



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, FEBRUARY 23, 2012 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI
AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meeting held Thursday, February 9, 2012
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Request to remove Conservation Easement from Lot 25 - Lake Woods Subdivision located in the Town of Milton
 - B. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2011 060 (Rock Township) – Michael Blaser (Tabled 1/26/11)
 - LD 2012 001 (Milton Township) – Edmund Braun
 - C. Information Item: Update Memorandum of Agreements
5. Strategic & Comprehensive Planning
 - A. Information Item: City of Beloit and Town of Beloit Areawide Water Quality Management Plan
6. Surveyor
 - A. **Action Item:** Oath and Introduction of Deputy Surveyor
7. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
8. Housing & Community Development
 - A. **Action Item:** Project ID 7058D1 (\$6,200)
 - B. **Action Item:** Project ID 20698D1 (\$27,722)
 - C. **Action Item:** Project 20699D1 (28,078)

D. Potential Conflict of Interest – Yes,

E. Information Verification Statement

9. Economic Development

A. Information Item: Project Activity Update

10. Planning Director's Report

- Village of Orfordville Update (CDBG-Small Cities Grant)
- Water Quality Planning for the Beloit Area
- Farmland Preservation Planning Update
- Town Zoning Ordinance Update

11. Committee Reports

12. Adjournment

Future Meetings/Work Sessions

March 8, 2012 (8:00 AM)
March 22, 2012 (8:00 AM)
April 12, 2012 (8:00 AM)
April 26, 2012 (8:00 AM)
May 10, 2012
May 24, 2012

Non-Committee Future Meetings



ROCK COUNTY GOVERNMENT
Planning & Development Agency
MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Request for removal of Conservation Easement for Steep Slopes on Lot 25 Lake Woods Subdivision

DATE: February 15, 2012

Summary:

Portions of Lot 25 of the Lake Woods subdivision were designated as Conservation Easements (CE). This was a condition of plat approval by the Rock County Planning and Development Committee. The party requesting the removal is a potential buyer of the lot. A letter from the lot owner indicates interest in having this area removed and references a "buyer" assuming some responsibility to that end. The potential buyer describes the relationship of their proposed house and the easements. To date a design has not been submitted for review and or an area shown on the lot where the proposed house would sit. But, they have indicated a desire to remove the "front easements"

Current topographic information (LIDAR 2010) indicates a 15.4% slope from the curb to the bottom of a kettle and then 27% slope on the opposite side of the kettle (part of "front easement"). So, there is a potential for drainage issues and steep slope erosion. The buyers should indicate where on the lot the proposed structure is sited. This should include the driveway, residential structures, accessory buildings and proposed yard. Only then will the Agency be able to analyze the impact of development on this lot.

Recommendation or Action:

Staff recommends the Committee require a site plan for review prior to making a decision to remove any CE. If this information is submitted at the meeting and the Committee is satisfied that removal of the CE is reasonable or appropriate with certain conditions that preserve the natural state of the lot and/or keep development out of potential drainage problems an Affidavit may be recorded.

Erin and Joel Smerchek
439 Leslie Dr
Edgerton, WI 53534
February 15, 2012

Rock County Planning and Development
51 S. Main St
Janesville, WI 53545

Dear Members of the Planning and Development committee:

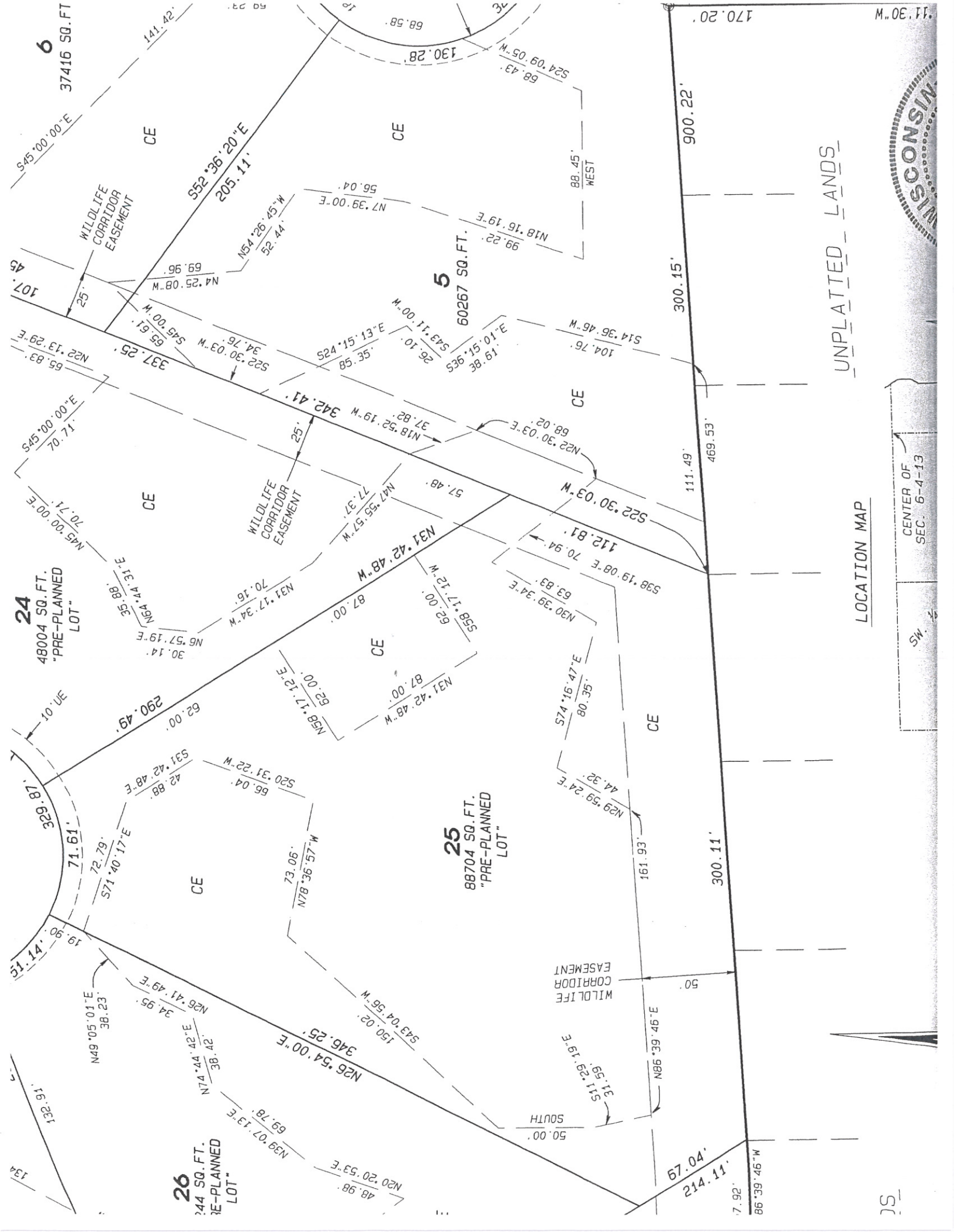
We recently put an offer on Lot 25 Tahoe Dr of the Lakewood subdivision in Edgerton, WI. That offer has since been accepted, with a closing date of March 9, 2012. In the condition report on that lot, there is no mention of conservation easements. When we received a map of the property, it showed the turtle crossing that cuts across the back of the property and an outline of what our realtor was told represented a 3,000 square foot home. Upon request of a survey from Combs and Associates surveyors, we were given a map on February 14, 2012 that shows the back easement (the mentioned turtle crossing) along with two other easements on the property.

