



***Amended  
12-7-15***

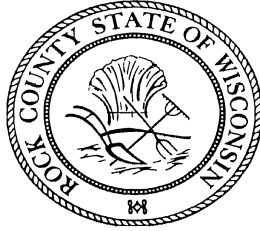
PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, DECEMBER 10, 2015 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING)  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

**AGENDA**

1. Call to Order
2. Adoption of Agenda
3. Minutes of Planning & Development Meeting held Thursday, November 12, 2015
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing Rock County Farmland Preservation Plan 2013 Update Map Amendment
  - B. **Action Item:** Approval and Recommendation to the Rock County Board Farmland Preservation Plan 2013 Update Map Amendment Resolution
  - C. **Action Item:** Preliminary Land Division Approval
    - LD2015 045 (Janesville Township) – Schneider (Postponed at 10/8/15 P&D Meeting)
    - LD2015 065 (Johnstown Township) - Moore
6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrance
7. Community Development
  - A. **Action Item: Project ID – 64(b) = \$19,175**
  - B. **Action Item:** Approval of Reduction in Accounts Receivable – Rock County Community Development Rehab Loans
8. Committee Reports
9. Directors Report
  - A. Traynor CUP Update
  - B. UW Extension "Workshop for Local Land Use Officials"
10. Adjournment

**Future Meetings/Work Sessions**

2<sup>nd</sup> December Mtg. 2015 (TBD)  
January 14, 2016 (8:00am)  
January 28, 2016 (8:00am)  
February 11, 2016 (8:00am)



November 9, 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 8:00 AM on Thursday, December 10, 2015.

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

Colin Byrnes  
Acting Director of Planning, Economic & Community Development

LG2015022 Rock Co Farmland Preservation 2013 Map Amendment

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

November 30, 2015  
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
- 7
- 8 **WHEREAS**, the Plan is a comprised of the Towns' land use plans then prepared by Rock County Planning
- 9 and Development Department; and,
- 10
- 11 **WHEREAS**, the Plan will help to facilitate Farmland Preservation for the benefit of the citizens and the
- 12 economy of Rock County; and,
- 13
- 14 **WHEREAS**, the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has
- 15 requested changes to the Farmland Preservation Plan Map in the Towns of Bradford, Beloit, Janesville and
- 16 Turtle for consistency between the Plan and Town Zoning Ordinances and,
- 17
- 18 **WHEREAS**, The Wisconsin Department of Agriculture, Trade and Consumer Protection issued an order
- 19 certifying the Farmland Preservation Plan Text and Map Amendment under s. 91.16 Wis. Stats. Through
- 20 December 31, 2024; and,
- 21
- 22 **WHEREAS**, a Public Hearing was to be held on December 10, 2015 by the Rock County Planning and
- 23 Development Committee.
- 24
- 25 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled
- 26 this 10th day of December, 2015 does hereby amend the Rock County Agricultural Preservation Plan 2013
- 27 Update Plan Map as certified by DATCP on November 23, 2015.

Respectfully submitted,

PLANNING AND DEVELOPMENT COMMITTEE

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

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

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

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

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

FISCAL NOTE:

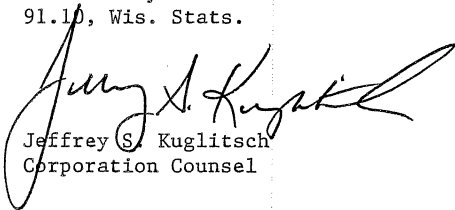
No direct fiscal impact to County operations.



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 May 14, 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 in the Towns of Bradford, Beloit, Janesville and Turtle.

The Rock County Agricultural Preservation Plan Map Amendment was certified by DATCP on November 23, 2015.



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

**INTEROFFICE MEMORANDUM**

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

**THROUGH:** Colin Byrnes, Director, Planning & Development Agency

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** December 2, 2015

**Summary:**

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

2015 045 (Janesville Township) - Schneider

2015 065 (Johnstown Township) – Moore

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

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2015 045 and 2015 065 with conditions as presented.

