



PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY, APRIL 26, 2012 – 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 Meeting held Thursday, April 12, 2012
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
  - A. **Public Hearing:** Shoreland Conditional Use Permit 2012 002 - Kevin Blazyk (Rock River - Fulton Township)
  - B. **Action Item:** Shoreland Conditional Use Permit 2012 002 - Kevin Blazyk
  - C. **Public Hearing:** Shoreland Conditional Use Permit 2012 003 – County of Rock (Rock River – Rock Township)
  - D. **Action Item:** Shoreland Conditional Use Permit 2012 003 – County of Rock
  - E. **Action Item:** Preliminary Approval of Land Divisions
    - LD 2012 008 (Center Township) – Ralph & Brenda Uhe
    - LD 2012 017 (Union Township) – Kleisch Trust
6. Finance
  - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Community Development
  - A. **Action Item:** Project ID 008072D1 (\$4,720)
  - B. **Action Item:** Project ID 020704D1 (\$18,265)
  - C. Potential Conflict of Interest – Yes,
  - D. Information Verification Statement

8. Planning Director's Report

- DOA's Division of Housing Workshop Consortia of Counties plan; update. Meetings with personnel from Dodge, Jefferson, and Iowa Counties, and with the Southwest Wisconsin Regional Planning Commission.
- Beloit Area Water Quality Planning TAC meeting on April 25, 2012
- Zoning Ordinance and Farmland Preservation Planning work in the Town of Turtle

9. Committee Reports

10. Adjournment

**Future Meetings/Work Sessions**

May 10, 2012 (8:00 AM)  
May 24, 2012 (8:00 AM)  
June 14, 2012 (8:00 AM)  
June 28, 2012 (8:00 AM)



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

**INTEROFFICE MEMORANDUM**

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

**THROUGH:** Paul Benjamin, Director, Planning & Development Agency

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** April 19, 2012

**Summary:**

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

- 2012 008 (Center Township) – Ralph & Brenda Uhe
- 2012 017 (Union Township) – Kleisch Trust

**Recommendation or Action:**

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 008 and 2012 017 with conditions as presented.

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

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



AGENCY USE ONLY	
Application Number:	12008
Received By - Date (MM/DD/YYYY):	3-14-12

## 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:	Ralph and Brenda Uhe			Telephone:	
Address:	12432 W. County B	City:	Janesville	State:	WI Zip: 53548
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 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 Center	NW 1/4 of SW 1/4
	Section 30	Tax parcel number(s) - 6-4-239
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 checked="" type="checkbox"/> Local/Town road <input 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): 54 acres	14. Land division area (Square feet or acres): 19 acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input 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):	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: 3-14-12
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APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input 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 Proposed
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tillable
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possible D slopes
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None Proposed
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



Application Number: LD 2012 008

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

### AGENCY REVIEW

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

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

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

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. 33-foot 1/2 ROW to be dedicated along N. Coon Island Rd.	
2. Note on Final Map: "No building which produces wastewater allowed on lot"	
3.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>3/12/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</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 Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. Rezone to A-2	
2. Stipulation no buildings can be built on lot.	
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. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before April 26, 2013.
- 4. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

**TOWN ACTION**

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

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

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

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

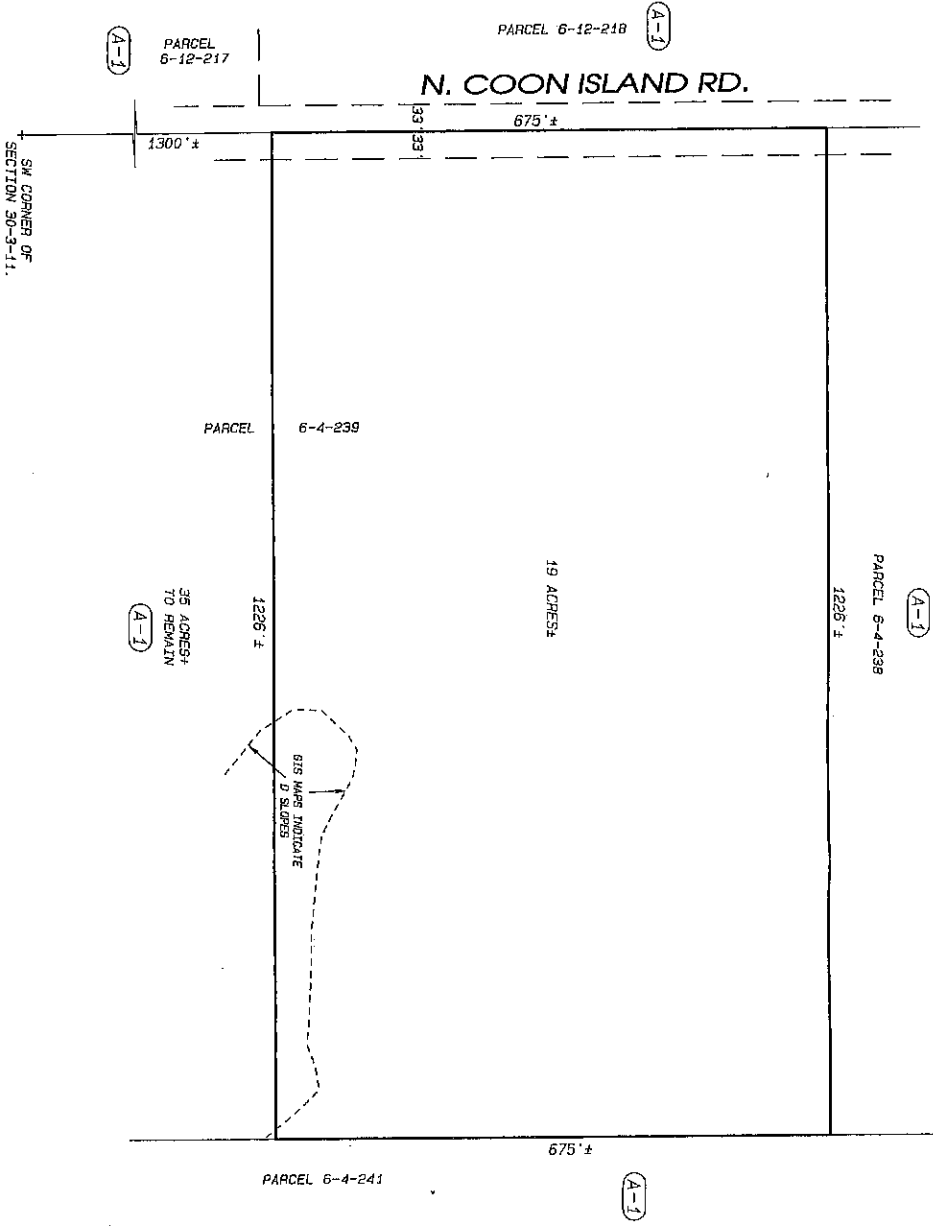
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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



# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 30, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, 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. 112 - 046 FOR UHE