Upon notification of these easements, we realized that in order for our house to not encroach on these easements, we would have to move the house and increase our driveway size to over 180ft. While this is a feasible option, we recognize that it will require us to cut more trees for the driveway, pour more pavement, and remove more natural resources than our original plan.

We are requesting for the Planning and Development committee to remove some of the easements so that we can leave more of the land in its natural state. We feel that with removal with the front easements, we will be able to move our house closer to the curb, which in turn, matches other existing houses in the subdivision and provides a more uniform appearance. We are willing to leave a 50 ft easement across the back of the property, for the designated turtle crossing and correct the steep grades on the lot through excavation.

Sincerely,

Erin and Joel Smerchek



6
37416 SQ. FT.
545°00'00"E
141.42'

107.45'

24
48004 SQ. FT.
"PRE-PLANNED LOT"

329.87'
71.61'

132.91'

134

WILDLIFE CORRIDOR EASEMENT
25°

WILDLIFE CORRIDOR EASEMENT
25°

WILDLIFE CORRIDOR EASEMENT
25°

WILDLIFE CORRIDOR EASEMENT
50'

WILDLIFE CORRIDOR EASEMENT
50'

WILDLIFE CORRIDOR EASEMENT
50'

5
60267 SQ. FT.

5
88704 SQ. FT.
"PRE-PLANNED LOT"

26
144 SQ. FT.
"PRE-PLANNED LOT"

50° SOUTH

50° SOUTH

50° SOUTH

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88.45' WEST
99.22'
118.16.19.E
56.04'
N7.39.00.E
N54.26.45"W
92.44'

104.76'
514.36.46.W
104.76'
19.8E
3.10.51.9E5
543.11.00.W
26.10'
3.81.51.42S
56.58'
N18.52.19.W
37.82'
N22.30.03.E
68.02'
N22.30.03.W
522.30.03.W
112.81'

57.48'
N47.55.57"W
77.37'
N31.17.34.W
70.16'
N31.42.48.W
87.00'
N31.42.48.W
87.00'
556.17.12.W
82.00'
N30.39.34.W
63.83'
538.19.08.E
70.94'
574.16.47.E
80.35'

161.93'
N29.59.24.E
44.32'
511.29.19.E
31.59'
N85.39.46.E
50'

111.49'
469.53'

7.92'
66.39.45"W
214.11'

900.22'

300.15'

300.11'

300.11'

300.11'

300.11'

UNPLATTED LANDS

LOCATION MAP

CENTER OF SEC. 6-4-13

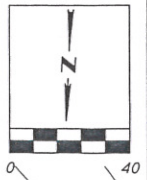
MS

WISCONSIN

170.20' M. 11.30"

PRE-PLANNED LOT DRAWING

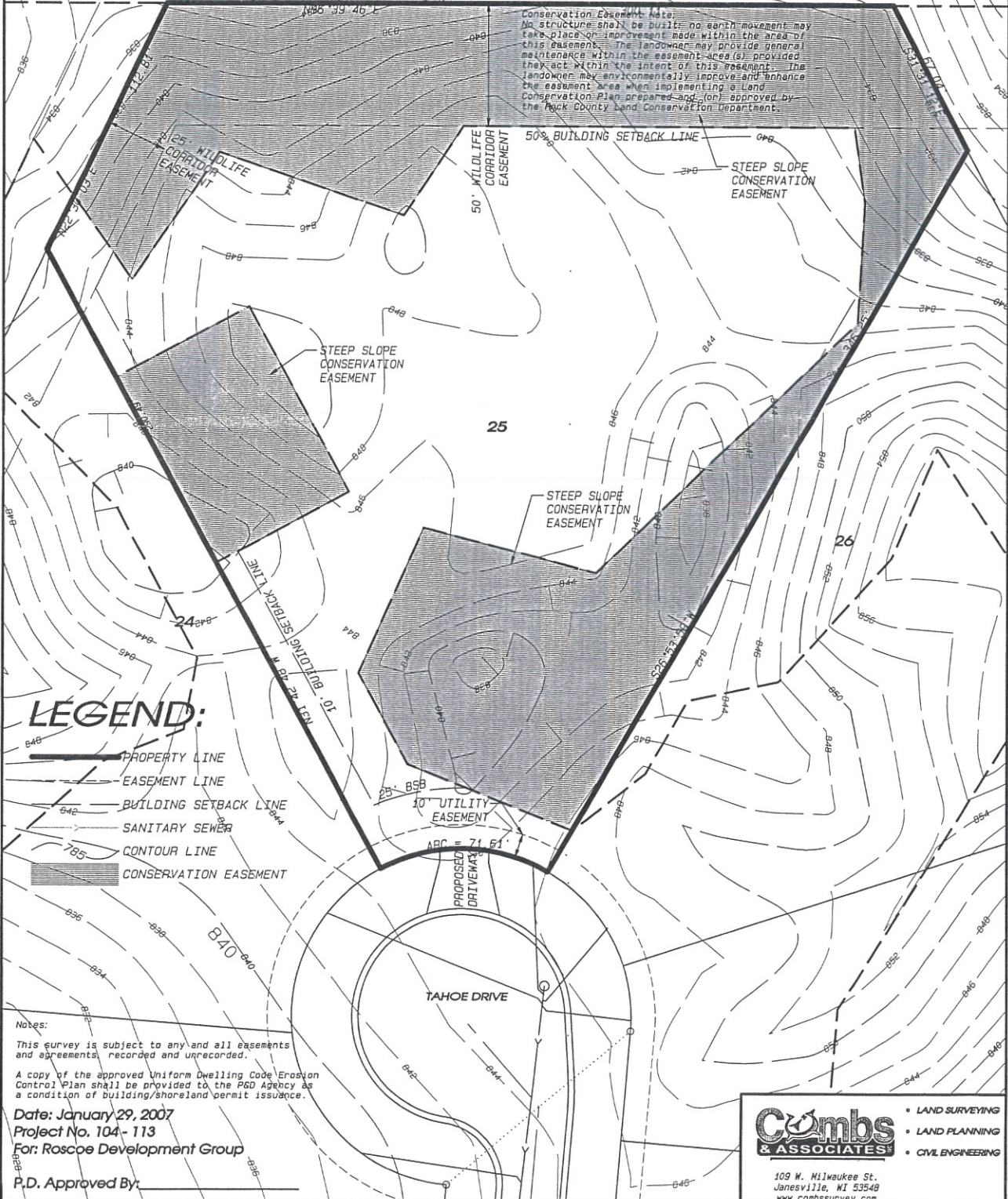
LOT 25 OF LAKE WOODS
L.D. 05070R
SECTION 6,
MILTON TOWNSHIP, ROCK COUNTY, WISCONSIN



