us) Fax: (608) 757-5586

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

FOR OFFICE USE ONLY

DATE OBJECTION RECEIVED \_\_\_\_\_ PERMIT # (IF APPLICABLE) \_\_\_\_\_

DATE OBJECTION PRESENTED TO COMMITTEE \_\_\_\_\_

COMMITTEE DECISION \_\_\_\_\_

CITIZEN OBJECTION – ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

TO: Chair – Rock County Planning & Development Committee

FROM (Print Name): LAURIE VALLEY

Address (City, State, Zip) 7905 W. COUNTY RD H, JANESVILLE WI 53548

Phone 608 921-2998 Date 11-27-16

I wish to object to a determination made by the Director of Rock County Planning & Development and request the following be reconsidered by the Planning & Development Committee:

Description of Objection (submit additional documentation as needed):

Empty lines for description of objection.

SIGNED: [Signature]

Return this request to: Director – Rock County Planning, Economic and Community Development Agency 51 S. Main St. Janesville, WI 53545 Email: planning@co.rock.wi.us Fax: (608) 757-5586

NOTE: Your objection will be placed on the next available Planning & Development Committee agenda.

RECEIVED

DEC 2 2016

FOR OFFICE USE ONLY

DATE OBJECTION RECEIVED PERMIT # (IF APPLICABLE)

DATE OBJECTION PRESENTED TO COMMITTEE

COMMITTEE DECISION



12/1/2016

To: The Rock County Planning Committee and Colin Byrnes

From: Residents of 7905 W. County Rd H, Janesville, WI 53548

I received a letter in the mail informing me that the planning and development agency was taking the steps to change our address. It is in their opinion that the numbers are incorrect for our side of the street. The letter stated that by changing our address, it will aid emergency personnel in providing fire protection, emergency medical services, and police services among others.

My husband and I moved to this location 13 years ago. I noticed when we moved in, that it was a unique address. Not only is in a county road, but also intersects with Hanover-Footville Road. It is also my understanding that it is the only house in the county on WEST county road H, since it is a north/south road. I took the time to call both the county and post office to ask what address that they wanted my family to use. I was told 7905 West County Road H.

In the years since then, unfortunately I have had to call 911 for both fire and police services. In each incident, police and fire did not have any problems locating my address.

I am a police officer and my husband is a firefighter. This gives us a unique perspective of this situation. We would never jeopardize the safety of the public nor the police/fire officials. Our house is not in close proximity to any other houses/farms. We have a corn field directly across the street from us and a corn field surround our house. So, not changing our address by one digit is not affecting anyone else.

We both have a good understanding of the grid system and why addresses are in the order they are. In saying that, I also enforce ordinances and know that they come with some discretion. I believe that in this case, since changing our address does not affect anyone but us, that we easily could be grandfathered. I have had the pleasure of speaking with 2 other families that have had to change their address in the past, and they are still having problems years later. They said if at all possible, I should not change my address.

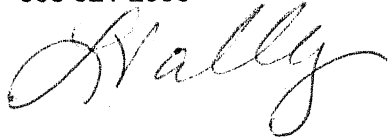
Please take the time to consider my thoughts and information. Being part of the accreditation process for the police department for 9 years, I would also add that you should have a policy that dictates how you move forward with this process. We were notified of this action in the last week of November. I had a conversation with Mr. Byrnes and he sent me a citizen objection form. Even knowing that we were going to grieve this action, he still went forward with contacting the post office and changing our address for us and putting up a new fire number. I feel that this was poor timing since it is the holiday season. I just purchased mailing address labels, check books, and other items that he claims are not going to be reimbursed for.

If it wasn't confusing enough for police and fire, it sure is now. The new fire number was put up and the old one was never taken down. Yes, we have two fire numbers in our front yard.

Thank you for your time,

Laurie and Nate Valley  
7905 W. County Rd H  
Janesville, WI 53548

608 921-2998

A handwritten signature in cursive script, appearing to read "Laurie and Nate Valley".



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

**INTEROFFICE MEMORANDUM**

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Change of Use on Access Controlled Highway – Traynor Property  
Driveway located at 7102 E County Hwy N, Milton Township

**DATE:** December 5, 2016

**Summary:**

The County Trunk Highway Access Control Regulations, Section 4.5 of the Rock County Code of Ordinances, states that the change of a use (volume or type) of a permitted access point shall be subject to the review and approval of the Public Works Committee and the Planning and Development Committee. Scott A. Traynor has submitted an application to the Public Works Department to initiate this change of use review by each Committee. The request is being made to approve the change the use of a driveway which is currently being used for a single family residence. As proposed, the future use of the driveway would also include traffic ingressing and egressing a non-metallic mining operation on the property.

This application is being made rather than an application for a new driveway in another location solely for the mining operation because doing so would require a variance from the Ordinance standard for spacing between driveways.

