



PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, MAY 11, 2017 – 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. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday April 13, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
    - 2016 043R (Harmony Township) – Three R Farms LLC
    - 2017 010 (Fulton Township) – DYN Cannel LLC
    - 2017 015 (Harmony Township) – Reed
6. Community Development
  - A. **Action Item:** Alteration of Existing Mortgage – Loan ID 02041311
7. Finance
  - A. Information Item: Committee Review of Payments
  - B. Information Item: Committee Review of 2017 1<sup>st</sup> Quarter Budget-to-Actual Report
  - C. **Action Item:** Transfers
8. Committee Reports

9. Directors Report
  - A. Southern Housing Region
  - B. ATC – Riverside Transmission Line Project
  - C. Follow Up Lead Project Change Order (April 13, 2017 P&D Meeting)
10. Adjournment

**Future Meetings/Work Sessions**

May 25, 2017 (8:00 am)  
June 8, 2017 (8:00 am)  
June 22, 2017 (8:00 am)



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

**INTEROFFICE MEMORANDUM**

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

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**MEETING DATE:** May 11, 2017

**Land Division Summary:**

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

2016 043R (Harmony Township) – Three R Farms LLC

2017 010 (Fulton Township) – DYN Cannell LLC

2017 015 (Harmony Township) – Reed

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

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



AGENCY USE ONLY	
Application Number:	<u>LD2016043R</u>
Received By - Date (MM/DD/YYYY):	<u>07/21/2017</u>

## 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:	THREE R FARMS LLC			Telephone:	
Address:	3507 MANOGUE RD	City:	MILTON	State:	WI Zip: 53563
b. Name:				Telephone:	
Address:		City:		State:	Zip:
<b>7. AGENT (SURVEYOR AND DEVELOPER)</b>					
a. Surveyor name:	COMBS AND ASSOCIATES, INC			Telephone:	
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:				Telephone:	
Address:		City:		State:	Zip:
8. Identify the individual from 6. or 7. that will serve as the primary contact: <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 HARMONY	SE 1/4 of NE 1/4
	Section 5	Tax parcel number(s) - 6-7-38A
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of CITY OF JANESVILLE		
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): 62 ACRES	14. Land division area (Square feet or acres): 3 ACRES	15. Current zoning of land division area: A-3
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>[Signature]</i></u>	DATE: <u>7/10/17</u>
--	----------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
<b>1.</b> 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"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>	
<b>(1)</b> Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(2)</b> Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(3)</b> Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(4)</b> Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(5)</b> Private water wells or water supply systems:	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(7)</b> Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BLDGS. HAVE SERVICES
<b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
<b>(9)</b> Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
<b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(12)</b> Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(13)</b> Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(14)</b> Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(15)</b> Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(16)</b> Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>(17)</b> Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<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"/>	<input checked="" type="checkbox"/>	NONE
<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"/>	<input checked="" type="checkbox"/>	NONE
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
<b>2.</b> 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"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> 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



LD2016 043R Three R Fa  
Application Number: \_\_\_\_\_

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

### AGENCY REVIEW

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

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

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered <b>Approve With Conditions</b> 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. Bol</i></u>	DATE: <u>4/25/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered <b>Approve With Conditions</b> to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2. See separate documentation provided by Town in file	
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 <b>Approve With Conditions</b> to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>	

**AGENCY RECOMMENDATION**

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

- 3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 4. An access easement shall be indicated on Lot 1 to provide access to the parent parcel due to the fact
- 5. County Hwy Y is an Access Controlled Hwy in this area and a new access point will be restricted.
- 6. Final CSM shall be submitted to and approved by the Agency within 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 the last approval.
- 8.
- 9.
- 10.

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

The proposed Land Division separates an existing residence and land from the parent parcel in Harmony Township. The existing residence and other buildings will be on new Lot 1 (consisting of approximately 3.0 acres) and the remaining parent parcel (consisting of approximately 59 acres) will have no structures.

The parent lot is currently zoned Agricultural District One (A1) by the Town of Harmony. Due to the lot size of the new Lot, a rezone to Small Scale Agricultural District Three (A3) was requested and approved by the Town.

Due to fact County Hwy Y is an Accessed Control Highway in this area, an access easement though Lot 1 shall be indicated on the CSM. Other means of access for the parent parcel to Hwy Y shall only be approved through the application and review process dictated by the Access Control Ordinance and is not guaranteed in the future.