APPROVED BY LAND
MANAGEMENT GROUP

Steve Schaeffgen
2-1-07
Date

Conservation Easement Note:
No structure shall be built, no earth movement may take place or improvement made within the area of this easement. The landowner may provide general maintenance within the easement area(s) provided they act within the intent of this easement. The landowner may environmentally improve and enhance the easement area when implementing a Land Conservation Plan prepared and/or approved by the Rock County Land Conservation Department.



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SANITARY SEWER
- CONTOUR LINE
- CONSERVATION EASEMENT

Notes:
This survey is subject to any and all easements and agreements, recorded and unrecorded.
A copy of the approved Uniform Dwelling Code Erosion Control Plan shall be provided to the P&D Agency as a condition of building/shoreland permit issuance.

Date: January 29, 2007
Project No. 104 - 113
For: Roscoe Development Group

P.D. Approved By: _____

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

Property Type: Lots/Acreage | **Status:** Active | **MLS #:** 1607217 | **Parcel ID:** 026056625
City: Milton | **County:** Rock | **Tax Auth:** Edgerton



**Lot 25 Tahoe Dr
Milton, WI 53534**

List Price: \$55,000	Type: Rural
Price per SqFt: 0.62	Garage:
# of Lots: 1	Estimated Age: 0
Lot Numbers: 25	Listing Date: 09/28/2010
Section #: 0	DOM: 505
List Defects:	Range Market Price: 0.0 - 0.0
List Date: 09/28/2010	Expired Date: 03/28/2012

[prev](#) 2 of 4 [next](#)

Comments: Fantastic location! Bring your builder and build your custom dream home on this large wooded cul-de-sac lot. This gently sloping lot allows for an exposed lower level. Each lot has access to natural spring fed ponds and walking trails throughout the acres of conservation land and pine groves. Wildlife, privacy and tranquility await you. A truly beautiful development with easy access to Madison, Janesville and Rockford.

Directions: E Ast On Hwy 59 - Left On Mallwood Dr To Iva Dr -Left On Tahoe Dr.

Property Info	Financial Info	Property Features
<p>Elementary School: Edgerton Community</p> <p>Middle School: Edgerton</p> <p>High School: Edgerton</p> <p>Topography: Sloping</p> <p>Total Acres: 2.04</p> <p>Road: Blacktop/Asphalt</p> <p>Zoning: Single family</p> <p>Subdivision: Lake Woods</p> <p>Occupancy: At Closing</p> <p>Pasture Acreage: 0.0</p> <p>Tillable Acreage: 0.0</p> <p>Wooded Acreage: 2.04</p> <p>Wetland Acreage: 0.0</p> <p>Lot Description: Cul-de-sac, Rural - in subdivision</p> <p>Available Info: Aerial photos, Approved plat map, Can not be divided, Fences Allowed, Restrictions/covenants, Storage Building Allowed</p>	<p>Net Taxes: \$802</p> <p>Tax Year: 2011</p> <p>Buyer Agents Commission: 3</p> <p>Subagent Commission: 3</p> <p>Purchase Option: Sell entirely</p> <p>Special Assess: None</p> <p>Legal Description: Pt W1/2 SW 1/4 Lake Woods lot 25</p> <p>Terms: Cash</p> <p>Miscellaneous: Exp lower level possible</p>	<p>Utilities Available: All underground, Cable, Electricity, Natural gas, Telephone</p> <p>Water System: Well required</p> <p>Waste Disposal: Municipal sewer available</p> <p>Improvements: None</p> <p>Features: Wooded</p> <p>Present Zoning:</p>

Above Information Deemed Reliable, But Not Guaranteed

Listing Provided By: Pat'S Realty Inc



February 15, 2012

Joel & Erin Smerchek
439 Leslie Dr.
Edgerton, WI 53534

Re: Lake Woods Subdivision

Dear Joel & Erin Smerchek:

This letter is being sent to confirm that Roscoe Development Company, L.L.C., developer of Lakewoods Subdivision has no objection to the reduction or removal of the conservation easements located on Lot 25 of Lakewoods Subdivision. It shall be the buyers responsibility to obtain any other consents or approvals necessary to complete the modifications desired. Any costs incurred in this process shall be the sole responsibility of the buyer.

Respectfully,

ROSCOE DEVELOPMENT COMPANY, L.L.C.