**RECEIVED**

AUG 6 2015



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD 2015 045  
Received By - Date (MM/DD/YYYY): 8-6-15

**PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM**

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

1. Applicant has contacted the 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. Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials:  Yes  No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
6. Land division will require a zoning change:  Yes  No

**APPLICANT INFORMATION**

**7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

a. Name:	BRUCE SCHNEIDER	Telephone:	
Address:	3001 N WEST RIVER DR	City:	JANESVILLE
		State:	WI
		Zip:	53548
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

**8. 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:	

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

**LAND DIVISION INFORMATION**

10. Land division name:

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

12. Land division area location: Town of JANESVILLE 1/4 of NW 1/4  
Section 15 Tax parcel number (s) - 6-8-134.2

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

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

15. Landowner's contiguous property area (Square feet or acres): <u>68 ACRES ML</u>	16. Land division area (Square feet or acres): <u>13 ACRES ML</u>	17. Current zoning of land division area: <u>A-1 &amp; SFRR</u>
18. Number of new/additional lots created by land division: <u>12</u>	19. Future zoning of new/additional lots created by land division: <u>SFRR</u>	20. Future zoning of parent lot: <u>A-1</u>

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

22. 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

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

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

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a major 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 MAJOR 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: *Ralph J. Weber* DATE: 8-5-15

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT", 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 block(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 these 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(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. Contour at two (2) foot intervals in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
m. 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 the 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 MAJOR 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



# Mackbarth Addition

## PRELIMINARY MAP

PART OF GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 15, T.3N., R.12E. OF THE 4TH P.M.,  
TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



PARCEL 2-6-124,24  
CSM LOT 1  
VOL. 12  
PGS. 128-129

70' RESERVATION FOR  
PUBLIC ROAD PURPOSES

W. HILLTOP DRIVE

N. WEST RIVER RD.

ROCK CREEK

CSM LOT 2  
VOL. 22 PGS. 368-370  
DOC. NO. 1430707

CSM LOT 1  
VOL. 22 PGS. 368-370  
DOC. NO. 1430707

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

<p><b>Combs &amp; Associates</b></p> <p>100 N. Milwaukee St. Janesville, WI 53408 www.combsurvey.com</p>	• LAND SURVEYING	DATE 10/23/12
	• LAND PLANNING	Revised 9/28/14
	• CIVIL ENGINEERING	BY S11
		PROJECT NO. 112-295
	CLIENT	SCHNEIDER



Application Number: LD2015 045-Schneider

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

### AGENCY REVIEW

LAND DIVISION NAME:

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
  2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:  Yes  No
  3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
  4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered **Yes**, proceed to **5**. If you answered **No**, proceed to **6**.
  5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
  6. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*:  Yes  No
  7. Land division will require a zoning change:  Yes  No
  8. Preliminary major land division application is complete:  Yes  No
- If you answered **Yes** to **8**., proceed to **10**. If you answered **No** to **8**., indicate the missing information below, **8a. – 8e**. After all missing information is supplied, proceed to **9**. An Agency recommendation (**11.**) will not be provided until all missing information has been supplied by the applicant.

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

AGENCY REVIEW	
	Missing Information
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"/>
k. Contour at two (2) foot intervals in the land division area:	<input type="checkbox"/>
l. Scale, north arrow, and date of creation:	<input type="checkbox"/>
m. Any other information required by the Agency:	<input type="checkbox"/>
8b. 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 page is required, and total map pages identified on each page:	<input type="checkbox"/>
8c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
8d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
8e. 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 the application fee:	<input type="checkbox"/>
9. Preliminary major land division application is complete:	<input type="checkbox"/> Yes
10. Preliminary major 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 type="checkbox"/> Yes <input type="checkbox"/> No If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
11. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
12. If you answered <b>Approve With Conditions</b> to 11., list conditions (Use additional sheet (2a) if necessary):	
1. The Plat's access onto USH 14 shall be approved by the Wisconsin State Department of Transportation and access onto N CTH E by Rock County.	
2. Indicate the FEMA Floodplain on Final Plat	
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>9/29/15</u>

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. Note on Final Plat: "Since lots 1 thru 12 have existing buildings which utilize existing private sewage systems
- 4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the
- 5. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system.
- 6. Require a Rock County Conservation Easement for areas of steep slope (12% or greater) & 30' Drainage Easement in natural drainage swale between Lots 4 & 5.
- 7. Show septic and well locations on Final Plat.
- 8. Indicate "70' Reserved For Public Road Purposes" area on Lots 1,2 & 3.
- 9. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approval.
- 10. Plat must be recorded within 6 months from the last approval and 24 months of first approval.