A copy of the application and the Issue Paper written by Public Works Department staff, which further explains the request, the ordinance standards and policy provisions to consider, is included in the packet. The Public Works Committee will address this item at the December 8<sup>th</sup> meeting.

**Recommendation(s) or Action(s):**

P&D Agency Staff recommends to follow the recommendation made by Public Works and approve the change of use as presented subject to any conditions approved by the Public Works Committee.

---

**Rock County Department of Public Works**  
**Division of Highways – Issue Paper**

**ISSUE** - Controlled access highway driveway permit approval – Scott Traynor Revocable Trust

**DISCUSSION** - CTH N is a controlled access highway as defined under Rock County Ordinance Chapter 4, Part 5 – County Trunk Highway Access Control Regulations. The primary purpose for a controlled access ordinance is to protect the asset of the county highway and to promote the safe, efficient flow of traffic. Every driveway entrance or side road interferes with traffic flow. Either crashes or travel delays occur as more conflicts are permitted.

The applicant, Scott Traynor Revocable Trust, wants to change the use by volume and type of vehicles using an existing Private Entrance driveway to a to a parcel on the south side of CTH N at #7102 nearly across from N. Bryant Road in Section 12, Town of Milton. The driveway currently serves a single family dwelling and occasionally the farming operation surrounding the dwelling site with passenger vehicles, semi-trucks and farm machinery.

Mr. Traynor has intentions to lease his land to a mineral extraction company. It is anticipated that less than 100 trucks per day will access the site via this Private Entrance. The County's Driveway Access Policy states:

"2) Private Entrance. Defined as an access that will be used as the primary access for a private residence or personal business expecting a peak hour traffic volume of less than 50 customers per hour."

"3) Commercial Entrance. Defined as an access that will be used as the primary access for a commercial or industrial site expecting a peak hour traffic volume of more than 50 customers per hour or more than 50 full time employees."

Based on these definitions, this proposed change of use does not elevate the entrance to Commercial Entrance criteria.

The Controlled Access Ordinance states, "Section 5.518, Change of Use, Any point of access permitted under this ordinance shall be subject to the review and approval by the Rock County Public Works Committee and the Rock County Planning and Development Committee, where these committees determine that there has been a change in use which will affect safe and efficient ingress and egress to, and use of, a controlled access highway. This determination shall be based primarily on a significant change in the volume of traffic or the type of vehicle using that point of access."

While there will be a slight increase in traffic volume, it should not negatively affect the operation or safety of CTH N in this area.

**RECOMMENDATION** – Approval of the "Change of Use.", with the condition that acceleration and deceleration tapered pavements to the existing driveway may be required later at applicant's expense. The access out from the edge of pavement to the first fifty feet (25') beyond the right-of-way line should also be finished with asphalt millings or paved.

The County shall refund the difference between the application fee already paid for a Commercial versus a Private Entrance- \$850.

RECEIVED

DRIVEWAY ACCESS PERMIT REQUEST

NOV 04 2016

Date: 11/3/16

ROCK COUNTY PUBLIC WORKS

Name: Scott A. TRAYNOR (Husband & Wife, Corporation or Business Name, or Governmental Body)

7030 EAST County N Milton WI 53563
Current Mailing Address City State Zip

Telephone - Where can you be contacted between 7:00 am and 4:00 pm:

Home: (608) 295-7584 OR Work:

PLEASE PLACE TWO STAKES, ONE AT EITHER END OF THE PROPOSED CULVERT
Check should be made payable to the Rock County Treasurer.

- Intersecting Public Road - \$500.00
Private Entrance - \$150.00
Commercial Entrance - \$1,000.00
Field Entrance - \$100.00
Shared Access, \$150.00 per property Owner
Park Access or access to Public Lands - No Fee Required for other governmental bodies.

Location of Proposed Driveway

Subdivision: Lot Number

Road Name County N Side of Road South

Distance 5 Feet or Miles - EAST of BRYANT ROAD
Direction Nearest Cross Street

Town Milton Section 12

Driveway Construction: Gravel Asphalt Concrete (See 11, Page 5)
(Circle Surface Type)

General Location: Existing Entrance -> 7102 County N
\*Change in type of vehicle use.

Recommendations:

Culvert Required: Size Length Feet

Reviewed By: Date:
Planning and Development Department

Comments:

Inspected By: Date:

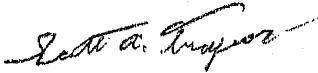
Public Works Department

11/3/16

Dear Board Members,

I am writing this letter as an explanation of why we are submitting this permit. Per recommendation from Planning and Development and the Highway Department we have been asked to submit a change of use driveway application permit for an existing driveway at #7102 East County Road N. Just for clarification this is not a new driveway, it is an existing driveway with a private entrance classification. I have been asked to submit this application based on the change in the type of vehicles that will be using this driveway. Due to the approved CUP, the traffic that uses my driveway will change from farm trucks, fertilizer/spray tender trucks, planting and harvesting equipment to those same vehicles plus approximately 20 dump trucks a day. The current application reflects the change in vehicle traffic that would occur, but still qualifies the driveway to stay as a private entrance due to the non-significant volume change. So in conclusion all I am asking for is a Private Entrance Permit that states the change in types of vehicles that will be using the driveway located at #7102 East County Road N.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Traynor". The signature is written in a cursive style with a horizontal line extending to the right.