By: Chris Cannell, Member

A handwritten signature in cursive script that reads "Chris Cannell".

WISCONSIN REALTORS' ASSOCIATION
4801 Forest Hill Road
Madison, Wisconsin 53704

REAL ESTATE CONDITION REPORT — V

1 PROPERTY OWNER: Brescoe Development Lake Woods, Edgerton
2 PROPERTY ADDRESS: Lots 5, 6 + 7 Derreck Ct. Lots 20, 21, 22, 25, 26, 27, 28, 30,
3 OWNER HAS OWNED THE PROPERTY FOR _____ YEARS. 32 + 33 Tahoe Dr.

See Lines 63-70 on reverse side.

4 CIRCLE ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following question #21.

- 5 (1) Are you aware of planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property? yes no unsure
- 6 (2) Are you aware of any government agency or court order requiring repair, alteration or correction of any existing condition? yes no unsure
- 7 (3) Are you aware of any completed or pending Property tax reassessment of the Property? yes no unsure
- 8 (4) Are you aware of any land division involving the Property, for which required state or local approvals were not obtained? yes no unsure
- 9 (5) Are you aware of any portion of the Property being in a 100 year floodplain, a wetland or a shoreland zoning area under local, state or federal regulations? yes no unsure
- 10 (6) Are you aware of any portion of the Property being subject to, or in violation of, a Farmland Preservation Agreement under a County Farmland Preservation Plan, or enrolled in, or in violation of, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve or comparable program? yes no unsure
- 11 (7) Are you aware of any boundary disputes or material violation of fence laws (Wis. Stats. Ch. 90) which require the erection and maintenance of legal fences between adjoining properties where one or both of the properties is used and occupied for farming or grazing purposes? yes no unsure
- 12 (8) Are you aware of material violations of environmental rules or other rules or agreements regulating the use of the Property? yes no unsure
- 13 (9) Are you aware of conditions constituting a significant health or safety hazard for occupants of Property? yes no unsure
- 14 (10) Are you aware of underground storage tanks on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil? yes no unsure
- 15 (11) Are you aware of underground storage tanks for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil, previously located on the Property? yes no unsure
- 16 (12) Are you aware of high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property? yes no unsure
- 17 (13) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not abandoned according to state regulations? yes no unsure
- 18 (14) Are you aware of cisterns or septic tanks on the Property? yes no unsure
- 19 (15) Are you aware of subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface foundations, organic or non-organic fill, dumpsites or containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, soil conditions (e.g. low load bearing capacity) or excessive rocks or rock formations on the Property? yes no unsure
- 20 (16) Are you aware of a lack of legal vehicular access to the Property from public roads? yes no unsure
- 21 (17) Are you aware of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program? (Wis. Stats. §94.73). yes no unsure
- 22 (18) Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? yes no unsure
- 23 (19) Land sold with the property has been assessed as agricultural land under Wis. Stat §70.32 (2r) (use-value assessment). * yes no unsure
- 24 (20) Land sold with the property has been assessed a penalty under Wis. Stat §70.32(2) (use-value assessment). yes no unsure
- 25 (21) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (4) (use-value assessment) which has been deferred. yes no unsure

50 EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS

51 _____
52 _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

53 The Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.

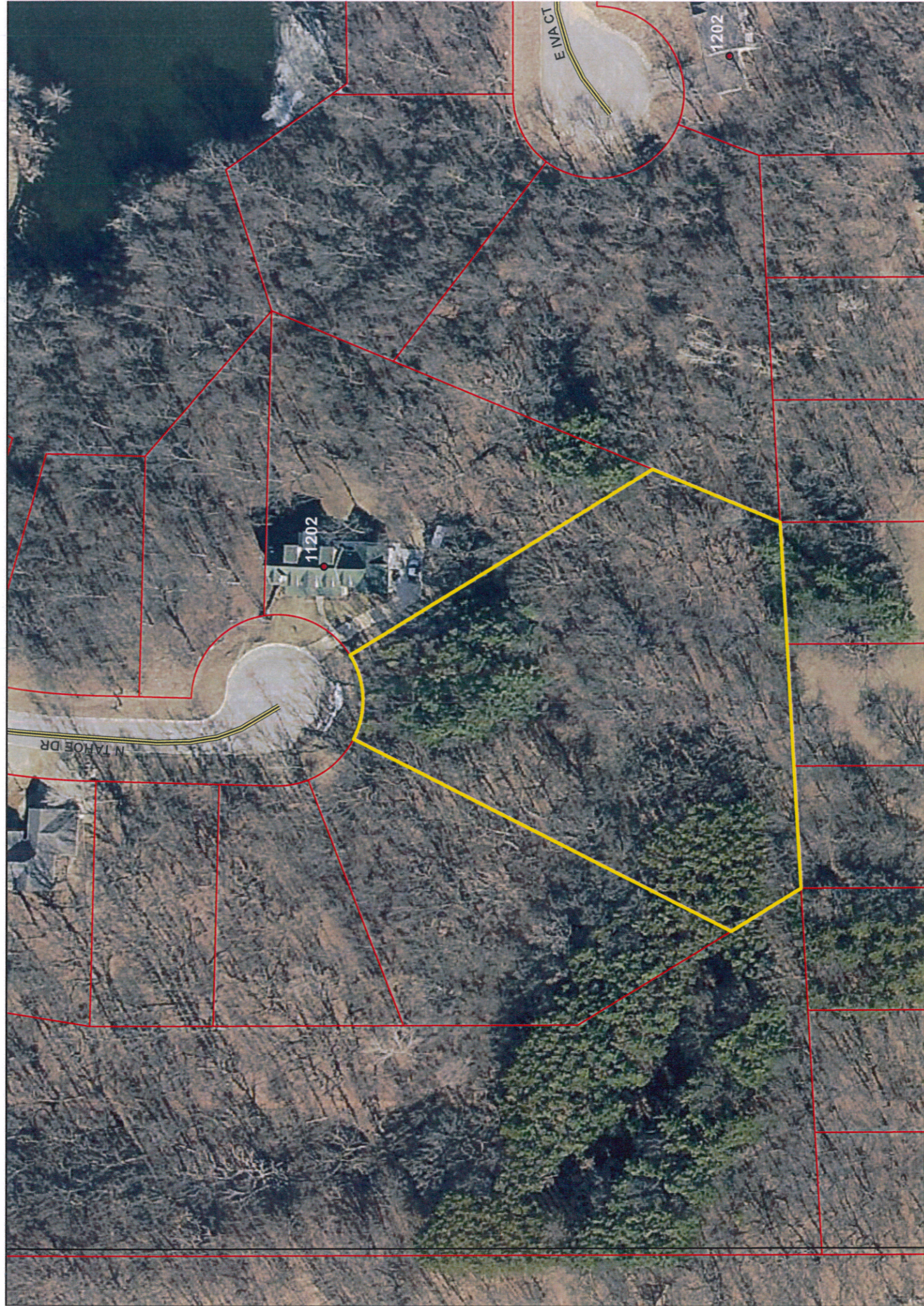
54 (X) _____ 9/28/10 (X) _____
55 Signature ▲ Date ▲ Signature ▲ Date ▲