**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.

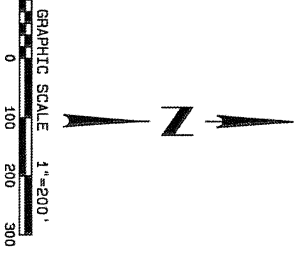
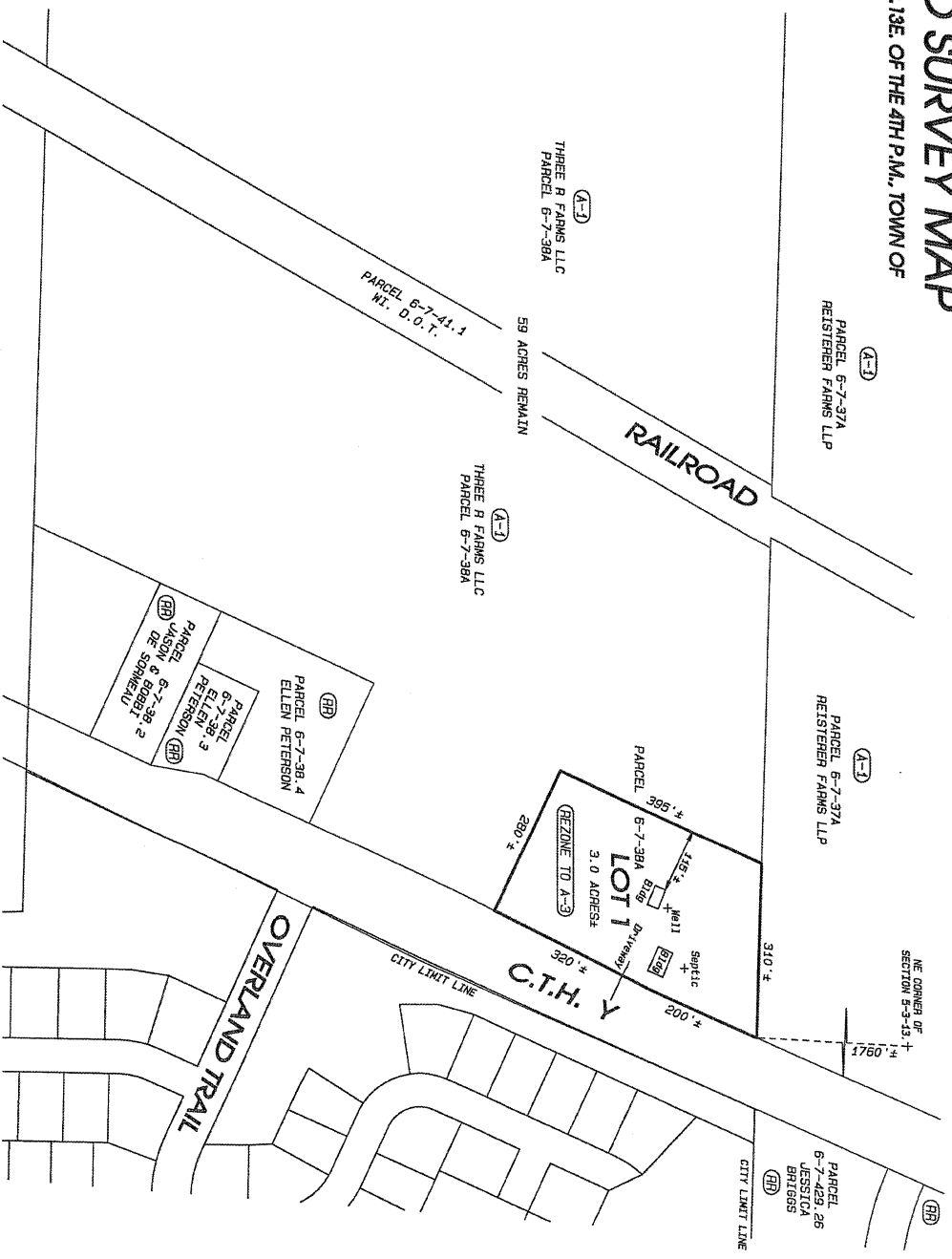
**18.** Committee action rationale and findings of fact:

8



# PRELIMINARY CERTIFIED SURVEY MAP


PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, T.3N., R.13E. OF THE 4TH P.M., TOWN OF HARMONY, 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. 117 - 128 For THREE R FARMS, LLC

DATE: APRIL 12, 2017


 • LAND SURVEYING  
 • LAND PLANNING  
 • CIVIL ENGINEERING

109 N. Milwaukee St.  
 Janesville, WI 53648  
 WWW.CEMBSURVEY.COM

TEL: 608 752-0975  
 FAX: 608 752-0534

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**  
MAR 7 2017  
ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT



AGENCY USE ONLY

Application Number: LD2017 010

Received By - Date (MM/DD/YYYY): 3-7-17

## 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:	DYN Cannell LLC	Telephone:	815-222-6251
Address:	6801 Spring Creek Rd	City:	Rockford
		State:	IL
		Zip:	61114
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

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

a. Surveyor name:	Combs & Associates, Inc.	Telephone:	608-752-0575
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:** LAKE WOODS THIRD ADDITION

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

**12. Land division area location:** Town of Fulton 1/4 of SE 1/4  
Section 1 Tax parcel number (s) - 6-6-10

**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 Edgerton

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

<b>15. Landowner's contiguous property area (Square feet or acres):</b> 97 Acres	<b>16. Land division area (Square feet or acres):</b> 30.6 Acres	<b>17. Current zoning of land division area:</b> RS
<b>18. Number of new/additional lots created by land division:</b> 40	<b>19. Future zoning of new/additional lots created by land division:</b> RS	<b>20. Future zoning of parent lot:</b> RS

**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):** Submitted to Town

**24. Public improvement construction will begin on (mm/dd/yyyy):** 05/01/2017

### 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: *Roll J. [Signature]* DATE: 2/28/17

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(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 type="checkbox"/>	<input type="checkbox"/>	
(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 type="checkbox"/>	N/A
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(16) Bridges/culverts:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(17) Rock outcroppings:	<input type="checkbox"/>	<input type="checkbox"/>	N/A
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input 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 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"/>	