DATE: MARCH 9, 2012

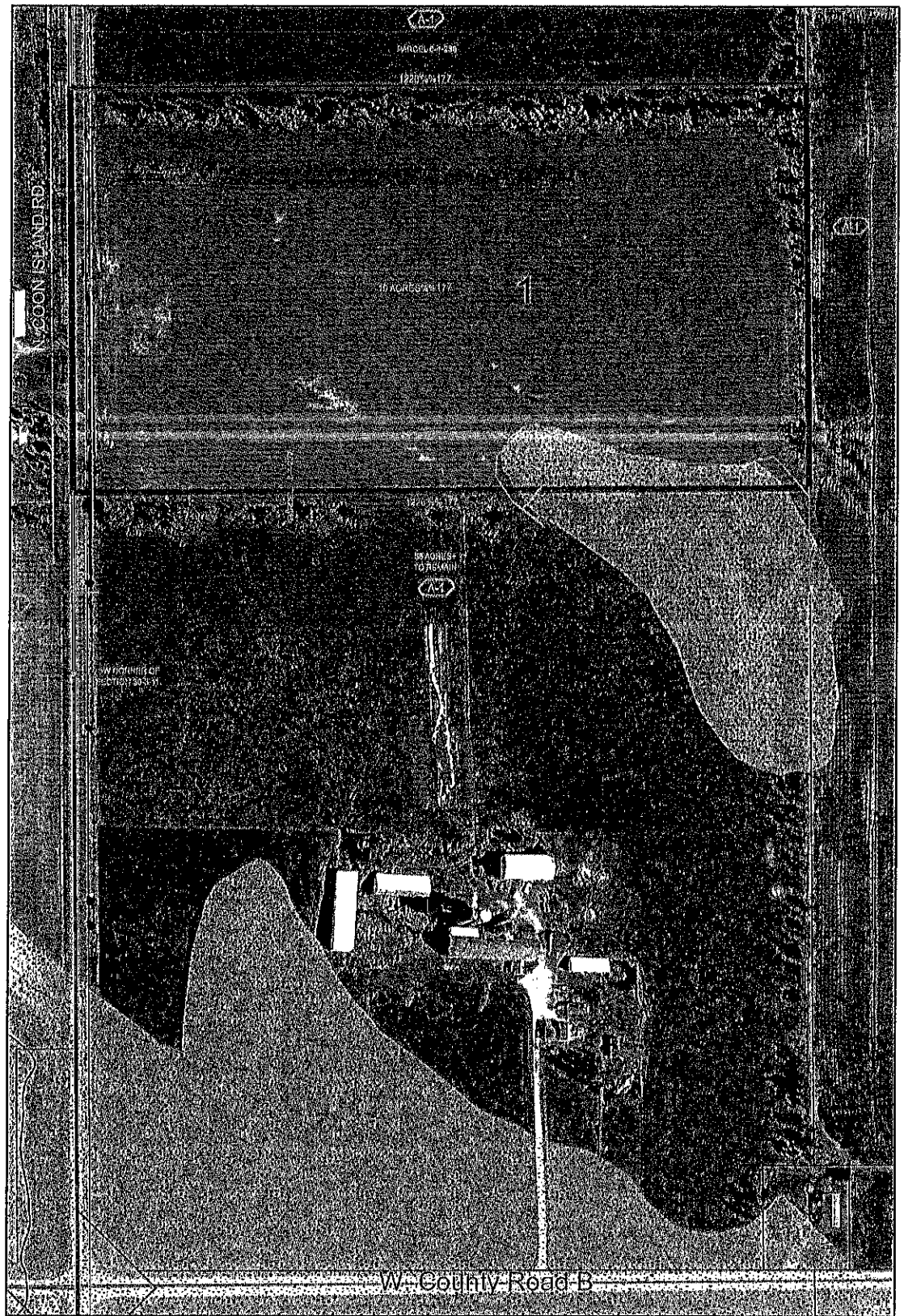
**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

108 N. MILWAUKEE ST.  
JANESVILLE, WI 53408  
WWW.COMBSANDASSOCIATES.COM

tel: 509 752-0275  
fax: 509 752-0534

LD 12008



1 inch = 200 feet





AGENCY USE ONLY	
Application Number:	12017
Received By - Date (MM/DD/YYYY):	4/16/2012

## 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:	Kleisch Trust c/o Kathy Edmonds	Telephone:	
Address:	23 W. Main Street, Suite 3	City:	Evansville
		State:	WI
		Zip:	53536
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

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

a. Surveyor name:	Isthmus Surveying LLC, Paul A. Spetz	Telephone:	608-209-0302
Address:	450 N. Baldwin Street	City:	Madison
		State:	WI
		Zip:	53703
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

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

### LAND DIVISION INFORMATION

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

10. Land division area location:	Town of Union	NE 1/4 of NW 1/4
	Section 15	Tax parcel number(s) - 6-20-119&6-20-119.2

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

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

13. Landowner's contiguous property area (Square feet or acres):	14. Land division area (Square feet or acres): 111.92 Ac.	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 3 Total/1 Additional	17. Future zoning of new/additional lot(s) created by land division: A-1, Rural Res, 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): n/a

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

### 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: April 15, 2012
--	----------------------

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"/>			Town of Union approved Zoning Changes at 4-10-12 Town Board Meeting.
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 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 type="checkbox"/>	<input type="checkbox"/>			
(4) Rail lines:	<input type="checkbox"/>	<input type="checkbox"/>			
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(7) Any other public utilities:	<input type="checkbox"/>	<input type="checkbox"/>			
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input 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 type="checkbox"/>	<input type="checkbox"/>			
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input type="checkbox"/>			
(12) Surface water features:	<input type="checkbox"/>	<input type="checkbox"/>			
(13) Drainageways:	<input type="checkbox"/>	<input type="checkbox"/>			
(14) Detention or retention areas:	<input type="checkbox"/>	<input type="checkbox"/>			
(15) Cemeteries:	<input type="checkbox"/>	<input type="checkbox"/>			
(16) Bridges/culverts:	<input type="checkbox"/>	<input type="checkbox"/>			
(17) Rock outcroppings:	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>			
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input 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 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"/>			CSM 1"=500'
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 type="checkbox"/>	<input type="checkbox"/>			

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

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

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

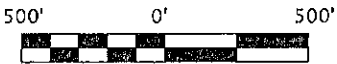
# CERTIFIED SURVEY MAP

LOCATED IN:  
 THAT PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4  
 OF THE NW 1/4 OF SECTION 15, T4N, R10E, TOWNSHIP  
 OF UNION, ROCK COUNTY, WISCONSIN