56 Broker certifies that Broker has inspected the property and unless otherwise indicated, Broker is not aware of any defects other than
57 those disclosed by this report or of information inconsistent with this report.

58 (X) _____ 9/28/10 (X) _____
59 Broker ▲ Date ▲ By ▲ Date ▲

60 I acknowledge receipt of a copy of this report.

61 (X) _____ 1/9/12 (X) _____ 1/9/12



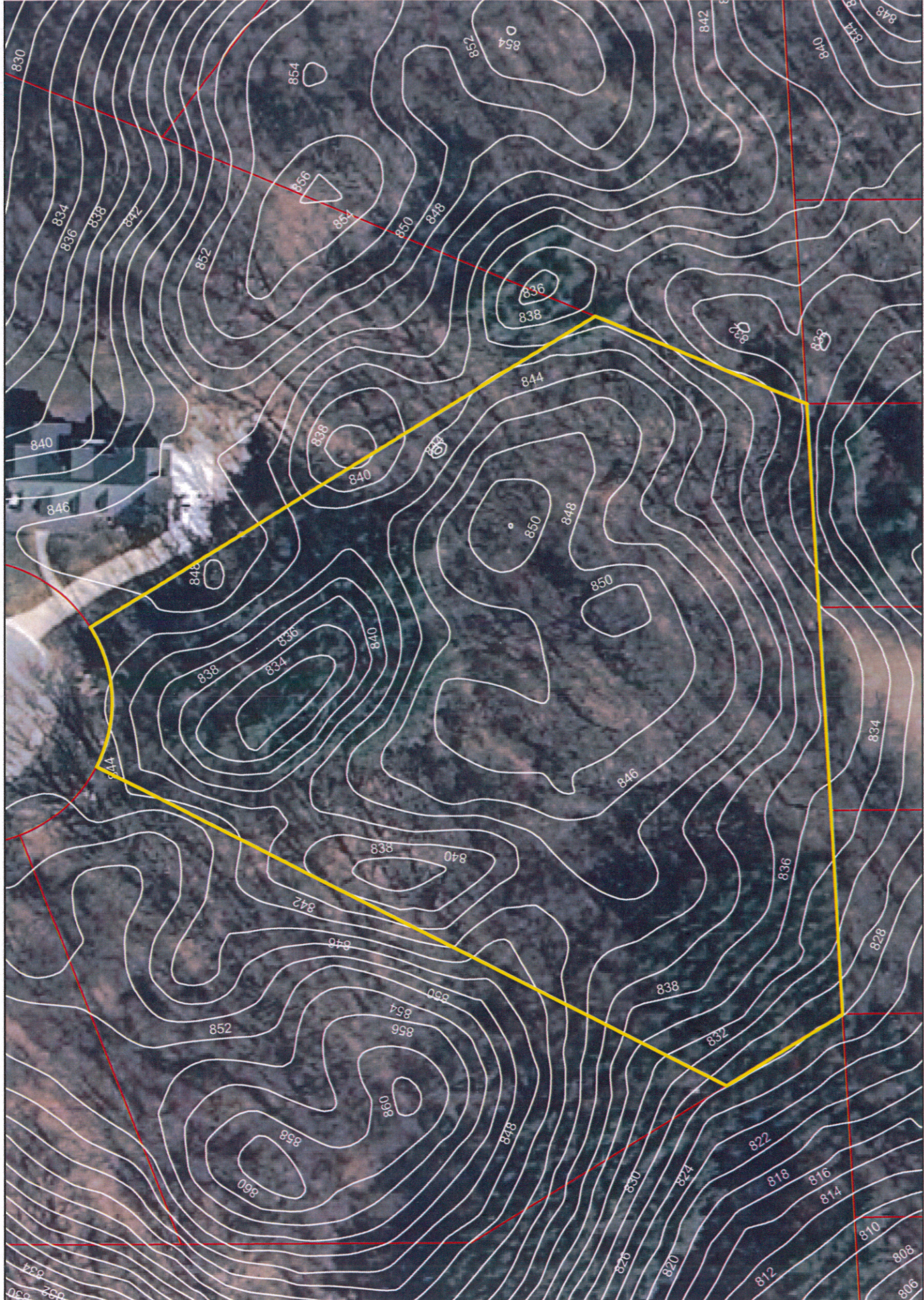
Lot 25 Lake Woods
Milton Township

Legend



Tax Parcels

Airphoto: March 2011
1 inch = 100 feet



Airphoto: March 2011
1 inch = 60 feet

Legend
Tax Parcels

Lot 25 Lake Woods
Milton Township





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: February 16, 2012

Summary:

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

- 2011 060 (Rock Township) – Michael Blaser
- 2012 001 (Milton Township) – Edmund Braun

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2011 060 and 2012 001 with conditions as presented.

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Michael & Kathy Blaser 5024 Driftwood Dr Janesville WI 53546	LAND DIVISION NO:	LD#2011 060
		DATE SUBMITTED:	December 21, 2011
LOCATION:	SE 1/4 SE 1/4 Sec. 26	E.T. JURISDICTION:	City of Janesville
		SURVEYOR:	Mead & Hunt Inc.
ORIGINAL AREA:	N/A	TOWNSHIP:	Rock
FINAL AREA:	20.1365 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	B-1	PROPOSED FUTURE ZONING:	B-1

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Sale – Vacant land to airport for airport approach protection.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 5000 Block S. Driftwood Dr.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along S. Driftwood Dr.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Town of Rock approval.
6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before January 26, 2013.