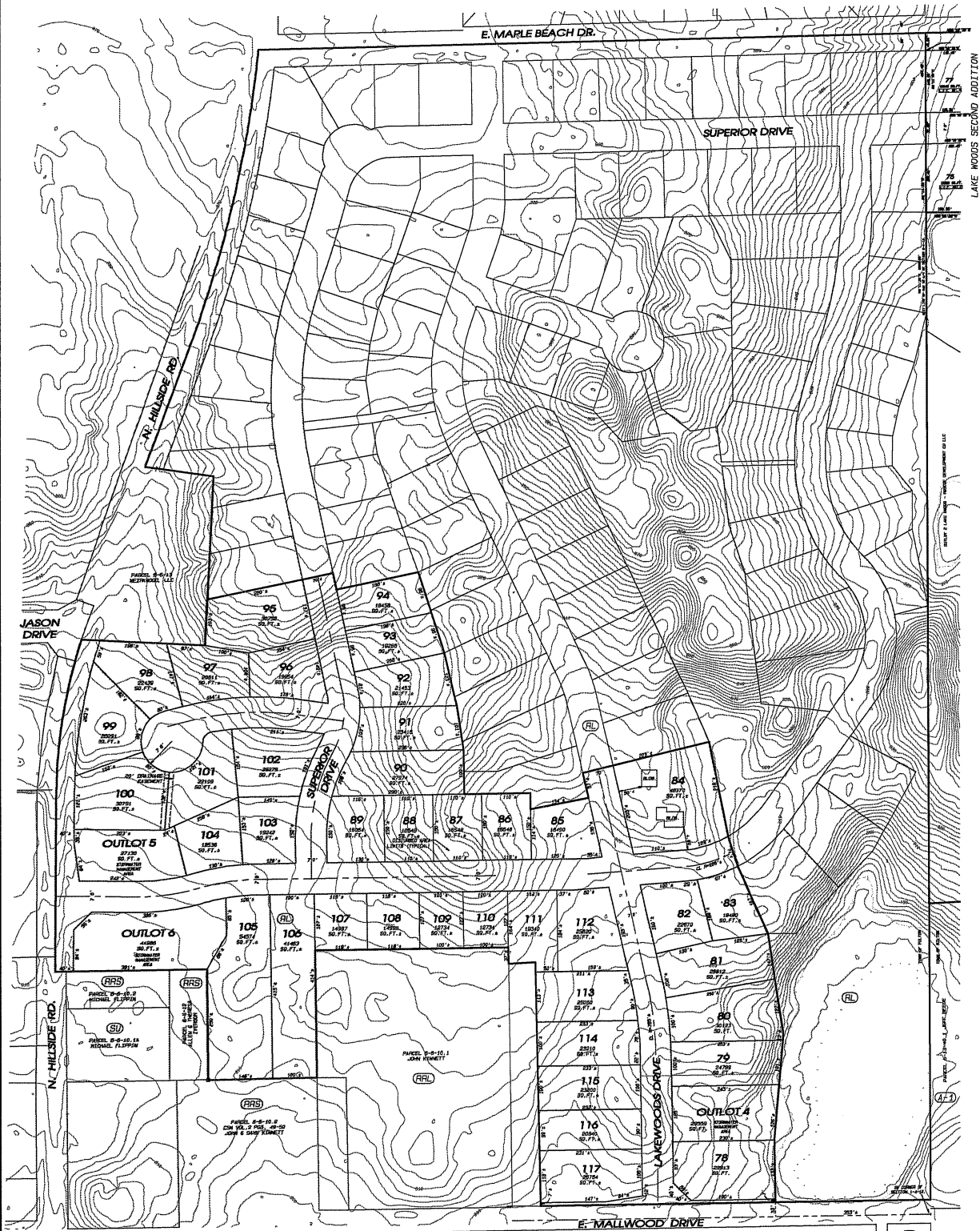
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM.

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:

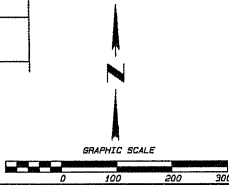
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

PRELIMINARY PLAT OF  
**LAKE WOODS THIRD ADDITION**

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 1, T.4N., R.12E., OF THE 4TH P.M., TOWN OF RALTON, ROCK COUNTY, WISCONSIN.



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



OWNER OF RECORD:  
 DYN CANNELL LLC  
 881 SYDNEY CROSS RD  
 ROCKFORD IL 61114

SURVEYOR:  
 COMBS AND ASSOCIATES, INC  
 150 N. HILLSIDE STREET  
 JANEVILLE WI 53548  
 PHONE: 608-752-0275

	• LAND SURVEYING	DATE: 02/17/16
	• LAND PLANNING	REVISED: 01/31/17
• CIVIL ENGINEERING	PROJECT: 811	
	SCALE: 1"=60'	
100 N. WILKINSON ST. JANEVILLE, WI 53539 WWW.COMBSA.COM	TEL: 608-752-0275 FAX: 608-752-0284	DATE: CANNELL



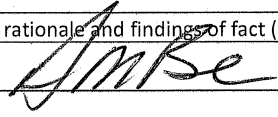
## PRELIMINARY MAJOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

### AGENCY REVIEW

LAND DIVISION NAME: Lakewoods Third Addition (Fulton Township)