## LEGEND

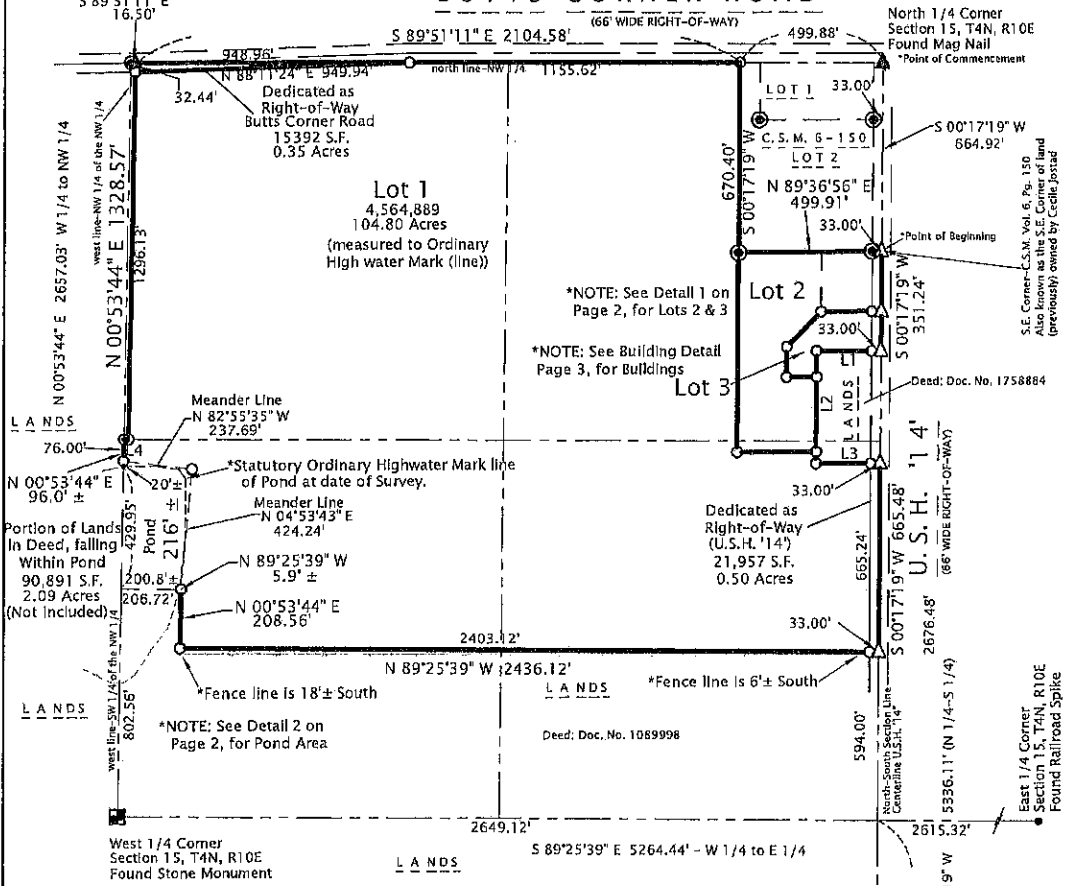
- ▲ FOUND PK OR MAG NAIL
- RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- △ SET MAG NAIL IN PAVEMENT
- 3/4"x18" SOLID IRON ROD SET  
1.50 LBS./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

Northwest 1/4 Corner  
 Section 15, T4N, R10E  
 Found Iron Pipe



Entire C.S.M.  
 4,875,226 S.F.  
 111.92 Acres

## BUTTS CORNER ROAD



Exterior Line Table

L1	N 89°51'11" W	225.00'
L2	S 00°17'19" W	400.00'
L3	S 89°51'11" E	225.00'
L4	S 89°38'21" E	16.50'

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED FOR:  
 KLEISCH TRUST - KATHY EDMONDS  
 23 WEST MAIN ST., SUITE 3  
 EVANSVILLE, WI 53536

SURVEYED BY:  
 ISTHMUS SURVEYING, LLC  
 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com

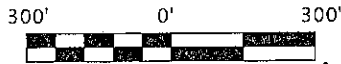
# CERTIFIED SURVEY MAP

LOCATED IN:  
 THAT PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF  
 THE NW 1/4 OF SECTION 15, T4N, R10E, TOWNSHIP OF UNION,  
 ROCK COUNTY, WISCONSIN

Line Table

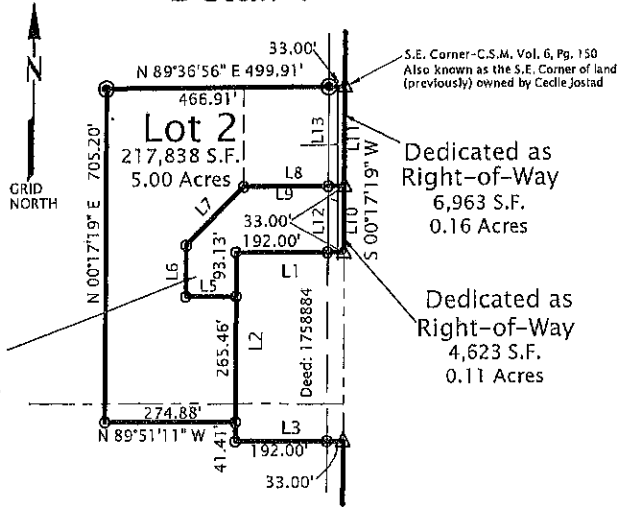
L1	N 89°51'11" W	225.00'
L2	S 00°17'19" W	400.00'
L3	S 89°51'11" E	225.00'

L5	S 89°51'11" E	104.76'
L6	S 00°17'19" W	107.89'
L7	S 44°05'49" W	171.58'
L8	S 89°36'56" W	210.35'
L9	N 89°36'56" E	178.00'
L10	N 00°17'19" E	140.24'
L11	N 00°17'19" E	211.00'
L12	N 00°17'19" E	139.93'
L13	S 00°27'41" W	211.01'