- 7. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.
- 8. 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.

Signed *Celine M. Byrnes* DATE: 1/18/11
Dept. of Planning, Economic & Community Development

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON JANUARY 26, 2012 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input checked="" type="checkbox"/> TABLED
	Initials _____	Date _____	Until <u>Twn. of</u> Rock Action

PRELIMINARY

ROCK COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 12 EAST, TOWN OF ROCK, ROCK COUNTY, WISCONSIN.

SURVEY FOR:
WISCONSIN BUREAU OF AERONAUTICS
PO BOX 7914 MADISON, WI 53707
SWRA PARCEL 45

SURVEY BY:
SEAN M. WALSH
MEAD & HUNT, INC.
6501 WATTS ROAD
MADISON, WI 53719

NORTHEAST CORNER
SECTION 26, T2N, R12E
CONC. MONUMENT FOUND
N: 243,832.8191
E: 491,141.9830

NOTES

FEMA MAPPING INDICATES THE LANDS WITHIN THIS CERTIFIED SURVEY MAP DO NOT LIE WITHIN FLOODPLAIN.

UTILITIES SHOWN HEREON ARE AS MARKED BY DIGGERS HOTLINE
TICKET NUMBER: 20115000388

PRESENT OWNER:
MICHAEL AND KATHY BLASER, 5024 DRIFTWOOD DRIVE, JANESVILLE, WI 53548

CURRENT ZONING: B2 LARGE SCALE COMMERCIAL DISTRICT PER TOWN OF ROCK OFFICIAL ZONING MAP DATED APRIL 3, 2006, LAST REVISED JULY 16, 2009.

LEGEND

● INDICATES 3/4"x24" REBAR PLACED 1.5 LBS/FT.

○ INDICATES 3/4" DIA REBAR LOCATED, UNLESS NOTED OTHERWISE

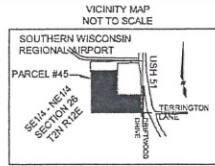
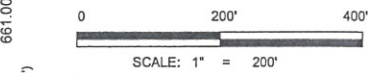
△ INDICATES 1" DIA. IRON PIPE LOCATED

(00.00) INDICATES DIMENSION AS PREVIOUSLY RECORDED

ROBERT J HALLETT
PARCEL 6-17-230.1
TAX ID 034 065002

BASIS OF BEARINGS:
EAST LINE OF NE 1/4 SECTION 26
BEARS S00°25'53"E PER ROCK
COUNTY COORDINATES NAD 83 (1991)
PER ROCK COUNTY SURVEYOR RECORD

COUNTY OF ROCK
PARCEL 6-17-231
TAX ID 034 065003



COUNTY OF ROCK
CITY OF JANESVILLE PARCEL NUMBER
042620002

S 89°50'21" E 661.86'

(EAST 665.5')

TOTAL CSM AREA:
877,145.75 SQUARE
FEET
20.1365 ACRES

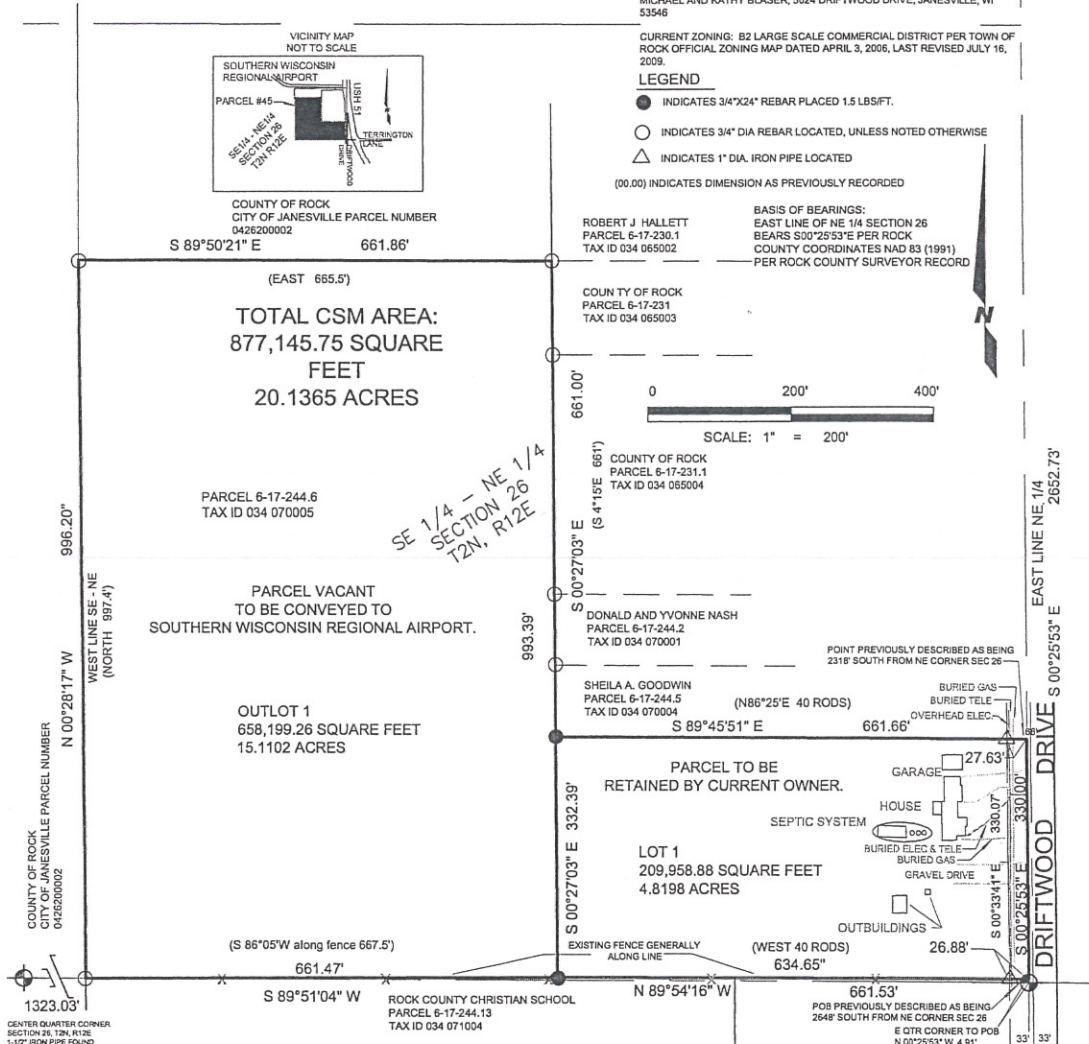
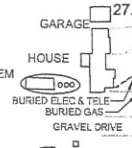
PARCEL 6-17-244.6
TAX ID 034 070005

PARCEL VACANT
TO BE CONVEYED TO
SOUTHERN WISCONSIN REGIONAL AIRPORT.