<b>1.</b> 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: <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
<b>2.</b> 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: <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
<b>3.</b> Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
<b>4.</b> Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If you answered <b>Yes</b> , proceed to <b>5</b> . If you answered <b>No</b> , proceed to <b>6</b> .	
<b>5.</b> Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<b>6.</b> Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> : <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<b>7.</b> Land division will require a zoning change: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<b>8.</b> Preliminary major land division application is complete: <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If you answered <b>Yes</b> to <b>8.</b> , proceed to <b>10</b> . If you answered <b>No</b> to <b>8.</b> , indicate the missing information below, <b>8a. – 8e</b> . After all missing information is supplied, proceed to <b>9</b> . An Agency recommendation ( <b>11.</b> ) 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 checked="" type="checkbox"/> Yes
<b>10.</b> 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 checked="" 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	
<b>11.</b> Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
<b>12.</b> If you answered <b>Approve With Conditions</b> to <b>11.</b> , list conditions (Use additional sheet (2a) if necessary): 1. See attached separate memo document addressed to the P&D Committee dated May 1, 2017 2.	
<b>13.</b> Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>3/20/17</u>

TOWN ACTION	
<b>14.</b> Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
<b>15.</b> If you answered <b>Approve With Conditions</b> to <b>14.</b> , list conditions (Use additional sheet (2a) if necessary): 1. Approved by Town of Fulton on September 13, 2016. 2.	
<b>16.</b> 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	
<b>17.</b> Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
<b>18.</b> If you answered <b>Approve With Conditions</b> to <b>17.</b> , list conditions (Use additional sheet (2a) if necessary): 1. 2.	
<b>19.</b> 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.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

**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, WISCONSIN



Planning, Economic & Community  
Development Agency  
51 South Main Street  
Janesville, WI 53545  
Phone: 608-757-5587  
Fax: 608-757-5586  
Website: [www.co.rock.wi.us](http://www.co.rock.wi.us)

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Lakewoods Subdivision Third Addition Land Division (Fulton Township)  
Recommended Conditions of Approval  
LD 2017 010

**DATE:** May 1, 2017

Staff recommends preliminary approval of the above referenced subdivision plat subject to the following conditions of approval. The proposed subdivision consists of 40 lots and 3 outlots and will be served by sanitary sewer. Preliminary approval has been granted by the Town of Fulton and City of Edgerton (for Extraterritorial Jurisdiction for Plat Review).

1. Dedicate minimum of 40' half road right of way along Maple Beach Drive and N Hillside Rd at the discretion of the Town of Fulton.
2. Utility easements to be located on lots as requested by utility companies.
3. Utilities shall be installed prior to the final approval of the subdivision plat.
4. All new public roads shall be named in accordance with the standards found in the Rock County Address Ordinance.
5. A vision easement triangle shall be located at each intersection, both within the proposed subdivision and where new roads meet N. Hillside Rd and E Mallwood Dr. The vision easement shall extend one hundred fifty feet along the centerline in each direction from the point of intersection. The vision easement triangle shall be kept clear of vegetation under six inches in diameter. Trees larger than six inches, if applicable, may remain if trimmed up to eight feet above the ground.
6. The Plat shall indicate that access to lots 78, 98, 99, 100 and 117 is restricted to interior roads and not E. Mallwood Dr. or N. Hillside Rd. (where applicable).
7. Areas of slopes greater than 16% shall be documented and identified by a note on the final plat and recorded deed restriction on applicable lots. Base on the preliminary plats, this restriction would apply to lots 79, 80, 81, 95, 96 and 97. The deed restrictions shall



prohibit building and accessory building sites and earth-disturbing activity within the restricted area.

8. Construction Site Erosion Control and Storm Water Management Permit shall be obtained from the Rock County Land Conservation Department.
9. The Storm Water Management Plan shall include a driveway culvert size for each lot.
10. Road construction plans shall be submitted to and approved by the Town of Fulton or another entity working as the Town's agent. The design shall incorporate the most recent standard road cross-section. The road construction plans shall include a proposed schedule for asphalt pavement and gravel shoulder installation as it relates to the development of lots. The developer shall be responsible for all costs associated with road construction improvements.
11. The developer shall be responsible for all costs to the Town of Fulton (or other entity working as the Town's agent) associated with the review of road construction plans and on-site inspections during construction.
12. The developer shall reimburse the Town of Fulton for the installation of the necessary road signs as included and approved in the road construction plans.
13. A performance bond or similar financial instrument shall be provided to the Town of Fulton to provide assurance for the road construction work (e.g. final lifts of asphalt, gravel shoulders, etc) that is scheduled to be completed after the final approval of the subdivision plat. The amount and duration shall be approved by the Town of Fulton and be released only after final acceptance of the roads by the Town of Fulton.
14. Developer shall provide the Town of Fulton as-built plans documenting the construction of the public roads. The level of detail required shall be decided as part of the plan review and approval process.
15. Developer shall provide sufficient evidence that each lot is serviced by sanitary sewer and that the sanitary sewer is installed, constructed and accepted by the Consolidated Koshkonong Sanitary District.
16. Final subdivision plat to be submitted and approved by the Planning and Development Agency within thirty-six (36) months of the date of Preliminary approval by the Planning and Development Committee.