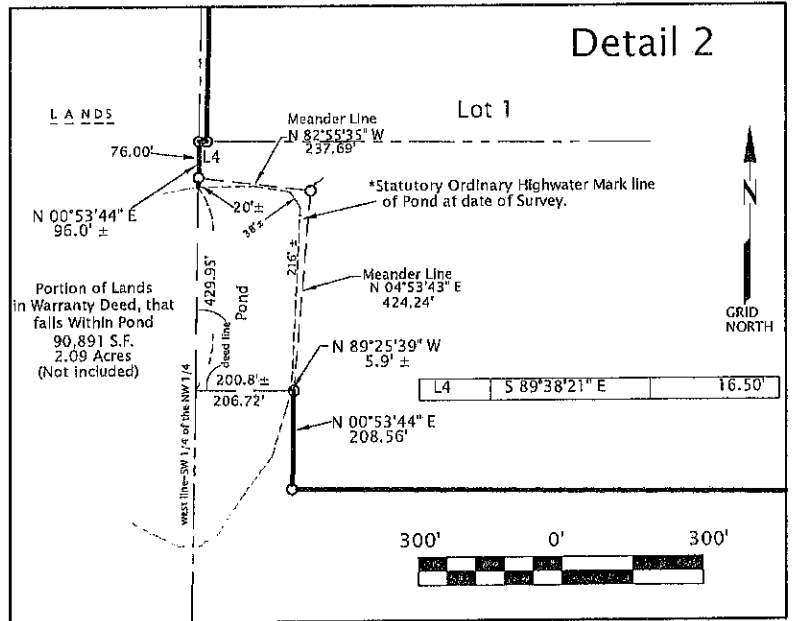


**Lot 3**  
 43,564 S.F.  
 1.00 Acres

## Detail 1



## Detail 2



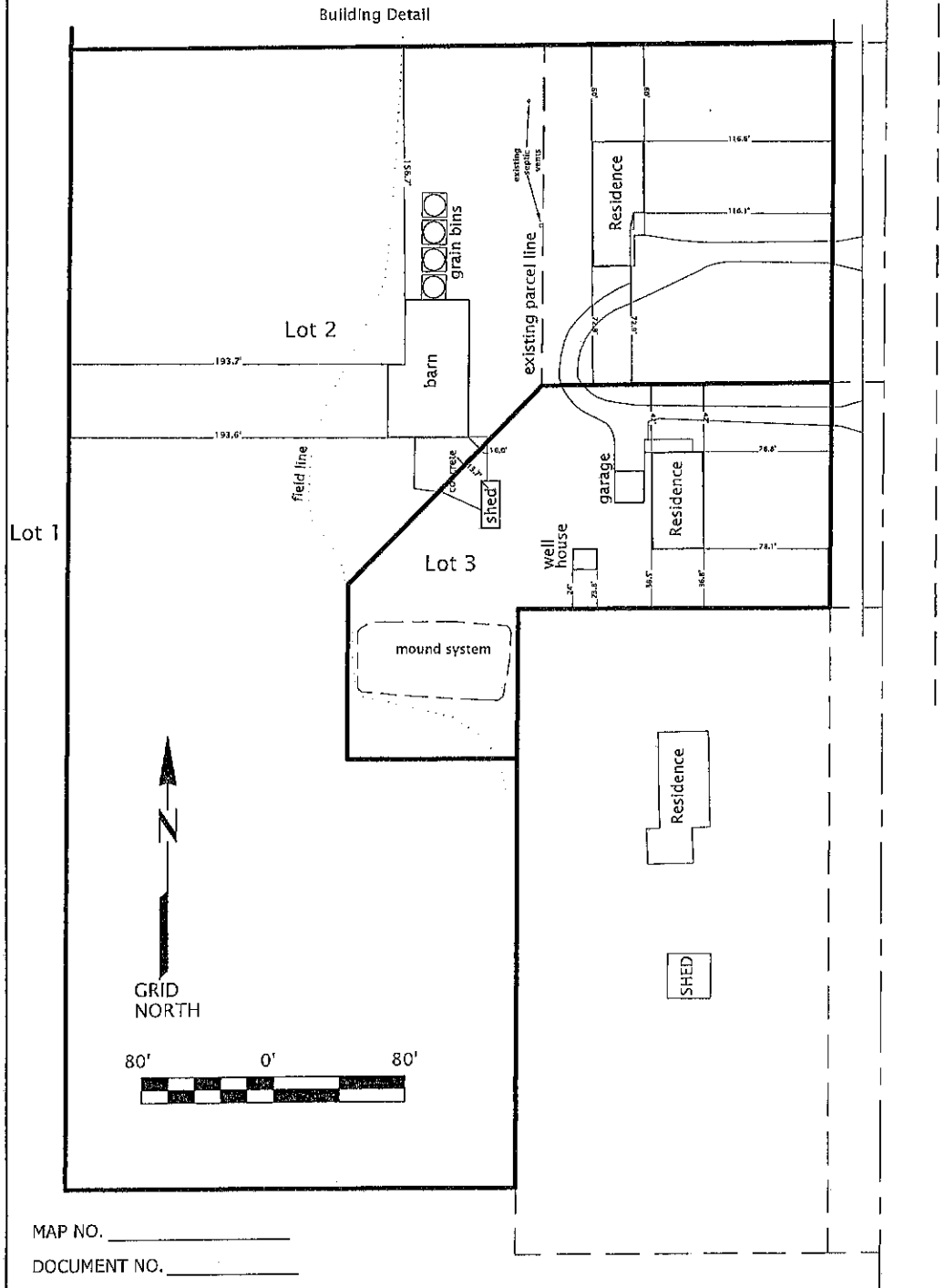
MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOCATED IN:  
THAT PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF  
THE NW 1/4 OF SECTION 15, T4N, R10E, TOWNSHIP OF UNION,  
ROCK COUNTY, WISCONSIN



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOCATED IN:  
THAT PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF  
THE NW 1/4 OF SECTION 15, T4N, R10E, TOWNSHIP OF UNION,  
ROCK COUNTY, WISCONSIN

## Surveyor' Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that under the direction of Kleisch Trust, Kathy R. Edmonds trustee, owners of said land, I have surveyed, divided, and mapped the following described parcel of land:

That part of the NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, T4N, R10E, Township of Union, Rock County, Wisconsin more particularly described as follows:

Commencing at the North  $\frac{1}{4}$  Corner of said Section 15, T4N, R10E, thence S 00°17'19" W, along the North-South Section Line of said Section 15, said line also being the Easterly platted boundary line of Rock County Certified Survey Map as recorded in Volume 6, Page 150, 664.92 feet to a point being the Southeastern most platted Corner of Lot 2, of said Certified Survey Map, said point being the Point of Beginning of this Description;  
thence S 00°17'19" W, along said North-South Section line and Centerline of U.S.H. '14', 351.24 feet;  
thence N 89°51'11" W, along the Northerly line of Warranty Deed recorded in Document No. 1758884, 225.00 feet;  
thence S 00°17'19" W, along the westerly line of Warranty Deed recorded in Document No. 1758884, 400.00 feet;  
thence S 89°51'11" E, along the southerly line of Warranty Deed recorded in Document No. 1758884, 225.00 feet;  
thence S 00°17'19" W, along said North-South Section line and centerline of U.S.H. '14', 665.48 feet;  
thence N 89°25'39" W, along the Northerly line of a Warranty Deed recorded in Document No. 1089998, 2436.12 feet;  
thence N 00°53'44" E, 208.56 feet to a point which is S 89°25'39" E, 5.9 feet  $\pm$  from the Ordinary highwater mark of an unnamed pond;  
thence N 04°53'43" E, along a meander line of said unnamed Pond, 424.24 feet;  
thence N 82°55'35" W, along a meander line of said unnamed Pond, 237.69 feet to a point on the Westerly line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, said point being N 00°53'44" E, 20.0'  $\pm$  from the Ordinary Highwater mark of said Pond;  
thence N 00°53'44" E, along said Westerly line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , 76.00 feet to the SW corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ;  
thence S 89°38'21" E, along the south line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, 16.50 feet;  
thence N 00°53'44" E, 1328.57 feet to a point on the North line of the NW  $\frac{1}{4}$ , said point being S 89°51'11" E, 16.50 feet from the Northwest  $\frac{1}{4}$  Corner of Said Section 15;  
thence S 89°51'11" E, along the north line of the NW  $\frac{1}{4}$  of Section 15, 2104.58 feet;  
thence S 00°17'19" W, along the Westerly platted line of said Lot 2, said C.S.M. in Vol. 6, Pg. 150, 670.40 feet;  
thence N 89°36'56" E, along the South line of said Lot 2, of said C.S.M., 499.91 feet to the point of beginning.

This description contains 4,869,230 S.F. square feet, or 111.78 acres, including those portions between the Meander line of said unnamed pond, and those portions previously or being dedicated to the Public as Right-of-way for Butts Corner Road and U.S.H. '14'. Includes all Riparian Rights thereto, to said unnamed pond.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 16, Township of Union Ordinances, in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 2012:

Paul A. Spetz, S 2525

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_







Application Number: LD 2012 017

## 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. 50-foot 1/2 ROW to be dedicated along N. HWY 14.	
2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was	
3. required at the time of 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>Colin M. Brynes</u> TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	DATE: <u>3/19/2012</u>

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

4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before April 26, 2013.

5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

6.

7.

8.

9.

10.

12. Agency recommendation rationale and findings of fact:

**TOWN ACTION**

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

3.

4.

5.

6.

7.

8.

9.

10.

15. Town action rationale and findings of fact:

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

3.

4.

5.

6.

7.