OUTLOT 1
658,199.26 SQUARE FEET
15.1102 ACRES

PARCEL TO BE
RETAINED BY CURRENT OWNER.

LOT 1
209,958.88 SQUARE FEET
4.8198 ACRES



CENTER QUARTER CORNER
SECTION 26, T2N, R12E
1 1/2" IRON PIPE FOUND

ROCK COUNTY CHRISTIAN SCHOOL
PARCEL 6-17-244.13
TAX ID 034 071004

JOHN BIGGS
PARCEL 6-17-244.11
TAX ID 034 071002

EAST QUARTER CORNER
SECTION 26, T2N, R12E
1 1/2" IRON ROD FOUND
N: 241,178.7810
E: 491,141.9830

Mead & Hunt
Mead & Hunt, Inc.
6501 Watts Road
Madison, WI 53719
608.273.6380
fax: 608.273.6391
www.meadhunt.com



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 E. Vincent Rd.	
2. Utility easement put on lot as requested by utility company.	
3. Restricted access shown on map: "No driveway allowed on E STH 59.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	DATE: <u>2/10/2012</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: _____

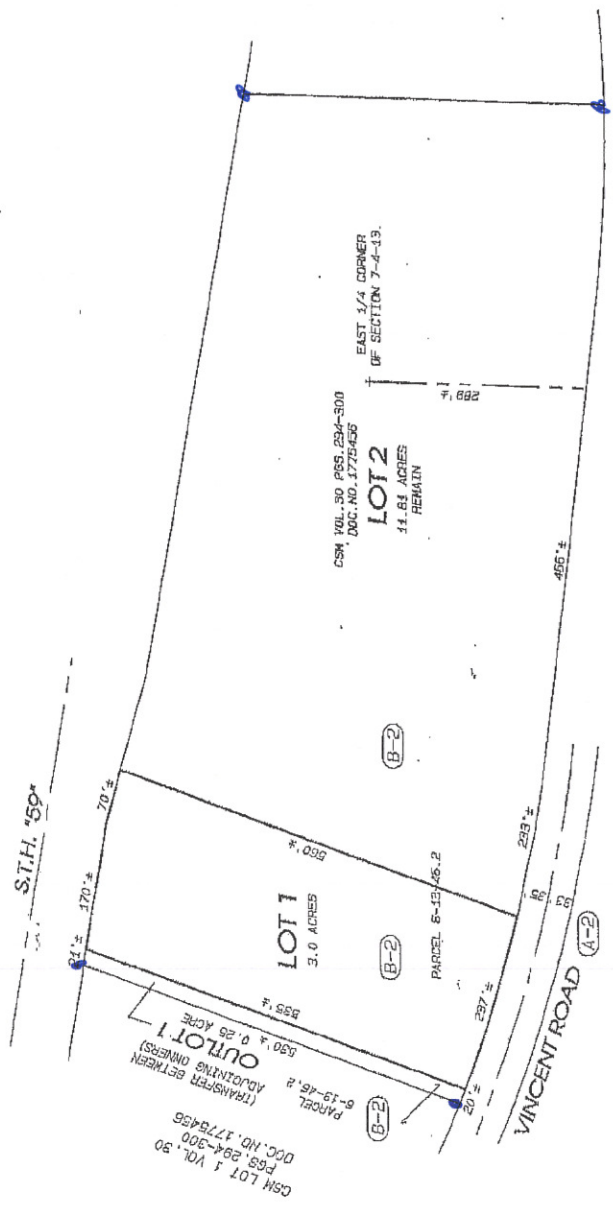
PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

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 & Development Committee</u>	DATE: _____

PRELIMINARY CERTIFIED SURVEY MAP

PART OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30, PAGES 294 THRU 303 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1775456, AND LOCATED IN THE SE 1/4 OF THE NE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 7, T.4N., R. 13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



DATE: JANUARY 9, 2012

Combs ASSOCIATES
 • LAND SURVEYING
 • LAND PLANNING
 • COUNSELING

109 E. Ritzwiler St.
 Janesville, WI 53548
 TEL: 608 752-0225
 FAX: 608 752-0524

NOTES:
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 THE BASIS OF BEARINGS IS ASSUMED.
 Project No. 111 - 330 For BRAUN



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: City of Beloit and Town of Beloit Areawide Water Quality Management Plan Update

DATE: February 15, 2012

Summary:

Wisconsin Administrative Code Chapter NR 121 – Areawide Water Quality Management Plan (“NR 121”) stipulates municipal sewer systems that serve populations over 10,000 create and adhere to Areawide Water Quality Management Plans (“208 Plans”), with said Plans identifying areas in which municipal sewer service is feasible given existing and potential infrastructure. The City of Beloit (“City”) and Town of Beloit (“Town”) are both required to have 208 Plans, per NR 121, and both desire to update their plans. Staff from the Rock County Planning, Economic & Community Development Agency and Environmental Health Department have proposed serving in the role of facilitator in the 208 Plans update process. County staff is proposing formation of a Technical Advisory Committees (comprised of representatives from affected local government units), to oversee the update of the City and Town 208 Plans.

The City, Town, and other local government units affected by the 208 Plans update are agreeable to the County serving in this role and to the Committee structure and duties as outlined in the preceding paragraph. The 208 Plans update process is contingent upon funding from the Wisconsin Department of Natural Resources.

Recommendation or Action:

None – Information item.