Scott A. Traynor



## **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

**DATE:** December 5, 2016

**Land Division Summary:**

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

2016 044 (Turtle Township) – Buss Trust

2016 045 (Turtle Township) – Schendel

2016 046 (Fulton Township) – Hazeltine Storage

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

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

RECEIVED

OCT 7 2016



CO. PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2016 044

Received By - Date: 10-7-2016  
(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.\*\***

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:	Mary Jane Buss Trust (Jim Buss)	Telephone:	
Address:	6045 E Buss Rd	City:	Clinton
		State:	WI
		Zip:	53525
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Batterman (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 Turtle	SE 1/4 of SW 1/4
Section 2	Tax parcel number(s) - 6-19-16

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

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

13. Landowner's contiguous property area (Square feet or acres): 49.25 acres	14. Land division area (Square feet or acres): 3.0 acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1

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

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

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

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

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a 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: James A. Buss DATE: 10/4/16  
(Successor Trustee)



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"/>	
(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"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(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"/>	
(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"/>	
(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"/>	
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"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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"/>	

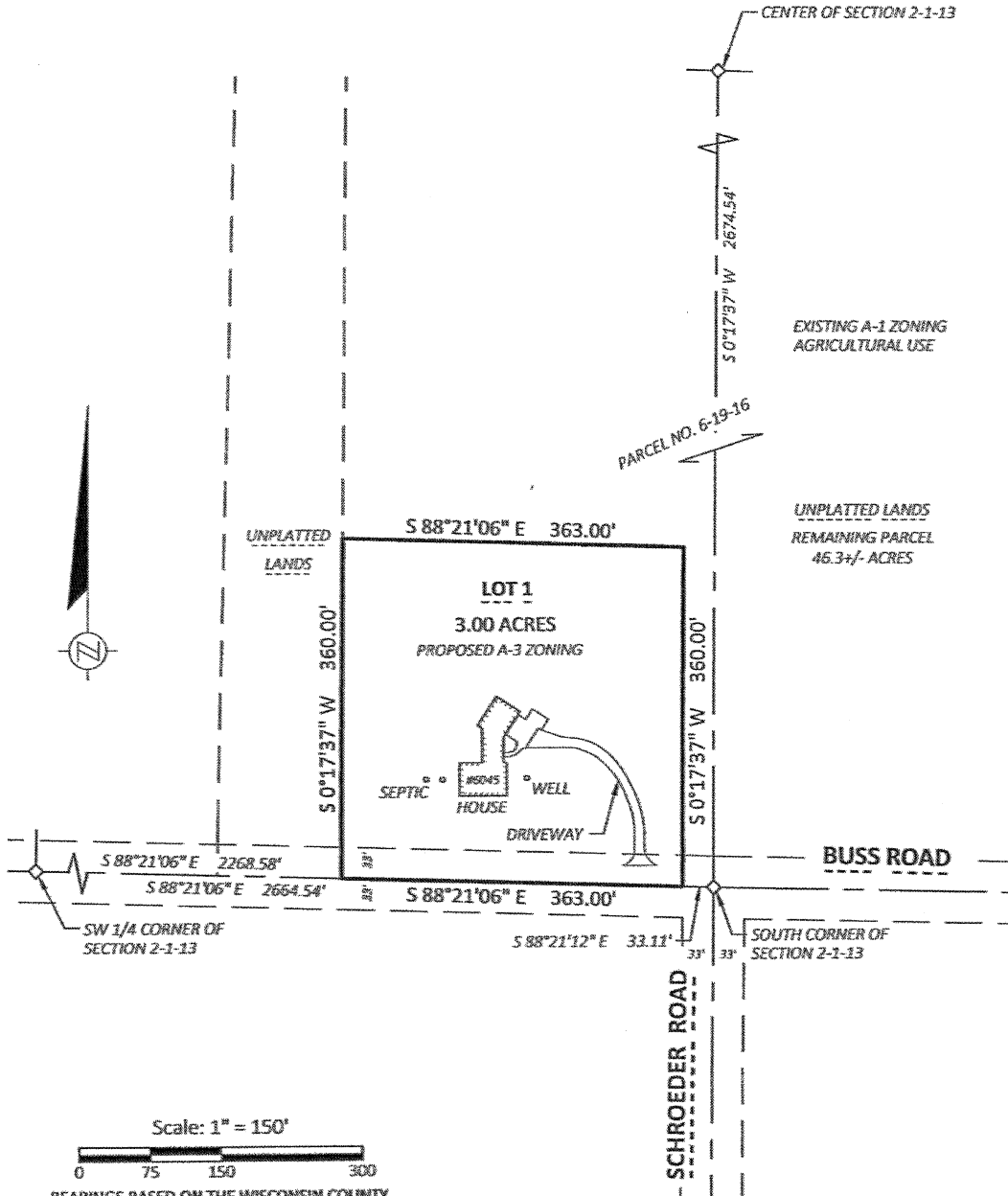
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