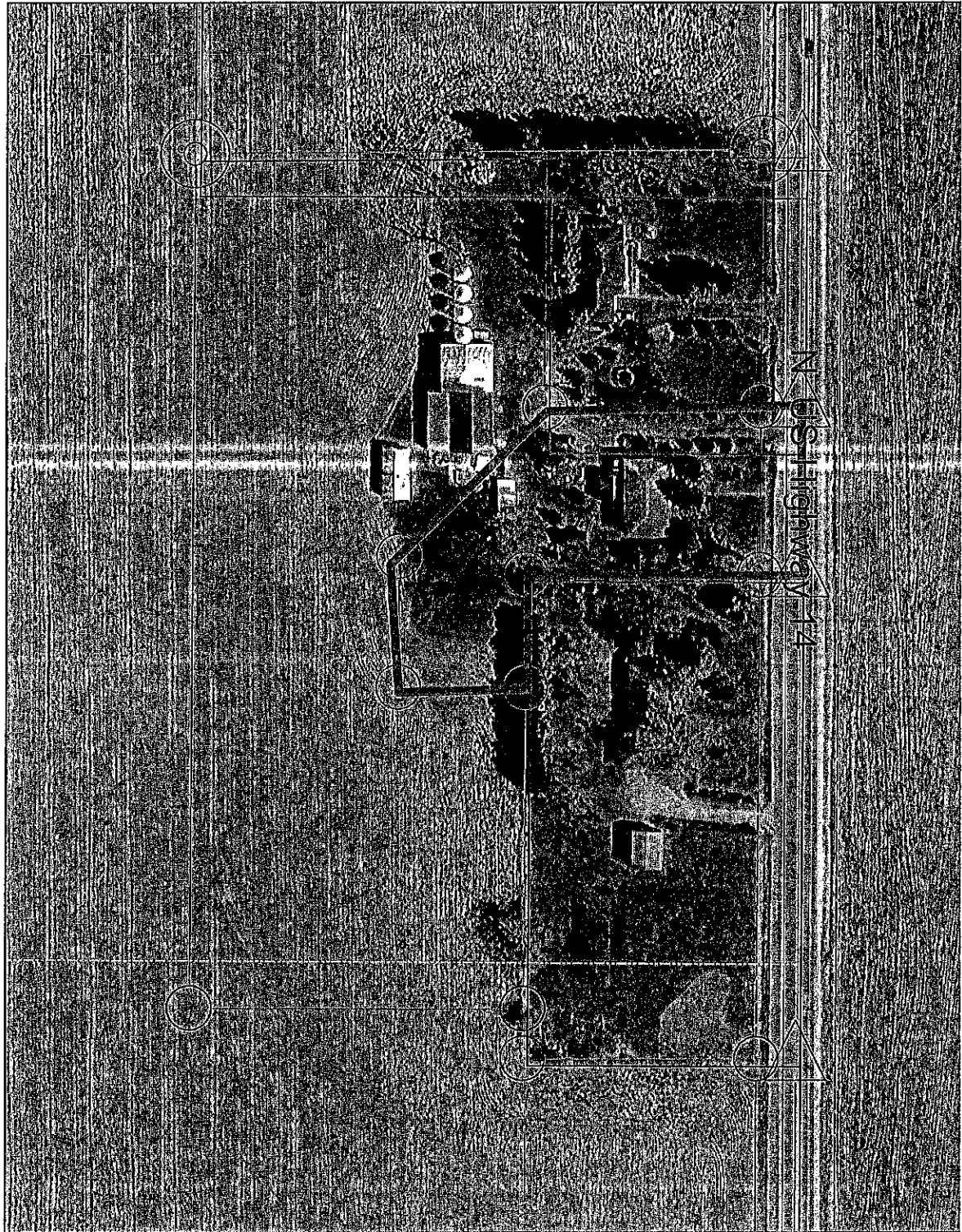
8.

9.

10.

18. Committee action rationale and findings of fact:

# LD 12017



1" = 100"





April 11, 2012

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by the Kevin Blazyk for a Conditional Use Permit for a Shoreland project consisting of sod removal, plantings and other landscaping elements along the Rock River. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the NW1/4 of the NW1/4 of Section 12, Fulton Township. More commonly known as 400 E. Richardson Springs Rd.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, April 26, 2012.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2012005 Blazyk

13.5  
11

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



AGENCY USE ONLY	
Application No.	Shoreland COP 2012 002
Date Received	4/11/12
Received by	CB

### SHORELAND CONDITIONAL USE PERMIT APPLICATION

#### APPLICANT INFORMATION

##### OWNER INFORMATION

(1) Name	KEVIN BLAZYK	Telephone	630-248-1602				
Address	8062 CHESTERTON DR.	City	WOODRIDGE	State	IL	Zip	60517

#### PROPERTY INFORMATION

LOCATION	400 E. RICHARDSON SPRINGS RD. EDGELETON, WI		
Subdivision Name	RICHARDSONS PAT #2	Lot & Block	10 + 11
Lot Size	11,295 sq Feet	Present Use	RESIDENTIAL
Present Improvements on Land	RESID + ATTACH GARAGE		
Proposed Use or Activity	SEE ATTACHED		

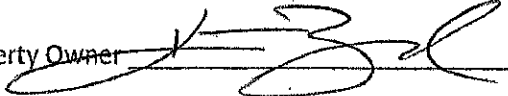
#### PROJECT INFORMATION

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

Amount of fill in cubic yards	
Amount of disturbed area (square feet)	PHASE 1 = 680 / PHASE 2 = 961 / PHASE 3 = 963
Planned Completion Date	END OF 2012 SUMMER

Any change in the approved permit requires review by this agency.  
 Any change without prior approval violates the ordinance and will subject applicant to legal action  
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

#### SIGNATURE

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

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

## 400 E Richardson Springs Road

### Shoreland restoration and yard improvement plans for 2012

The plan for this year is to improve the appearance and safety of my two lots (10&11) located at 400 E Richardson Springs Road. The plan is to complete these projects in 3 separate phases. Each phase will be completed within a 7-14 day time frame. We plan to complete all 3 phases by the end of the 2012 summer. Please review the following 3 phases and advise if you have any questions or concerns. All material being used will be purchased from local supply houses and or growers.

#### **Phase – 1 (Front and East side of home) - more than 75' from river**

We plan to remove the existing sod in the front and East side of the home nearest the driveway. We will be adding plants, shrubs, flowers and rocks. The areas we will be planting in will be covered by mulch and rocks. We plan to use various types of grasses, flowers, and box wood type shrubs. (See phase 1 drawing for size, plant types, & material) The approx square footage of phase 1 is 680. We plan to use the existing soil as well as some fresh topsoil for the planting areas. Phase 1 is more than 75' from the river.

#### **Phase – 2 (Rear and West side of home) - more than 35' from water**

We plan to remove the existing sod along our patio, walk way and West side of the house. We will be adding plants, shrubs, flowers and rocks. The areas we are planting in will be covered by mulch and rocks. We plan to plant various types of grasses, flowers and box wood type shrubs. Near the East side of the patio and the step out the back door, we plan to place 10-12" boulders in a crescent shape to help hold landscaping material and help soften the grade of the land. The boulders will also assist with safety being the walkway is narrower than the steps. Boulder's will be softened by plants and flowers. (See phase 2 drawing for size, plant types & material) The approx square footage of phase 2 is 961. We plan to use the existing soil as well as some fresh topsoil for the planting areas. Phase 2 is more than 35' from the river.