RECEIVED

APR 11 2017



PLANNING, ECONOMIC AND  
DEVELOPMENT AGENCY

AGENCY USE ONLY	
Application Number:	LD2017 015
Received By - Date (MM/DD/YYYY):	4-11-17

## 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:	PETER & BETTY REED		Telephone:		
Address:	3803 N MILTON-SHOPIERE RD	City:	MILTON	State:	WI Zip: 53563
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 HARMONY	NE 1/4 of NW 1/4
Section 13	Tax parcel number(s) - 6-7-114

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

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

13. Landowner's contiguous property area (Square feet or acres): 67	14. Land division area (Square feet or acres): 3.19	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:	DATE: 5-12-16
--------------------------------------	---------------

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 type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

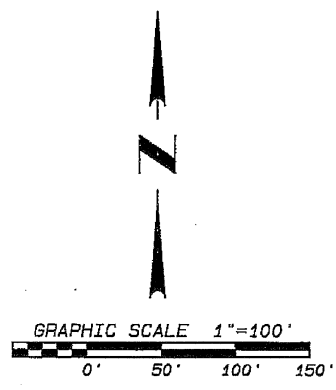
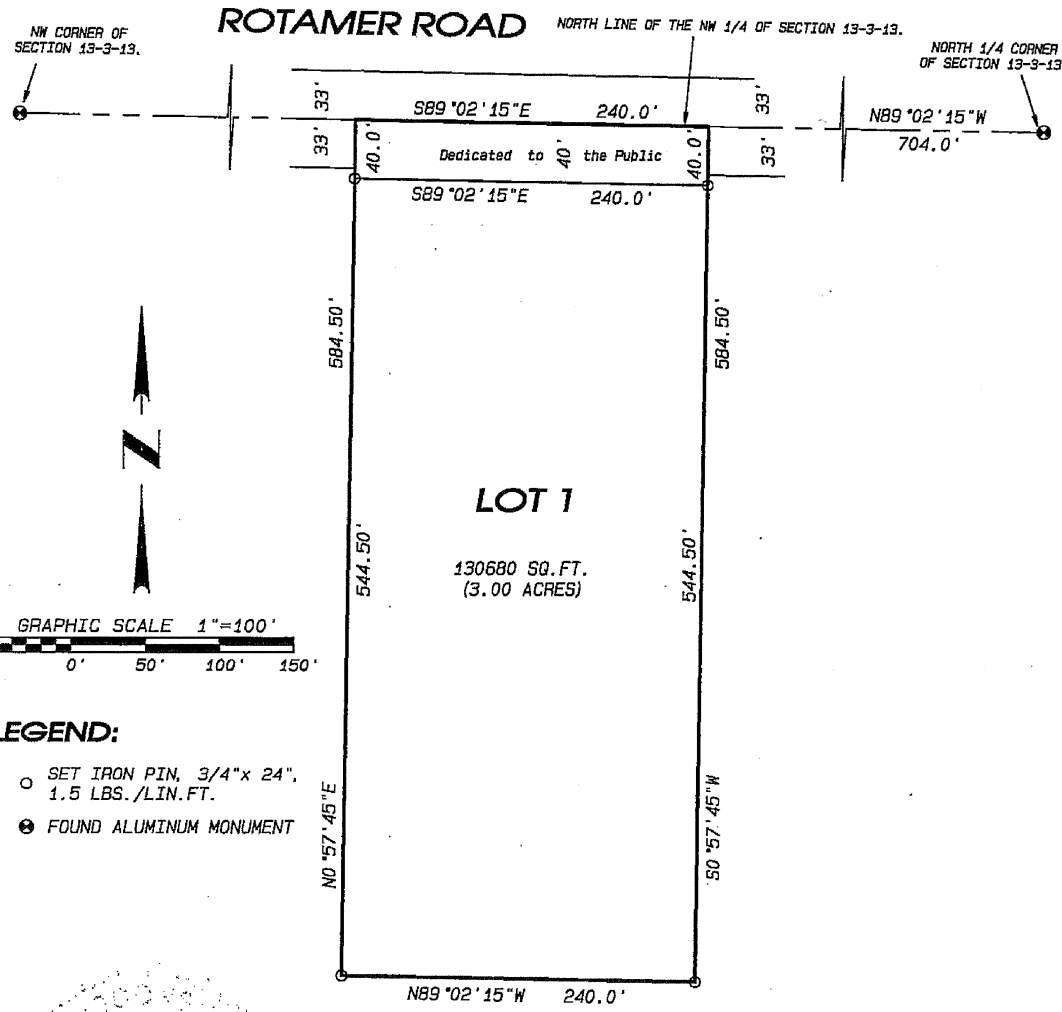
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T.3N., R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
  - FOUND ALUMINUM MONUMENT

*Roll J. Cook*

NOTE: ASSUMED N89°02'15"W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13-3-13.

Project No. 116 - 179 For: REED

SHEET 1 OF 5 SHEETS

**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



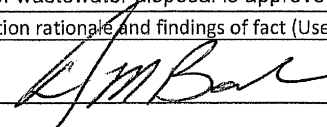
# PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

## 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
<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 <b>No</b> , the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered <b>Approve With Conditions</b> to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable	
3. means of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>4/25/17</u>

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered <b>Approve With Conditions</b> to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Town approved an A1 CUP on June 22, 2016.	
2. See separate documentation provided by Town in file	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____ TITLE: _____	DATE: _____

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

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

**AGENCY RECOMMENDATION**

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

- 3. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 4. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

The proposed Land Division separates a new lot from the parent parcel in Harmony Township, consisting of approximately 3 acres (plus dedicated right of way) The remaining parent parcel will consist of approximately 64 acres.  
The parent lot is currently zoned Agricultural District One (A1) by the Town of Harmony. An A1 Conditional Use Permit was requested and approved by the Town in June 2016 to allow the current owners to create a new buildable parcel.