OF BEING PART OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 2, T. 1 N., R. 13 E., OF THE 4TH P.M.,  
TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



BEARINGS BASED ON THE WISCONSIN COUNTY  
COORDINATE SYSTEM, ROCK ZONE. THE SOUTH LINE  
OF THE SOUTHWEST QUARTER BEING S 88°21'06" E

<p>ORDER NO: 32548 BOOK: SEE FILE FIELD CREW: NA DRAWN BY: CM DATE: September 30, 2016</p>	<p>FOR THE EXCLUSIVE USE OF: BRIAN BUSS 5780 ENCHANTED VALLEY ROAD CROSS PLAINS, WI 53528</p>	<p><b>Batterman</b> engineers surveyors planners 2857 Bartlett Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com</p>
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File Name: 2132400-324993/Brian Buss



Application Number: LD2016 044 Buss Trust

## 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. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
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: <u><i>A. M. Bauer</i></u>	DATE: <u>11/3/10</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input 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. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 4. Dedicate a 33 foot half road right of way to the Town of Turtle at the discretion of the Town.
- 5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 6. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division separates an existing residence from the parent parcel in Turtle Township. The existing residence and other buildings will be on new Lot 1 (consisting of 3.0 acres) and the remaining parent parcel (consisting of approximately 46.3 acres) will have no structures. The parent lot is currently zoned Exclusive Agriculture District One (AE) by the Town of Turtle. Due to the lot size of the new Lot, a rezone to Agricultural General is being requested. The Future Land Use Plan and the Farmland Preservation Plan for the Town indicates that this area will be remain as Agricultural, therefore this proposed land division is consistent with those Plans.

**TOWN ACTION**

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

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

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

18. Committee action rationale and findings of fact:

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OCT 17 2016



ROCK CO. PLANNING, ECONOMIC AND  
DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2016 045

Received By - Date  
(MM/DD/YYYY): 10-17-16

## 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:	ROBERT & JULIE SCHENDEL			Telephone:	
Address:	5843 E CREEK ROAD	City:	BELOIT	State:	WI Zip: 53511
b. Name:				Telephone:	
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSCIATES, INC			Telephone:	
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	752-0575
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 TURTLE NW/SE 1/4 of NW 1/4  
Section 2 Tax parcel number(s) - 6-19-15

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):	14. Land division area (Square feet or acres):	15. Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 42 ACRES M/L	17. Future zoning of new/additional lot(s) created by land division:	18. Future zoning of parent lot:

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: *Robert Schendel* DATE: 8-1-16

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"/>	
(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 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"/>	NONE
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