#### **Phase – 3 (Shoreland restoration)**

We plan to remove the existing rocks and 5-8' section of weeds that are nearest the entire length of the seawall. We will use native plants, mulch and rock to help in growth and stop bank erosion. Our purpose is to make the area safer for our kids, with returning the shoreland to a more natural state. We will be working on phase 3 in sections so that we will get no run



off. We will be using some of the soil we remove from other parts of the yard to assist with the planting areas. We will be adding a ramp off of our walkway so that our pier will have a place to rest. The seawall is currently falling towards the water, and is not safe for the pier to rest upon. The ramp will not exceed 4' in width and will be made of wood products. This ramp will be removable and will not be fixed to the ground permanently. It will be an extension of our pier. The ramp will be built so that it blends into the native plants. The area with the artesian well will have new safer rocks installed with softer edges. These rocks will also assist with blending in the native plants being used. (See phase 1 drawing for size, plant types, & material) The approx square footage of phase 3 is 963. We plan to use the existing soil as well as some fresh topsoil for the planting areas.

In completion the "Shorland Restoration", I am hoping to get a quick approval on building a deck approx 2' off of the ground at the rear of our home. With building this deck we will be able to soften the exterior of the home and decrease the steep grade nearest the home, too make safer for my kids. The deck will be made of wood products that will also mask the cement wall, and help blend into the natural landscape.

All 3 phases will be worked on and completed with knowing the importance of the environment and river. All exposed dirt will be covered by tarps when not being worked on. We are doing everything we can to move on this as soon as possible. All of your help is and has been greatly appreciated.

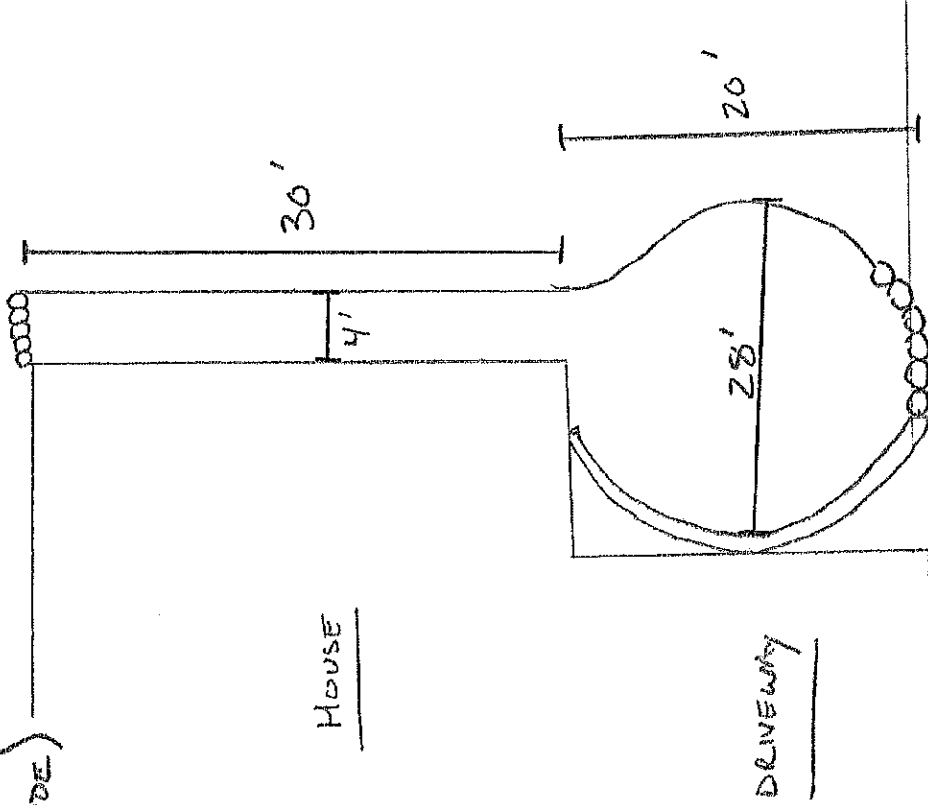
Thank you

Kevin Blazyk  
8062 Chesterton Drive  
Woodridge, IL 60517  
630-248-1602

680 sq ft.

PHASE I (FRONT + EAST SIDE)

- 75' from river



SAMPLE PLANTS

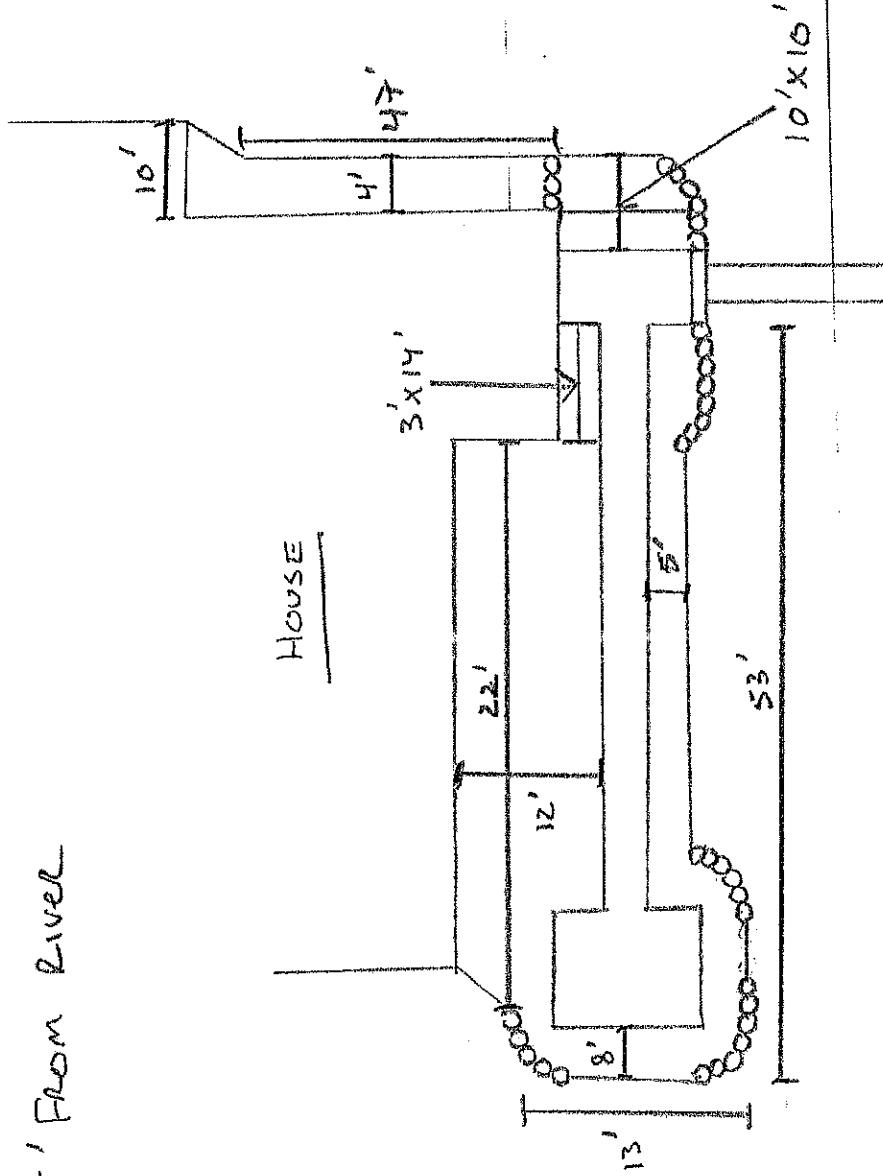
- GRASSES
- HOSTA
- ROSSIAN SAGE
- BOX WOODS

E RICHARDSON SPRING RD

961 sq ft.