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

The proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of Janesville has approved this subdivision plat without requiring dedication for roads but has indicated a "70' Reserved For Future Public Road Purposes" area abutting all lots. The Future Public Road intersecting with N. CTH E and USH 14 shall be constructed and dedicated to the Town as part of the local road network for maintenance by the Town. These future road intersection points shall be approved by the appropriate jurisdictions (County & State). Currently, access is achieved via cross easements on an existing interior private road network. The plat area is within the Rock County Shoreland Zoning District therefore, in order to meet the purpose and intent of that District, Staff is requiring a Conservation Easement to manage development in areas of steep slope 12% or greater.

**TOWN ACTION**

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

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

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

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

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

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

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

**RECEIVED**

OCT 6 2015

ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT



AGENCY USE ONLY

Application Number: **LD 2015 065**  
Received By - Date (MM/DD/YYYY): **10-6-15**

## PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

### APPLICANT INFORMATION

<b>6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE</b>					
a. Name:	GEORGE MOORE III & NANCY MOORE			Telephone:	608-295-6345
Address:	1105 N. COUNTY RD M	City:	AVALON	State:	WI Zip: 53505
b. Name:				Telephone:	
Address:		City:		State:	Zip:
<b>7. AGENT (SURVEYOR AND DEVELOPER)</b>					
a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	752-0575
Address:	109 W MILWAUKEE STREET	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:
8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input type="checkbox"/> 6b. <input checked="" type="checkbox"/> 7a. <input type="checkbox"/> 7b.					

### LAND DIVISION INFORMATION

9. Reason for land division: <input checked="" type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:					
10. Land division area location:		Town of JOHNSTOWN		NE & SE 1/4 of NE 1/4	
		Section 28		Tax parcel number(s) - 6-9-250	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of					
12. Land division area is located adjacent to (check all that apply): <input type="checkbox"/> Local/Town road <input checked="" type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					
13. Landowner's contiguous property area (Square feet or acres): 106 ML		14. Land division area (Square feet or acres): 4 ML		15. Current zoning of land division area: A-1	
16. Number of new/additional lots created by land division: 1		17. Future zoning of new/additional lot(s) created by land division: A-3		18. Future zoning of parent lot: A-1	
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:					
20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system					
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE			22. Public improvement construction will begin on (mm/dd/yyyy):		

### APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u><i>Roll Moore</i></u>	DATE: <u>10-2-15</u>
---	----------------------

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 type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	BLDGS. HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