**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 APRIL 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63103	LEGAL FORMS	P1700585	04/13/2017	JP MORGAN CHASE BANK NA	390.35
<b>REAL PROPERTY DESCRIPTION PROG TOTAL</b>					<b>390.35</b>

I have reviewed the preceding payments in the total \$390.35

Date:

Dept

\_\_\_\_\_

Committee

\_\_\_\_\_



COMMITTEE REVIEW REPORT  
FOR THE MONTH OF APRIL 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63107	PUBL & LEGAL	P1700226	04/20/2017	BELOIT DAILY NEWS	18.09
				PLANNING PROG TOTAL	18.09
64-6730-0000-62420	MACH & EQUIP RM	P1700222	04/27/2017	HARRIS ACE HARDWARE LLP	12.99
64-6730-0000-63200	PUBL/SUBCR/DUES	P1701447	04/20/2017	NATIONAL ASSOCIATION OF COUNTY	50.00
		P1701448	04/20/2017	WISCONSIN SOCIETY LAND SURVEYO	170.00
				SURVEYOR PROG TOTAL	232.99
64-6900-0000-63107	PUBL & LEGAL	P1700226	04/20/2017	BELOIT DAILY NEWS	116.43
				BOARD OF ADJUSTMENT PROG TOTAL	116.43

I have reviewed the preceding payments in the total \$367.51

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

Committee \_\_\_\_\_

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key      Title  
646400000    PLANNING

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
42500	REVENUE FROM MUNICIPALITIES	2,500.00	0.00	0.00	(2,500.00)
43201	ZONING PERMITS	53,715.00	6,810.00	0.00	(46,905.00)
44100	FEES	120.00	0.25	0.00	(119.75)
	<b>Total Revenue</b>	<b>56,335.00</b>	<b>6,810.25</b>	<b>0.00</b>	<b>(\$49,524.75)</b>
<b>EXPENSE</b>					
61100	REGULAR WAGES	330,026.00	63,785.08	0.00	266,240.92
61108	SEASONAL-REGULAR WAGES	36,600.00	2,754.00	0.00	33,846.00
61210	OVERTIME WAGES-PRODUCTIVE	1,000.00	0.00	0.00	1,000.00
61400	FICA	28,123.00	4,952.94	0.00	23,170.06
61510	RETIREMENT-EMPLOYERS	22,509.00	4,292.22	0.00	18,216.78
61610	HEALTH INSURANCE	83,676.00	20,916.48	0.00	62,759.52
61620	DENTAL INSURANCE	866.00	222.66	0.00	643.34
61630	LIFE INSURANCE	223.00	55.74	0.00	167.26
62210	TELEPHONE	3,400.00	482.89	0.00	2,917.11
63100	OFFICE SUPPLIES & EXPENSES	2,500.00	107.08	0.00	2,392.92
63101	POSTAGE	700.00	118.37	0.00	581.63
63107	PUBLIC & LEGAL NOTICES	450.00	122.10	0.00	327.90
63200	PUBLICATIONS/SUBSCRIPTIONS/DUE	925.00	100.00	0.00	825.00
63300	TRAVEL	2,300.00	511.04	0.00	1,788.96
64200	TRAINING EXPENSE	2,700.00	578.00	0.00	2,122.00
67130	TERMINALS AND PC'S	7,150.00	0.00	0.00	7,150.00
68000	COST ALLOCATIONS	(29,624.00)	(5,544.78)	0.00	(24,079.22)
	<b>Total Expense</b>	<b>493,524.00</b>	<b>93,453.82</b>	<b>0.00</b>	<b>400,070.18</b>
	<b>County Share (Revenue - Expense)</b>	<b>(437,189.00)</b>	<b>(86,643.57)</b>	<b>0.00</b>	<b>(350,545.43)</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
646420000        ECONOMIC DEVELOPMENT PROGRAM

Object	Description	Budget	Actual	Encumbrance	Balance
<b>EXPENSE</b>					
61100	REGULAR WAGES	93,208.00	18,080.00	0.00	75,128.00
61400	FICA	7,130.00	1,383.10	0.00	5,746.90
61510	RETIREMENT-EMPLOYERS	6,338.00	1,229.45	0.00	5,108.55
61610	HEALTH INSURANCE	26,160.00	5,885.58	0.00	20,274.42
61620	DENTAL INSURANCE	647.00	166.41	0.00	480.59
61630	LIFE INSURANCE	26.00	6.54	0.00	19.46
63101	POSTAGE	25.00	0.00	0.00	25.00
63200	PUBLICATIONS/SUBSCRIPTIONS/DUE	700.00	696.00	0.00	4.00
63300	TRAVEL	3,500.00	842.08	0.00	2,657.92
64200	TRAINING EXPENSE	600.00	671.36	0.00	(71.36)
64918	ADVERTISING	500.00	500.00	0.00	0.00
	<b>Total Expense</b>	<b>138,834.00</b>	<b>29,460.52</b>	<b>0.00</b>	<b>109,373.48</b>
	<b>County Share (Revenue - Expense)</b>	<b>(138,834.00)</b>	<b>(29,460.52)</b>	<b>0.00</b>	<b>(109,373.48)</b>