PHASE Z (ROAD + WEST SIDE)

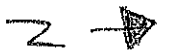
- 35' FROM RIVER



HOUSE

Sample plants

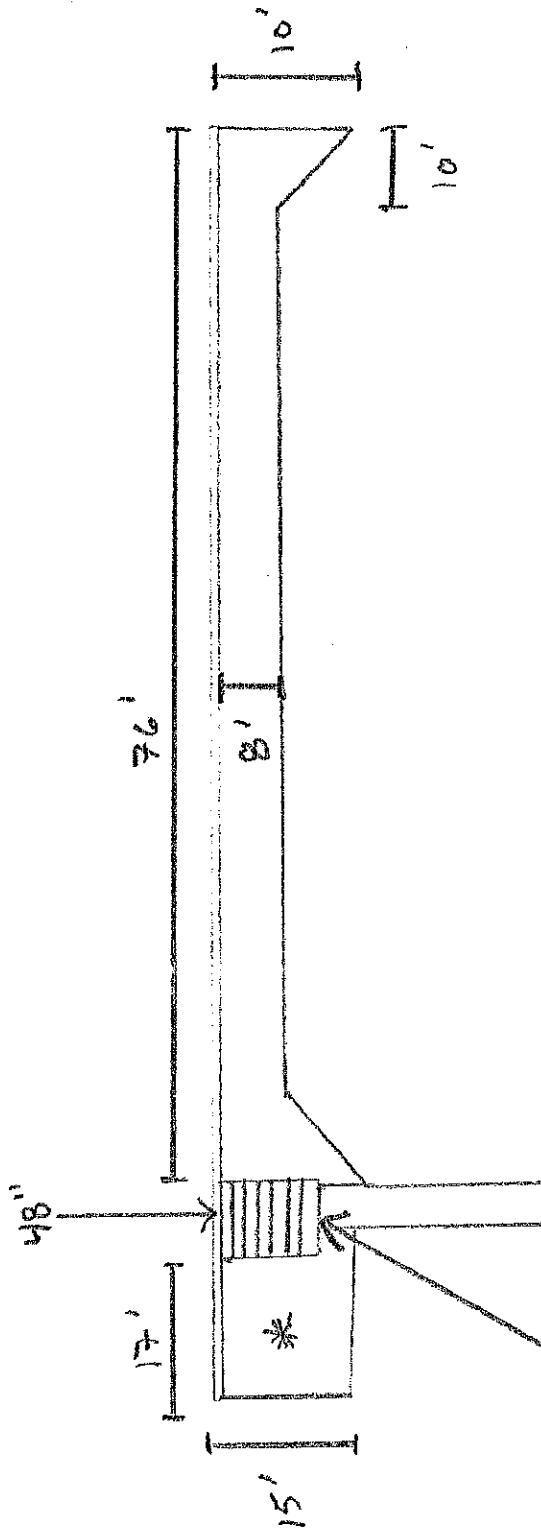
- GRASSES
- HOSTA
- RUSSIAN SAGE
- BOX WOODS



# PHASE 3 (SHORELAND RESTORATION)

963 sq ft

River

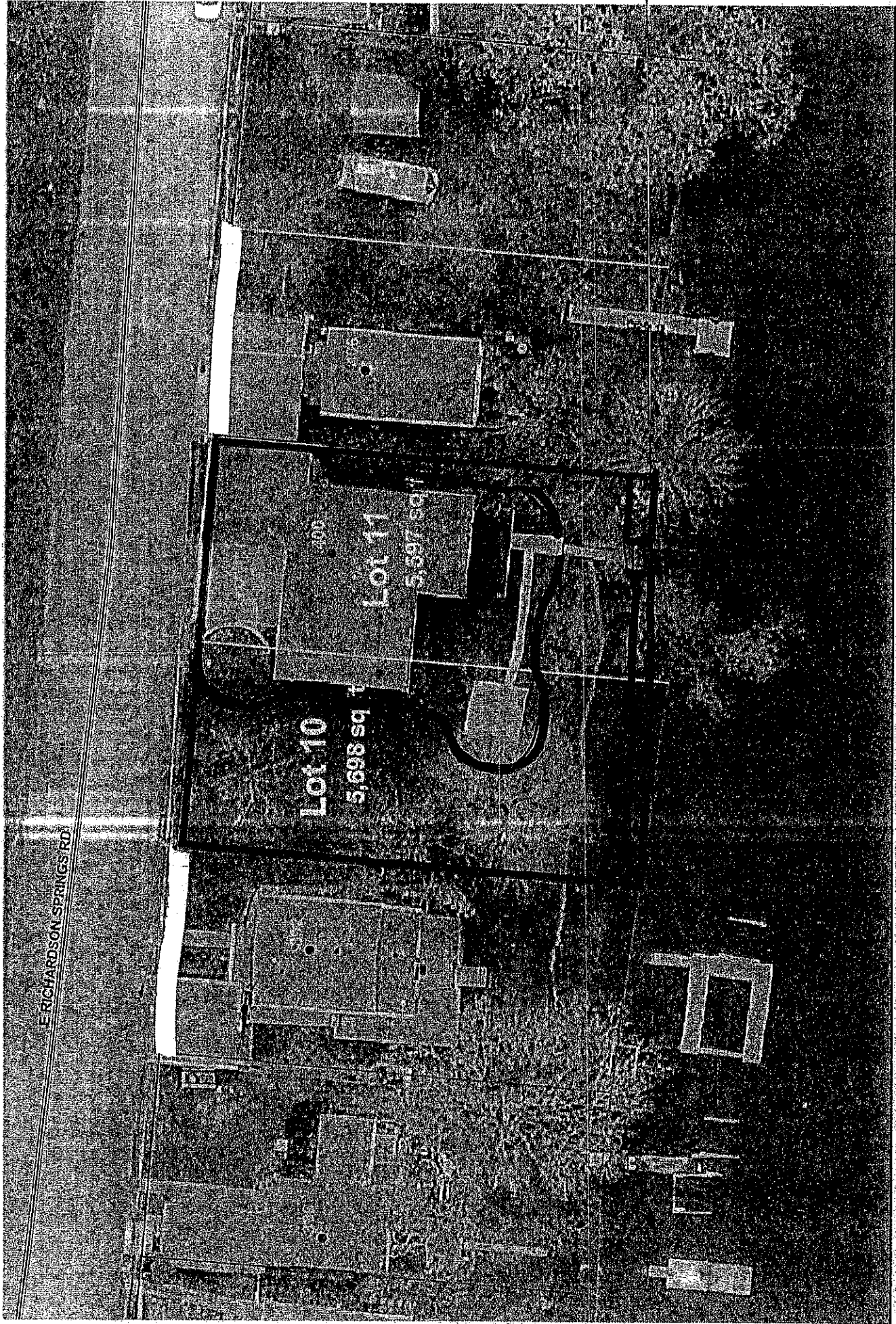


- 4' X 8' WOOD RAMP
- TO CONNECT PICA TO LAND
- SEAWALK FALLING IN



## Sample Plants

- Bush Honey suckle
- Downy/Arrowwood
- Switch grass
- Box woods



E RICHARDSON SPRINGS RD

Lot 10  
5,398 sq ft

Lot 11  
5,597 sq ft



Parcel 6-6-1122  
Lots 10&11 Richardson's Spring Plat  
400 E Richardson Springs Rd  
Town of Fulton