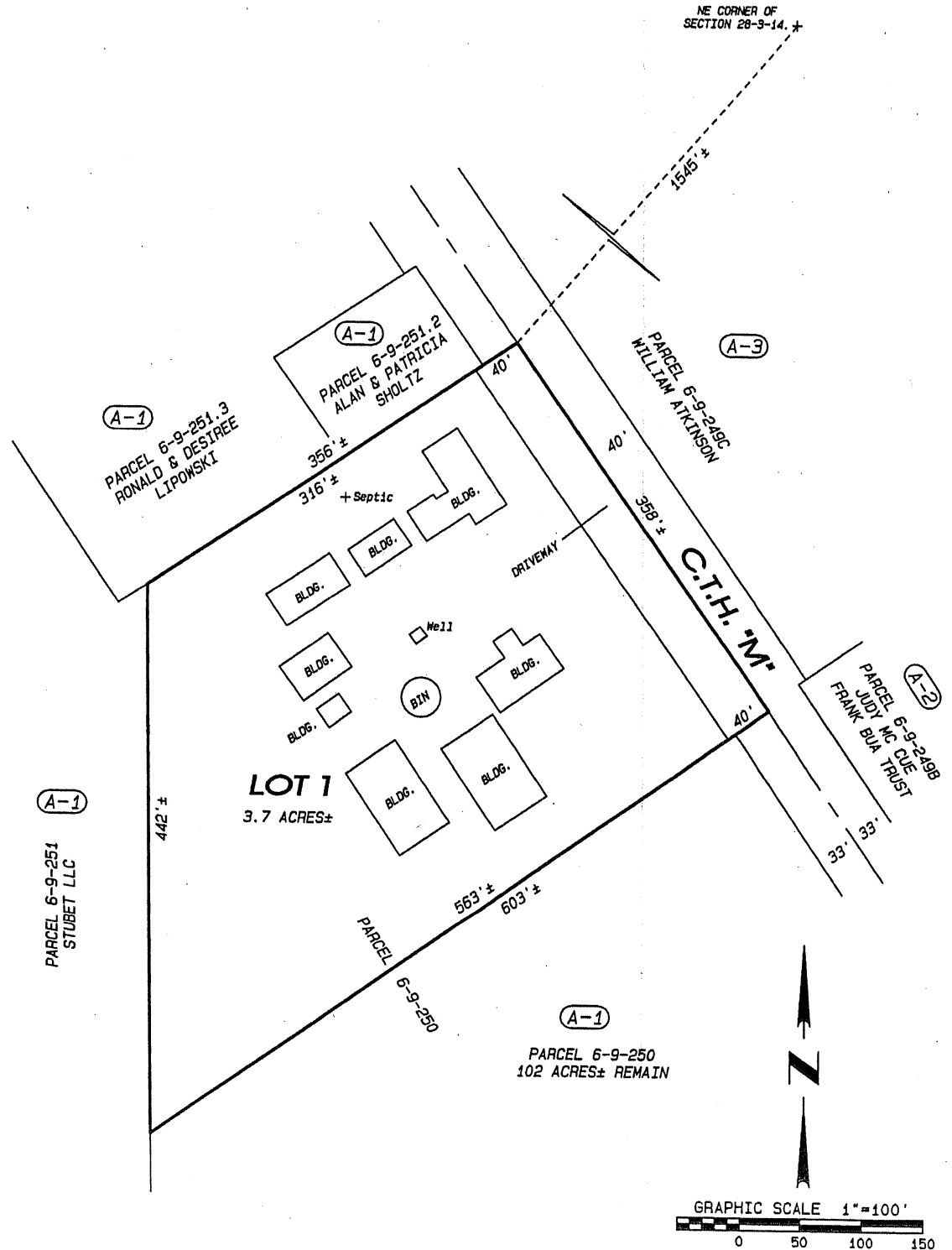
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T.3N., R.14E OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



**NOTES:**

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 115 - 344 For: MOORE

DATE: SEPTEMBER 24TH, 2015

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



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

### AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  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 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. Dedicate 40' half road right of way along CTH.M.	
2. Existing structures shall meet setback regulations.	
3. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u>	DATE: <u>10/18/15</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

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

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

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

**AGENCY RECOMMENDATION**

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

- 3. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
- 4. Indicate septic and well locations on the Final CSM.
- 5. Final CSM shall be submitted to and approved by the Planning & Development Agency within one year of Preliminary Approval.
- 6. Certified Survey maps that are subject to local approval must be recorded within 6 months of their last approval.
- 7.
- 8.
- 9.
- 10.

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

The proposed CSM splits existing Ag buildings from the parent parcel. Setting off existing Ag buildings from production land on a separate lot is consistent with preserving agricultural lands if the split is for consolidation of production land. The Town of Johnstown may want to consider placing a deed restriction on the parent parcel limiting development. The remaining parent parcel meets minimum lot size in the A-1 District of the Town of Johnstown. Since the proposed CSM adjoins CTH M a 40' 1/2 road right of away shall be dedicated to the public.