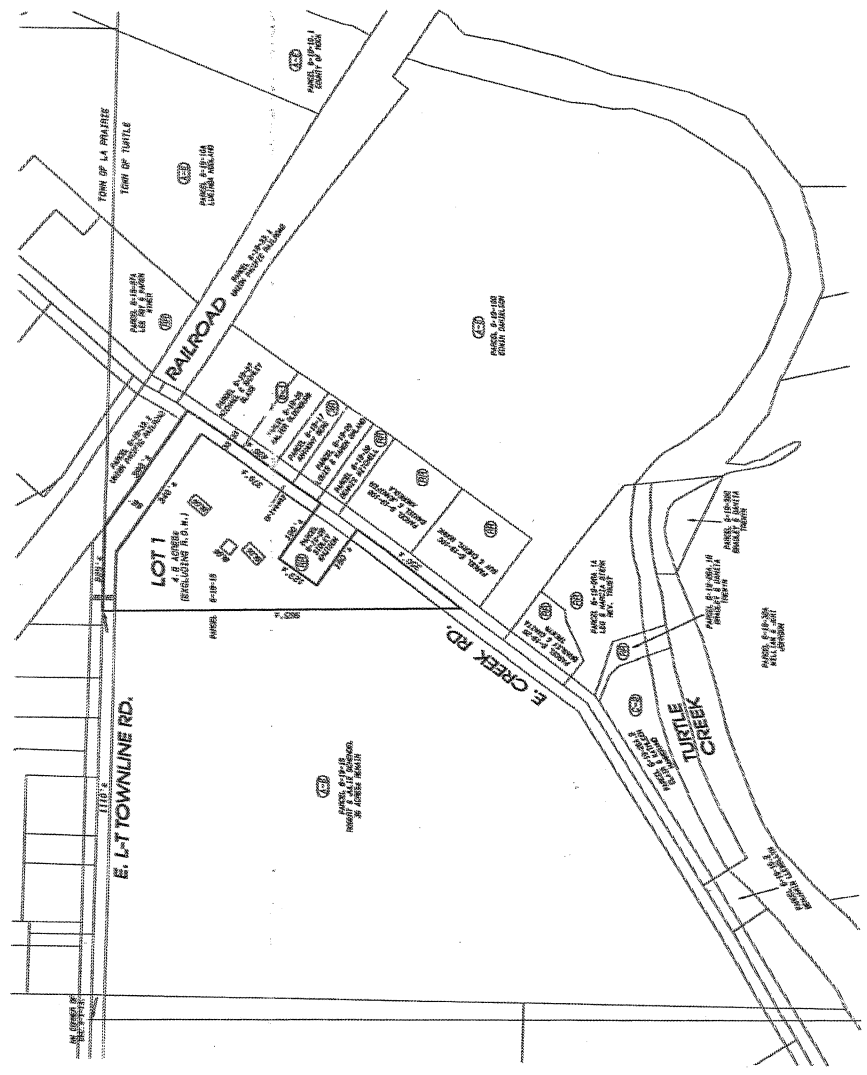
RECEIVED


OCT 17 2016

ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

### PRELIMINARY CERTIFIED SURVEY MAP/REZONE MAP

PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2,  
T.1N., R.15E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.




 LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING

DATE: 07/28/16  
 PROJECT: 811  
 SHEET: 116-253  
 DRAWN BY: SCHEIDEL

108 N. Milwaukee St.  
 Rock County, WI 53085  
 TEL: 608.759.0575  
 FAX: 608.759.0584  
 WWW.COMBSANDASSOCIATES.COM

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





## 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 (where applicable).	
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: <u><i>Jim Beck</i></u>	DATE: <u>11/17/16</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. Land Division and Rezone Approved by Town Board on October 12, 2016 with not conditions.	
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. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
  - 4. Show septic system and well location for existing structure on Final CSM.
  - 5. Dedicate a 33 foot half road right of way to the Town of Turtle at the discretion of the Town.
  - 6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
  - 7. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
  - 8.
  - 9.
  - 10.

**12. Agency recommendation rationale and findings of fact:**  
 The proposed Land Division separates an existing residence from the parent parcel in Turtle Township. The existing residence and other buildings will be on new Lot 1 (consisting of 4.8 acres) and the remaining parent parcel (consisting of approximately 36.0 acres) will have no structures. The parent lot is currently zoned Exclusive Agriculture District One (AE) by the Town of Turtle. Due to the lot size of the new Lot, a rezone to Agricultural General is being requested. The Future Land Use Plan and the Farmland Preservation Plan for the Town indicates that this area will be remain as Agricultural, therefore this proposed land division is consistent with those Plans.

**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

OCT 25 2016



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2016 046

Received By - Date  
(MM/DD/YYYY): 10-25-16

## 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: HAZELTINES STORAGE LLC Telephone: \_\_\_\_\_

Address: 11499 N DALLMAN RD City: EDGERTON State: WI Zip: 53534

b. Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575

Address: 109 W MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548

b. Developer name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

### LAND DIVISION INFORMATION

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

10. Land division area location: Town of FULTON 1/4 of NW1/4  
Section 5 Tax parcel number(s) - 6-6-33

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 EDGERTON

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): 76 ACRES

14. Land division area (Square feet or acres): 9

15. Current zoning of land division area: AE

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

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

18. Future zoning of parent lot: AE

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

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

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): 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: *Robt J. Loh* DATE: 9-1-16

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"/>	STORAGE FACILITY
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 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"/>	