Legend



Tax Parcels

Airphoto: March 2011

1 inch = 30 feet



April 5, 2012

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by the County of Rock for a Conditional Use Permit for demolition of a residence and accessory structures and site restoration along the Rock River. Also, placing fill within the Floodplain for potential construction of a single-family residence. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the NW1/4 of the SW1/4 of Section 14, Fulton Township. More commonly known as 547 E. Applewood Dr.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, April 26, 2012.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2012003 Rock Co./Lothson

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



AGENCY USE ONLY	
Shoreland COP	
Application No.	2012 003
Date Received	3/29/12
Received by	EB

**SHORELAND CONDITIONAL USE PERMIT APPLICATION**

**APPLICANT INFORMATION**

<b>OWNER INFORMATION</b>					
(1) Name	Rock Co. Planning & Development Agency			Telephone	608-757-5587
Address	51 S. Main St.	City	Janesville	State	WI Zip 53545

**PROPERTY INFORMATION**

<b>LOCATION</b>					
NW 1/4 SW 1/4 Section 14, Fulton Township					
Subdivision Name		Lot & Block			
Lot Size		Present Use	Residential		
Present Improvements on Land	Single-family structure & detached garage				
Proposed Use or Activity	Demo Flood damage residence & create code compliant site				

**PROJECT INFORMATION**

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures	
Amount of fill in cubic yards	To be determined by proposed new residence
Amount of disturbed area (square feet)	size. Amount of fill limited to meet min. Floodproofing
Planned Completion Date	Fall 2012

Any change in the approved permit requires review by this agency.  
 Any change without prior approval violates the ordinance and will subject applicant to legal action  
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

**SIGNATURE**

Property Owner \_\_\_\_\_ OR Agent/Surveyor D. J. Jorgensen

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



Shoreland CUP Demo Res. Structure  
547 E Applewood Dr  
Town of Fulton

Airphoto: March 2011  
1 inch = 50 feet







Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	49,895.00 23.3%	11,728.78	-57.22	38,223.44		
	PI200190-PO# 04/12/12 -VN#012615			FEDERAL EXPRESS CORP		85.10	
			CLOSING BALANCE		38,138.34		85.10
	HG CLRING A/C		PROG-TOTAL-PO			85.10	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$85.10 INCURRED BY HOUSING GRANT CLEARING ACCOUNT. 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 COUNTY BOARD.
- B. BILLS UNDER \$10,000 TO BE PAID.
- C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD.

PLANNING & DEVELOPMENT COMMITTEE APPROVES THE ABOVE. COM-APPROVAL \_\_\_\_\_ DEPT-HEAD

**APR 26 2012**

DATE \_\_\_\_\_ CHAIR



## **ROCK COUNTY GOVERNMENT**

*Planning & Development Agency*

### **INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning & Development Committee  
**THROUGH:** Paul Benjamin, Director, Planning & Development Agency  
**FROM:** David Somppi, Community Development Manager  
**SUBJECT:** Actions for P&D Agenda  
**DATE:** April 18, 2012

#### **ACTION ITEMS:**

1. Project ID: # 008072 D-1  
Funding Source: CDBG – Emergency Assistance Program  
Recommend Total Amount: CDBG-Emergency Assistance Program - \$ 4,720  
\*\* Contingent on Owner complying with Rock County Zoning Administrator for site debris removal.
  
2. Project ID: # 020704D-1  
Funding Source: CDBG – Small Cities  
Recommend Total Amount: CDBG-Small Cities - \$ 18,265

**Staff Recommendation:** Staff recommends approval of the above noted requests.

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
 REQUEST FOR COMMITTEE ACTION



DATE: April 26, 2012

Project ID(s)

08072

Project Recommended By Richard Cannon – Dave Somppi

Funding Source(s) CDBG-EAP Emergency Assistance Grant

**HOUSEHOLD INFORMATION**

Household Size: 1      Annual Income: \$26,775      Location: Town of Fulton

**ASSESSED VALUE INFORMATION**

Land	\$ 117,000	Fair Market Value	\$ 118,000
Buildings	\$ 1,800	When Determined	2012
Total	\$ 118,800		

**MORTGAGES OR LIENS**

1. \$0	2. \$	TOTAL MORTGAGE (\$)	\$ 0
Available Equity \$118,000	Is there 5% owner equity in the property?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**VERIFICATIONS**

Income       Insurance       Taxes       Title and Mortgage       Ownership  
 Disclosure of Potential Conflict of Interest    Yes     None

**SUMMARY OF PROPOSED WORK**

Expenses related to damages from DR-1768 Disaster declaration of 2008. The structure is 50 years old. Since the flood event this house has been uninhabited. The structure is located directly in the Rock River floodplain. The project will provide funds for demolition services and removal of all materials resulting from tear down activity. The conduct of this project is in compliance with CDBG-EAP requirements and will address a major safety hazard for this and the surrounding properties.

Funds for this project will be provided in the form of a grant and will not require repayment. Future projects related to this property can include re-building a single home dwelling in compliance with local Town of Fulton building codes as well as Rock County Shoreland zoning codes, which include flood-proofing.

Use of these funds for this project is contingent on the owner removing debris from the property in accordance with the Rock County Zoning Administrator.

TYPE OF PROJECT

Emergency Assistance Grant – Demolition

RECOMMEND TOTAL PROJECT BID OF

\$ 4,720.00

**COMMITTEE ACTION**

APPROVE \*\*       DENY      Committee Approved Bid Total      \$ 4,720.00

\*\* Contingent on Owner complying with Rock County Zoning Administrator for site debris removal.

Signature of Planning & Development Committee Chair

Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
REQUEST FOR COMMITTEE ACTION



Date: April 26, 2012

Project ID(s) 20704-D-1

Project Recommended By Neale Thompson\_

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 2      Annual Income: \$29,378      Location: Town of Beloit

ASSESSED VALUE INFORMATION

Land	\$ 11,800	Appraised Value	\$ 72,620
Buildings	\$ 50,700	When Appraised	2011
Total	\$ 62,500	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 23,393	4. \$	<b>TOTAL MORTGAGE(S)</b>
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$49,227	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

Income       Insurance       Taxes       Title and Mortgage       Ownership

Disclosure of Potential Conflict of Interest    Yes     None

SUMMARY OF PROPOSED WORK

This rural house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, restructuring the west side shed-type roofs, replacement of a failing foundation wall and wall reconstruction on the west side, electrical GFCI work in kitchen and bath and hall/stairs ceiling lights, a new bath exhaust fan, new front deck and roof, new window replacement for several windows, and exterior siding work. The property owner has selected the lowest responsible bid. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve several health and safety issues and secure the durability and reliability of their home.

TYPE OF PROJECT      CDBG-SC Rehab Loan  
RECOMMEND TOTAL PROJECT BID OF      \$ 18,265

COMMITTEE ACTION

APPROVE       DENY      Committee Approved Bid Total      \$ \_\_\_\_\_

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Signature of Planning & Development Committee Chair      Date