**Rock County - Production  
Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
646440000        REV.HOME LOAN (CDBG)

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
44100	FEEs	30.00	27.00	0.00	(3.00)
44902	LOAN REPAYMENTS	223,070.00	45,071.14	0.00	(177,998.86)
46300	INTEREST ON INVESTMENTS	6,900.00	333.77	0.00	(6,566.23)
	<b>Total Revenue</b>	<b>230,000.00</b>	<b>45,431.91</b>	<b>0.00</b>	<b>(\$184,568.09)</b>
<b>EXPENSE</b>					
63110	ADMINISTRATION EXPENSE	30,000.00	0.00	0.00	30,000.00
64913	HOME REHABILITATION ACTIVITY	200,000.00	76,393.13	0.00	123,606.87
	<b>Total Expense</b>	<b>230,000.00</b>	<b>76,393.13</b>	<b>0.00</b>	<b>153,606.87</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>(30,961.22)</b>	<b>0.00</b>	<b>30,961.22</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
6464450000      CONSORTIUM RLF

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
44100	FEES	12.00	8.00	0.00	(4.00)
44902	LOAN REPAYMENTS	79,092.00	9,159.77	0.00	(69,932.23)
46300	INTEREST ON INVESTMENTS	9,776.00	1,171.83	0.00	(8,604.17)
	<b>Total Revenue</b>	<b>88,880.00</b>	<b>10,339.60</b>	<b>0.00</b>	<b>(\$78,540.40)</b>
<b>EXPENSE</b>					
63110	ADMINISTRATION EXPENSE	8,080.00	0.00	0.00	8,080.00
64913	HOME REHABILITATION ACTIVITY	80,800.00	7,167.34	0.00	73,632.66
	<b>Total Expense</b>	<b>88,880.00</b>	<b>7,167.34</b>	<b>0.00</b>	<b>81,712.66</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>3,172.26</b>	<b>0.00</b>	<b>(3,172.26)</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6464510000      ADDRESS SIGNS

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
43205	SIGN PERMITS	9,000.00	1,950.00	0.00	(7,050.00)
	<b>Total Revenue</b>	<b>9,000.00</b>	<b>1,950.00</b>	<b>0.00</b>	<b>(\$7,050.00)</b>
<b>EXPENSE</b>					
63110	ADMINISTRATION EXPENSE	2,372.00	0.00	0.00	2,372.00
64904	SUNDRY EXPENSE	6,628.00	0.00	0.00	6,628.00
	<b>Total Expense</b>	<b>9,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,000.00</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>1,950.00</b>	<b>0.00</b>	<b>(1,950.00)</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6464600000      HOUSING GRANT CLEARING ACCOUNT

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
44100	FEES	51,386.00	1,960.00	0.00	(49,426.00)
	<b>Total Revenue</b>	<b>51,386.00</b>	<b>1,960.00</b>	<b>0.00</b>	<b>(\$49,426.00)</b>
<b>EXPENSE</b>					
61400	FICA	0.00	39.68	0.00	(39.68)
62119	OTHER CONTRACTED SERVICES	110,772.00	0.00	0.00	110,772.00
63110	ADMINISTRATION EXPENSE	4,450.00	413.27	0.00	4,036.73
63116	HOUSING AUTHORITY ADMIN.EXPENS	2,565.00	741.96	0.00	1,823.04
68000	COST ALLOCATIONS	(60,386.00)	0.00	0.00	(60,386.00)
	<b>Total Expense</b>	<b>57,401.00</b>	<b>1,194.91</b>	<b>0.00</b>	<b>56,206.09</b>
	<b>County Share (Revenue - Expense)</b>	<b>(6,015.00)</b>	<b>765.09</b>	<b>0.00</b>	<b>(6,780.09)</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6464652013      2013-16 HEALTHY HOMES/LEAD HAZ

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
42100	FEDERAL AID	2,500,000.00	1,913,928.01	0.00	(586,071.99)
46400	FUNDS FORWARDED FROM PRIOR YR	12,425.00	0.00	0.00	(12,425.00)
46920	LESS PRIOR YEAR COLLECTIONS	(1,826,342.00)	(1,826,342.31)	0.00	(0.31)
	<b>Total Revenue</b>	<b>686,083.00</b>	<b>87,585.70</b>	<b>0.00</b>	<b>(\$598,497.30)</b>
<b>EXPENSE</b>					
63110	ADMINISTRATION EXPENSE	230,000.00	197,442.33	0.00	32,557.67
64604	PROGRAM EXPENSE	200,000.00	112,927.13	0.00	87,072.87
64913	HOME REHABILITATION ACTIVITY	2,070,000.00	1,588,333.55	0.00	481,666.45
64915	PRIOR YEAR DISBURSEMENTS	(1,813,917.00)	(1,813,917.31)	0.00	0.31
	<b>Total Expense</b>	<b>686,083.00</b>	<b>84,785.70</b>	<b>0.00</b>	<b>601,297.30</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>2,800.00</b>	<b>0.00</b>	<b>(2,800.00)</b>



**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6466000000      HOME PROGRAM REPAYMENTS

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
44100	FEES	0.00	21.00	0.00	21.00
44902	LOAN REPAYMENTS	0.00	560.46	0.00	560.46
46300	INTEREST ON INVESTMENTS	0.00	13.36	0.00	13.36
	<b>Total Revenue</b>	<b>0.00</b>	<b>594.82</b>	<b>0.00</b>	<b>\$594.82</b>
<b>EXPENSE</b>					
	<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>594.82</b>	<b>0.00</b>	<b>(594.82)</b>