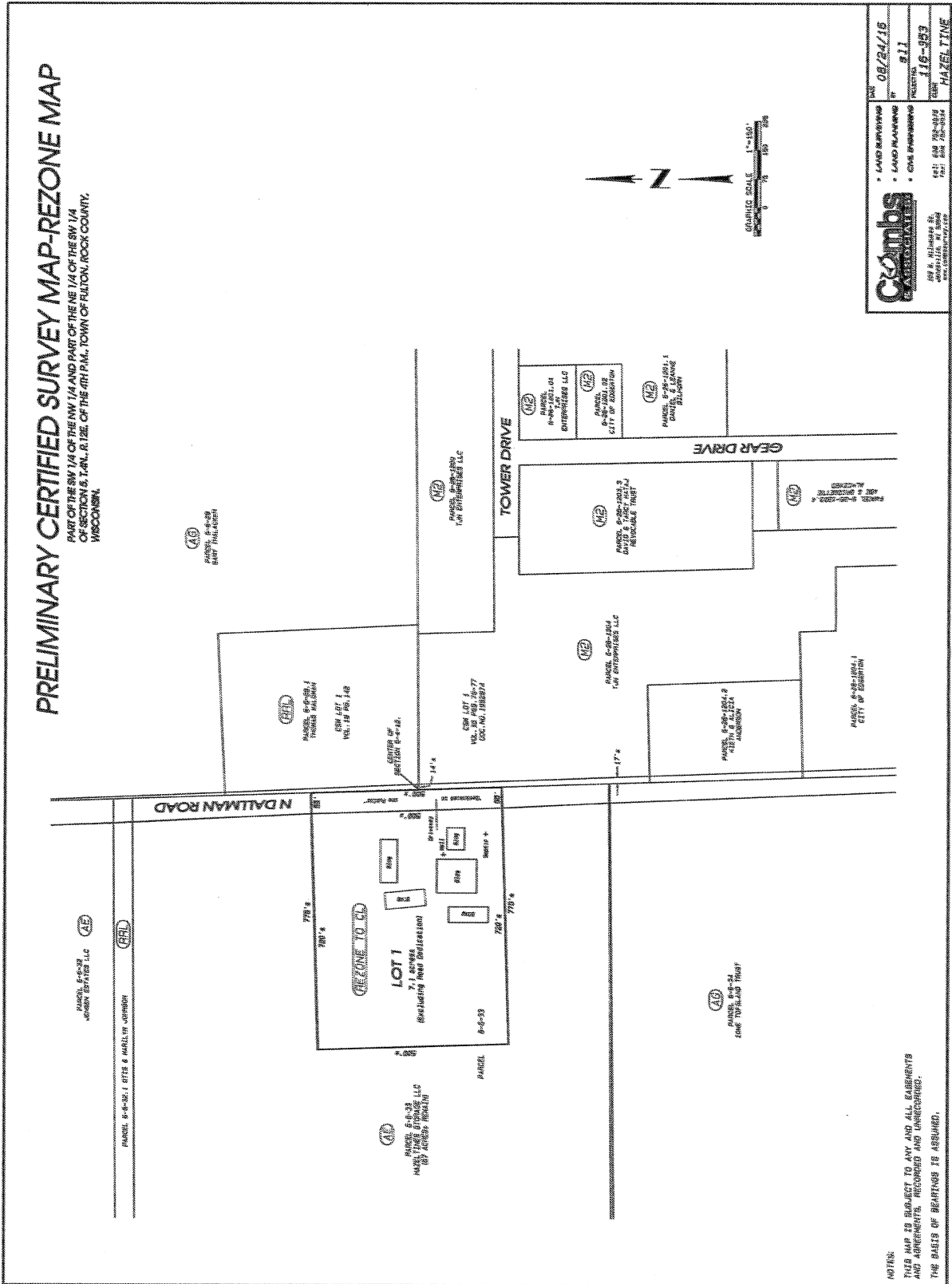
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

# PRELIMINARY CERTIFIED SURVEY MAP-REZONE MAP

PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, T.14N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



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

**Combs ASSOCIATES**  
 108 N. Milwaukee St.  
 Wausau, WI 54981  
 TEL: 715.754.1111  
 FAX: 715.754.1112

• LAND SURVEYING  
 • LAND PLANNING  
 • CIVIL ENGINEERING

NO: 08/24/16  
 PROJECT: 811  
 DRAWING: 116-383  
 DATE: 08/24/16



=====  
Application Number: LD2016 046 Hazeltine  
=====

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

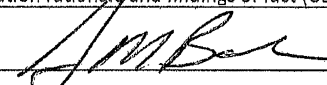
### AGENCY REVIEW

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: 11/22/16
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action: <input 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: Chair – Rock County Planning & Development Committee	



**AGENCY RECOMMENDATION**

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

- 3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 4. Dedicate road right of way along N Dallman Rd at the discretion of the Town of Fulton.
- 5. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
- 6. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 7.
- 8.
- 9.
- 10.

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

The proposed Land Division creates a new 7.1 acre lot from an existing 76 acre parcel in Fulton Township. The existing buildings will be on new Lot 1 and the remaining land (approximately 67 acres) will have no structures.

At the time the Land Division process started, the parent lot was zoned Agricultural Exclusive(AE) by the Town of Fulton and the future land use for the parcel was agricultural. Prior to the Land Division application being submitted to the Agency for review, the applicant requested that the Town approve an amendment to the Comprehensive Plan to change the future land use to Mixed Use and a rezone from AE to Commercial-Local (CL). The Town approved those requests to permit the expansion of the existing storage unit business.

This Land Division requires ETJ Plat Approval by the City of Edgerton.