**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:**

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1500213	10/31/2015	BELOIT DAILY NEWS	58.56
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	315.00	385.93	0.00	58.56	(129.49)
64-6400-0000-63200	PUBL/SUBCR/DUES	P1503467	11/02/2015	MILTON COURIER,THE	27.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,303.00	1,414.67	0.00	27.00	(138.67)
<b>PLANNING PROG TOTAL</b>				<b>85.56</b>	
64-6900-0000-62100	CONTRACTED SERV	P1503618	11/12/2015	VON BRIESEN PURTELL AND ROPER	307.98
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	3,632.00	21,163.86	0.00	307.98	(17,839.84)
64-6900-0000-63107	PUBL & LEGAL	P1500213	10/31/2015	BELOIT DAILY NEWS	38.37
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	320.00	417.84	0.00	38.37	(136.21)
<b>BOARD OF ADJUSTMENT PROG TOTAL</b>				<b>346.35</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$431.91**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

- A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **DEC 10 2015**

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

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

COMMITTEE APPROVAL REPORT

2016... 12/02/2015

Pre-Approved Encumbrances

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6460-0000-62119 ENC	OTHER SERVICES	R1600130	01/01/2016	WISCONSIN PARTNERSHIP FOR HOUSING	118,359.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	118,359.00	0.00	0.00	118,359.00	0.00
<b>HOUSING GRANT CLEARING ACCOUNT PROG TOTAL</b>					<b>118,359.00</b>

I have examined the preceding bills and encumbrances in the total amount of **\$118,359.00**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **DEC 10 2015**

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

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



**NOT OFFICIAL  
UNTIL  
APPROVED BY  
COMMITTEE  
ACTION**

**Rock County Planning & Development Agency  
51 S. Main Street  
Janesville, WI 53545  
(608) 757-5587**

**DATE:** December 1, 2015  
**TO:** Rock County Corporation Counsel  
**FROM:** Colin Byrnes, Director – Planning & Development Agency  
Cheryl Martin, Accountant – Planning & Development  
**CC:** Sherry Oja, Finance Director – Financial Services  
**RE:** Reduction in Accounts Receivable – Rock County’s Community  
Development Loan Program

Please find attached supporting information regarding Rock County Community Development home rehabilitation loans that have outstanding mortgage balances. The majority of the loan properties have been foreclosed by a first mortgagor – were sold at a sheriff’s sale - and are currently owned by parties other than the individual(s) that Rock County had loans with. The remaining properties under consideration did not go through the foreclosure process, but they have been examined and confirmed that the loan balances are no longer recoverable.

Therefore, after review and approval from the County’s Corporation Counsel – final approval from the Planning & Development Committee is required before the loan balance can be removed from the County’s General Ledger as a future receivable. The Committee’s recommendation will be forwarded to Financial Services in the form of a General Ledger Journal Entry to reduce the Accounts Receivable fund balance.

Total Allowance to Uncollectibles..... **\$264,971.75**

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

Date:	December 7, 2015		Project ID:	64 (b)	
Project Recommended By:			WPHD		
Project Funding Source			Lead Hazard Reduction Grant		
<b>HOUSEHOLD INFORMATION</b>					
Household Size	9	Household Income	\$65,848	Project Location	Town of Clinton
<b>FAIR MARKET VALUE INFORMATION</b>			<b>ASSESSED VALUE INFORMATION</b>		
LAND	\$13,900	LAND	\$15,300		
BUILDINGS	\$63,300	BUILDINGS	\$69,500		
TOTAL	\$77,300	TOTAL	\$84,800		
<b>MORTGAGE AND LIENS</b>					
1. (Bank)	\$87,849	2.			
3.		PROPOSED ROCK COUNTY LOAN	\$19,175		
TOTAL MORTGAGES AND LIENS	\$87,849	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	NA		

<b>ELIGIBILITY VERIFICATIONS</b>			
<input checked="" type="checkbox"/>	Income less than 80%	<input checked="" type="checkbox"/>	Title in Name
<input type="checkbox"/>	Loan to Value less than 120% (NA)	<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>	
The Lead Hazard Grant will be combined with a HOME loan in the amount of \$7,105 to complete needed lead abatement and health and safety issues in the home. There is no item on the scope of work that is discretionary.	
Recommended Loan Amount:	\$19,175.00

**COMMITTEE ACTION**

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

# Workshop for Local Land Use Officials

Wednesday, January 27, 2016

6:00 p.m. - 8:30 p.m.