# Rock County - Production

## Budget to Actual Figures

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
6467300000      SURVEYOR

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
44100	FEES	20.00	81.25	0.00	61.25
<b>Total Revenue</b>		<b>20.00</b>	<b>81.25</b>	<b>0.00</b>	<b>\$61.25</b>
<b>EXPENSE</b>					
61100	REGULAR WAGES	80,267.00	12,252.00	0.00	68,015.00
61400	FICA	6,140.00	935.81	0.00	5,204.19
61510	RETIREMENT-EMPLOYERS	5,458.00	833.15	0.00	4,624.85
61610	HEALTH INSURANCE	26,160.00	6,539.52	0.00	19,620.48
61620	DENTAL INSURANCE	647.00	166.41	0.00	480.59
61630	LIFE INSURANCE	8.00	1.26	0.00	6.74
62116	HIGHWAY CHARGES	1,700.00	0.00	0.00	1,700.00
62210	TELEPHONE	635.00	164.66	0.00	470.34
62420	MACHINERY & EQUIP R & M	450.00	0.00	0.00	450.00
62491	SOFTWARE MAINTENANCE	328.00	0.00	0.00	328.00
63100	OFFICE SUPPLIES & EXPENSES	100.00	127.69	0.00	(27.69)
63101	POSTAGE	25.00	0.00	0.00	25.00
63200	PUBLICATIONS/SUBSCRIPTIONS/DUE	395.00	0.00	0.00	395.00
63300	TRAVEL	5,800.00	143.08	0.00	5,656.92
64200	TRAINING EXPENSE	1,055.00	563.11	0.00	491.89
64702	SECTION CORNER MONUMENTS	1,000.00	0.00	0.00	1,000.00
68000	COST ALLOCATIONS	(69,800.00)	(9,242.62)	0.00	(60,557.38)
<b>Total Expense</b>		<b>60,368.00</b>	<b>12,484.07</b>	<b>0.00</b>	<b>47,883.93</b>
<b>County Share (Revenue - Expense)</b>		<b>(60,348.00)</b>	<b>(12,402.82)</b>	<b>0.00</b>	<b>(47,945.18)</b>

## Rock County - Production Budget to Actual Figures

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
6469000000      BOARD OF ADJUSTMENT

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
43204	BD OF ADJUSTMENT PERMITS	6,000.00	2,250.00	0.00	(3,750.00)
	<b>Total Revenue</b>	<b>6,000.00</b>	<b>2,250.00</b>	<b>0.00</b>	<b>(\$3,750.00)</b>
<b>EXPENSE</b>					
61300	PER DIEMS	2,232.00	309.93	0.00	1,922.07
61400	FICA	138.00	23.70	0.00	114.30
62100	CONTRACTED PERSONNEL SERVICES	4,300.00	1,650.00	0.00	2,650.00
63100	OFFICE SUPPLIES & EXPENSES	30.00	0.00	0.00	30.00
63101	POSTAGE	137.00	60.97	0.00	76.03
63107	PUBLIC & LEGAL NOTICES	448.00	53.12	0.00	394.88
	<b>Total Expense</b>	<b>7,285.00</b>	<b>2,097.72</b>	<b>0.00</b>	<b>5,187.28</b>
	<b>County Share (Revenue - Expense)</b>	<b>(1,285.00)</b>	<b>152.28</b>	<b>0.00</b>	<b>(1,437.28)</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6469100000      ROCK CO.TOURISM COUNCIL

Object	Description	Budget	Actual	Encumbrance	Balance
<b>EXPENSE</b>					
64313	ROCK CO RESOURCE & TOURISM	3,000.00	3,000.00	0.00	0.00
64317	CO-OP WI TOURISM ADVERTISING	2,500.00	2,500.00	0.00	0.00
	<b>Total Expense</b>	<b>5,500.00</b>	<b>5,500.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>County Share (Revenue - Expense)</b>	<b>(5,500.00)</b>	<b>(5,500.00)</b>	<b>0.00</b>	<b>0.00</b>

**Rock County - Production**  
**Budget to Actual Figures**

Fiscal Year: 2017

As of: 03/31/2017

Budget: RV

Org Key            Title  
 6469200000      CONSORTIUM

Object	Description	Budget	Actual	Encumbrance	Balance
<b>REVENUE</b>					
42100	FEDERAL AID	275,369.00	0.00	0.00	(275,369.00)
46400	FUNDS FORWARDED FROM PRIOR YR	(13,450.00)	0.00	0.00	13,450.00
	<b>Total Revenue</b>	<b>261,919.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(\$261,919.00)</b>
<b>EXPENSE</b>					
63110	ADMINISTRATION EXPENSE	26,306.00	0.00	0.00	26,306.00
64912	COMMUNITY DEVELOPMENT ACTIVITY	249,063.00	24,630.00	0.00	224,433.00
64915	PRIOR YEAR DISBURSEMENTS	(13,450.00)	(13,450.00)	0.00	0.00
	<b>Total Expense</b>	<b>261,919.00</b>	<b>11,180.00</b>	<b>0.00</b>	<b>250,739.00</b>
	<b>County Share (Revenue - Expense)</b>	<b>0.00</b>	<b>(11,180.00)</b>	<b>0.00</b>	<b>11,180.00</b>
<hr/>					
	<b>Grand Total Revenue</b>	<b>1,389,623.00</b>	<b>157,003.53</b>	<b>0.00</b>	<b>(1,232,619.47)</b>
	<b>Grand Total Expense</b>	<b>2,038,794.00</b>	<b>323,717.21</b>	<b>0.00</b>	<b>1,715,076.79</b>
	<b>Grand Totals County Share</b>	<b>(649,171.00)</b>	<b>(166,713.68)</b>	<b>0.00</b>	<b>(482,457.32)</b>