**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:**

**COMMITTEE REVIEW REPORT**  
FOR THE MONTH OF NOVEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP				
		P1600812	11/05/2016	JP MORGAN CHASE BANK NA	8.25
10-1720-0000-63103	LEGAL FORMS				
		P1600812	11/05/2016	JP MORGAN CHASE BANK NA	8.08
		P1603050	10/31/2016	RHYME BUSINESS PRODUCTS	364.00
<b>REAL PROPERTY DESCRIPTION PROG TOTAL</b>					<b>380.33</b>

I have reviewed the preceding payments in the total **\$380.33**

Date: \_\_\_\_\_ Dept \_\_\_\_\_  
Committee \_\_\_\_\_

COMMITTEE REVIEW REPORT  
FOR THE MONTH OF NOVEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1600225	10/31/2016	JANESVILLE GAZETTE INC	213.09
				PLANNING PROG TOTAL	213.09
64-6460-0000-62119	OTHER SERVICES	P1600130	11/04/2016	WISCONSIN PARTNERSHIP FOR HOUS	4,782.84
				HOUSING GRANT CLEARING ACCOUNT PROG TOTAL	4,782.84
64-6465-2013-64913	HOME REHAB ACTIV	P1602993	11/02/2016	SAHCI-STAN A HUBER CONSULTANTS	20.00
				2013-16 HEALTHY HOMES/LEAD HAZ PROG TOTAL	20.00
64-6900-0000-63107	PUBL & LEGAL	P1600225	10/31/2016	JANESVILLE GAZETTE INC	256.31
				BOARD OF ADJUSTMENT PROG TOTAL	256.31

I have reviewed the preceding payments in the total \$5,272.24

Date: \_\_\_\_\_

Dept \_\_\_\_\_

Committee \_\_\_\_\_



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

**INTEROFFICE MEMORANDUM**

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Rock County Towns & Rock County Planning and Development Agency  
Memorandum of Agreement for Land Division and Development Activities Extension

**DATE:** December 5, 2016

**Summary:**

Beginning in 2012, following the adoption of the revised Land Division and Management Ordinance, the Planning Agency entered into Memorandums of Agreement (MOA) with a number of Towns in the County to administer provisions of the Ordinance within the respective Township. This includes various duties, including those related to certain types of land division applications and issuing zoning site permits. In doing so, the Agency provides staff support to review and approve development activities that the Town may not have internally. Each Town that entered into a MOA had options in terms of what services/regulations they wanted the Agency to provide/administer. Prior to the Ordinance revisions and the implementation of the MOAs, many of the same tasks were conducted by Staff on a county-wide basis simply as a matter of fact. However, during the Ordinance revision process it was determined that the authority to administer certain aspects of the Ordinance should be solidified through a MOA. The Agency is compensated through a user fee where applicable, therefore there is no monetary contract between the Town and County for these services. There is currently a MOA in place with thirteen Towns in the County.

The start date of each MOA is different, but each expires on December 31, 2016. Therefore, Staff has drafted an Addendum to extend the MOA, which has been sent to each Town for approval. In addition to extending the MOA, the Addendum also revises the MOA to extend automatically on an annual basis. The flexibility to review, modify or terminate the MOA anytime remains in the document, therefore adding the automatic extension language is not intended to construe the MOA as any more, or less, permanent in nature than it is currently.

**Recommendation(s) or Action(s):**

In order to facilitate authorizing each Addendum, Staff recommends that the Committee grant approval authority to the Committee Chair to sign each document as necessary, which was the procedure followed for the initial approvals (voted on by the Committee on December 1, 2011).

**ADDENDUM TO  
LAND DIVISION AND DEVELOPMENT ACTIVITIES MEMORANDUM OF  
AGREEMENT WITH THE TOWN OF \_\_\_\_\_  
(MODIFICATION AND EXTENSION)**

**Article 1. PARTIES AND EFFECTIVE DATE.** This Addendum to the Land Division and Development Activities Memorandum of Agreement (MOA) between the Rock County Planning, Economic & Community Development Agency ("Agency") and the Town of \_\_\_\_\_ ("Town") shall be effective January/February \_\_\_\_\_, 2017 to December 31, 2017.

**Article 2. PRODUCTS AND SERVICES.** The Agency shall provide to the Town the products and services as enumerated in the original MOA with the Town of \_\_\_\_\_. The terms of the original MOA shall remain in full force and effect EXCEPT as modified as described in Article 3. and Article 4. below.

**Article 3. MEMORANDUM OF AGREEMENT (MOA) ADMINISTRATION.** Article 9. of the MOA is modified to designate Colin Byrnes, Director, as the Agency's MOA Administrator.

**Article 4. EXTENSION OR MODIFICATION.** Article 11. of the MOA is hereby modified as follows:

**Article 11. EXTENSION OR MODIFICATION.** The term of this MOA and any subsequent addendums shall be deemed automatically extended on an annual basis following the initial effective term, and any future extension, unless terminated as provided herein.