Whitewater University Technology Park  
1221 Innovation Drive  
Whitewater, WI 53190

## About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

## Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

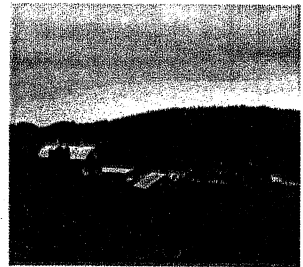
## Agenda

6:00 pm - Role of the Plan Commission and Governing Body

- Planning and Plan Implementation
- Development Review
- Rezones
- Conditional Uses and Special Exceptions
- Land Divisions and Certified Survey Maps

7:30 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges



## Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rebecca Roberts, Land Use Specialist  
Center for Land Use Education  
rebecca.roberts@uwsp.edu  
715-346-4322

Chris Munz-Pritchard, Planner / Director  
City of Whitewater Neighborhood Services  
CMunz-Pritchard@whitewater-wi.gov  
262-473-0143

Michelle Staff, Zoning/On-Site Waste Technician  
Jefferson County Planning and Zoning  
MichelleS@jeffersoncountywi.gov  
920-674-8638



Center for Land Use Education  
College of Natural Resources  
University of Wisconsin-Stevens Point

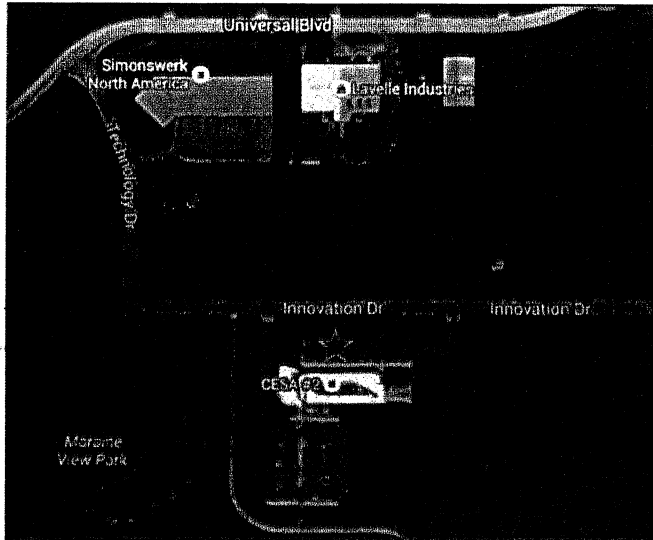
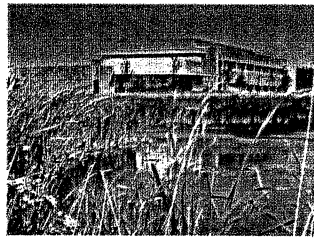
**UW**  
**Extension**

University of Wisconsin-Extension



City of  
**WHITEWATER**

**Location:**  
 Whitewater University  
 Technology Park  
 Meeting Room 105  
 1221 Innovation Drive  
 Whitewater, WI 53190



**Workshop cost:** The cost of the workshop is \$15 and includes printed workshop materials and light refreshments.

**Handbook:** The Plan Commission Handbook is designed to serve as a reference for new and continuing plan commission members. It is not required to attend the workshop, but we do recommend that all members have access to a copy. You may purchase print copies of the handbook for \$15 apiece or access an electronic copy for free at: [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue) Click on 'Publications & Resources' followed by 'Plan Commissions' from the drop down menu.

**Register online at:** <http://bit.ly/1HWmF3T>

**Or contact:** Center for Land Use Education  
 800 Reserve Street, Stevens Point, WI 54481  
 Email: [landcenter@uwsp.edu](mailto:landcenter@uwsp.edu)  
 Phone: 715-346-3783

**Registration Form** ✂-----

Contact Name: \_\_\_\_\_

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

Town/City/Village of: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Method of payment:  Please invoice  Check enclosed (payable to Center for Land Use Education)

List Workshop Participants	Jan 27 Workshop	PC Handbook	Total
1.			
2.			
3.			
4.			
5.			
6.			
Total Amount Owed:			\$

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