Either party may request an ~~extension or~~ modification of this MOA. Any ~~extension or~~ modification of the terms of this MOA shall be in writing, in the form of an Addendum to this MOA, and approved by both the Town and the County in the same manner as this Contract was approved. If any provision of the Ordinance is amended or revised, said provision amendment or revision shall be incorporated herein only if approved by both the Town and the County in the same manner as this Contract was approved.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement (MOA).

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Alan Sweeney, Chair, Rock County Planning and  
Development Committee

\_\_\_\_\_  
\_\_\_\_\_, Chair, Town of \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Lisa Tollefson, Clerk, Rock County

\_\_\_\_\_  
\_\_\_\_\_, Clerk, Town of \_\_\_\_\_

**ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN**

Date:	December 15, 2016		Project ID:	77(LHG)	
Project Recommended By:			WPHD		
Project Funding Source			Lead Hazard Grant Funds		
<b>HOUSEHOLD INFORMATION</b>					
Household Size	4	Household Income	\$34,239	Project Location	Janesville
<b>FAIR MARKET VALUE INFORMATION</b>			<b>ASSESSED VALUE INFORMATION</b>		
LAND	\$15,700	LAND	\$15,600		
BUILDINGS	\$60,000	BUILDINGS	\$59,500		
TOTAL	\$75,700	TOTAL	\$75,100		
<b>MORTGAGE AND LIENS</b>					
1. (Bank)	\$0	2.			
3.		PROPOSED ROCK COUNTY LOAN	\$22,653		
TOTAL MORTGAGES AND LIENS (with new loan)	\$22,653	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	NA		

<b>ELIGIBILITY VERIFICATIONS</b>			
<input checked="" type="checkbox"/>	Income less than 80% (tenant)	<input checked="" type="checkbox"/>	Title in Name
<input checked="" type="checkbox"/>	Loan to Value less than 120%	<input checked="" type="checkbox"/>	Mortgage Current
<input checked="" type="checkbox"/>	Home value (after rehab) less than \$143,000 (NA)	<input checked="" type="checkbox"/>	Taxes Current
<input checked="" type="checkbox"/>	Insurance	<input checked="" type="checkbox"/>	Conflict of Interest Signed
<input type="checkbox"/>	Flood Insurance (if required)	<input checked="" type="checkbox"/>	Lead Pamphlet received and signed

<b>SUMMARY OF WORK:</b>	
Work includes window replacement, electrical updates and roof replacement. This is a lead loan being made in conjunction with the lead hazard grant. HOME loan is \$23,910. There is equity available for both HOME and LHG loans.	
Requested Loan Amount:	\$22,653

**COMMITTEE ACTION**

<input type="checkbox"/>	APPROVE	<input type="checkbox"/>	DENY
LOAN AMOUNT APPROVED		\$22,653	
Signature-Committee Chair		Date	

**ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN**

Date:	December 15, 2016	Project ID:	78
Project Recommended By:		WPHD	
Project Funding Source		CDBG Program Income	
<b>HOUSEHOLD INFORMATION</b>			
Household Size	3	Household Income	\$19,519
		Project location	Edgerton
<b>FAIR MARKET VALUE INFORMATION</b>		<b>ASSESSED VALUE INFORMATION</b>	
LAND	\$24,300	LAND	\$24,300
BUILDINGS	\$69,300	BUILDINGS	\$69,300
TOTAL	\$93,700	TOTAL	\$93,700
<b>MORTGAGE AND LIENS</b>			
1. (Bank)	\$0.00	2.	
3.		PROPOSED ROCK COUNTY LOAN	\$33,000
TOTAL MORTGAGES AND LIENS (with new loan)	\$33,000	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	.35

<b>ELIGIBILITY VERIFICATIONS</b>			
<input checked="" type="checkbox"/>	Income less than 80% (tenant)	<input checked="" type="checkbox"/>	Title in Name
<input checked="" type="checkbox"/>	Loan to Value less than 120%	<input checked="" type="checkbox"/>	Mortgage Current
<input checked="" type="checkbox"/>	Home value (after rehab) less than \$143,000 (NA for CDBG)	<input checked="" type="checkbox"/>	Taxes Current
<input checked="" type="checkbox"/>	Insurance	<input checked="" type="checkbox"/>	Conflict of Interest Signed
<input type="checkbox"/>	Flood Insurance (if required)	<input checked="" type="checkbox"/>	Lead Pamphlet received and signed

**SUMMARY OF WORK:**

This home is in poor condition with emergent issues related to plumbing. In addition, a substantial amount of electrical work is required. This house was recently re-assessed in 2016 with the value declining by more than \$60,000 because of poor interior and exterior conditions. This work will repair all code issues and create safe, decent and sanitary conditions.

Requested Loan Amount:	\$33,000
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**COMMITTEE ACTION**

<input type="checkbox"/>	APPROVE	<input type="checkbox"/>	DENY
LOAN AMOUNT APPROVED		\$33,000	
Signature-Committee Chair		Date	