TO: Alan Sweeney, Chair
Planning & Development Committee

FROM: Donald Barnes, PLS
Rock County Surveyor

DATE: February 14, 2012

RE: Oath

Statute 59.45(1) outlines the County Surveyor's duties. Section (a) states, "The County Surveyor shall do all of the following". One of these duties is Statutes 59.45(1)(4), which states "Administer to every survey assistant engaged in any survey, before commencing their duties, an oath or affirmation to faithfully and impartially discharge the duties of survey assistant, and the deputies are empowered to administer the same". Section (2) states, "The County Surveyor may appoint and remove deputies at will on filing a certificate thereof with the clerk." By authorization of this statute and in conformance with Rock County employment procedures, I am appointing Mr. Jason Houle as the Deputy County Surveyor. His oath is the certificate and will be filed with the County Clerk. Mr. Jason's start date is Monday February 20, 2012.

This statute discriminates between survey assistants and deputies. I wish to remind the Committee that during 1980-1985 I hired survey students from Gateway Technical School as survey assistants for township monumentation projects. They were employed during the summer. As part of the 2012 budget, I will be scanning the "tie sheets". Under the Land Records Budget the County will be hiring interns. While doing this scanning, I will administer a survey assistant oath.

Cc
Craig Knutson, County Administrator

STATE OF WISCONSIN

COUNTY OF ROCK I, Donald A. Barnes, County Surveyor in and for the County of Rock, State of Wisconsin, do hereby appoint Jason Houle as Deputy County Surveyor for the said County of Rock commencing February 23, 2012.

Donald A. Barnes, PLS
Rock County Surveyor

STATE OF WISCONSIN

COUNTY OF ROCK I, Jason Houle, do solemnly swear that I will support the Constitution of the United States, the Constitution of the state of Wisconsin, and will faithfully and impartially discharge the duties of the office to the best of my ability.

Jason Houle, PLS
Rock County Deputy Surveyor
February 23, 2012

Rock County - Production

02/15/12

COMMITTEE APPROVAL REPORT

Page 1

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	109,871.00 92.9%	102,241.33	-72.00	7,701.67		
	P1104159-PO# 12/31/11 -VN#017940		EVANSVILLE REVIEW LTD			36.00	
			CLOSING BALANCE		7,665.67		36.00
6464600000-63116	HA ADMIN.EXPENSE	3,172.00 22.7%	780.62	-58.31	2,449.69		
	P1104158-PO# 12/31/11 -VN#013607		JANESVILLE GAZETTE INC			28.31	
	P1104177-PO# 12/31/11 -VN#017940		EVANSVILLE REVIEW LTD			30.00	
			CLOSING BALANCE		2,391.38		58.31
	HG CLRING A/C		PROG-TOTAL-PO			94.31	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$94.31 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

FEB 23 2012

DATE _____ CHAIR

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1317300000-64200	TRAINING EXP	560.00 0.0%	0.00	0.00	560.00		
	P1200659-PO# 02/15/12 -VN#016925					240.00	
							UNIVERSITY OF WISCONSIN STEVEN
							CLOSING BALANCE
							320.00
							240.00
							PROG-TOTAL-PO
							240.00
							SURVEYOR

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$240.00 INCURRED BY SURVEYOR. 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

FEB 23 2012

DATE _____ CHAIR

Rock County - Production 02/15/12 COMMITTEE APPROVAL REPORT

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	49,895.00	0.9%	456.94	0.03	49,438.03	
	P1200908-PO# 02/15/12 -VN#051748			COMMUNITY DEVELOPMENT EXPERTS		550.00	
				CLOSING BALANCE		48,888.03	550.00
	HG CLRING A/C		PROG-TOTAL-PO			550.00	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$550.00 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

FEB 23 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: February 15, 2012

ACTION ITEMS:

1. Project ID: # 7058D-1
Funding Source: LHC2
Recommend Total Amount: LHC2 - \$6,200

2. Project ID: # 20698D-1
Funding Source: CDBG-Small Cities
Recommend Total Amount: CDBG - \$ 27,722

1. Project ID: # 20699D-1
Funding Source: LHC2 and CDBG-Small Cities
Recommend Total Amount: CDBG - \$ 28,078

INFORMATION ITEMS:

Staff Recommendation: Staff recommends approval of the above noted projects and requests.



Date: February 23, 2012

Project ID(s) 07058D-1

Project Recommended By David Somppi_
 Funding Source(s) LHC Lead Hazard Control

HOUSEHOLD INFORMATION

Household Size: 3	Annual Income: \$ 37,024	Location: City of Edgerton
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ASSESSED VALUE INFORMATION

Land	\$ 22,200	Appraised Value	\$ 98,000
Buildings	\$ 70,100	When Appraised	2010
Total	\$ 92,300	Type of Appraisal	Home Purchase

MORTGAGES OR LIENS

1. \$ 92,048	4. \$	TOTAL MORTGAGE(S) \$ 92,048
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 5,952	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest Yes <input type="checkbox"/> None <input checked="" type="checkbox"/>				

SUMMARY OF PROPOSED WORK

The 2-story wood frame house is about 100 years old. The owner has one child under the age of 6. HQS inspections and lead testing found lead on the exterior windows and front porch ceiling. The project proposes to have the exterior windows replaced with good quality vinyl replacement windows. The front porch ceiling will be replaced with good quality custom-formed aluminum. Conducting this project will address documented lead hazards while maintaining the existing character of the property.

The project includes \$400 for lead sample testing and \$380 for risk assessments and required clearances. The OHHLHC grant will not require repayment. Rock County will be working with the City of Edgerton for providing the required CDBG-Small Cities match funds for this project.

Funding Source: OHHLHC Lead Hazard Control \$ 6,200.00
Recommended Total Project Amount \$ 6,200.00

COMMITTEE ACTION

<input type="checkbox"/> APPROVE	<input type="checkbox"/> DENY	Committee Approved Bid Total	\$ _____
Signature of Planning & Development Committee Chair		Date	



Date: February 23, 2012

Project ID(s) 20698-D-1

Project Recommended By Neale Thompson

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

HOUSEHOLD INFORMATION

Household Size: 4	Annual Income: \$44,282	Location: Town of Center
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ASSESSED VALUE INFORMATION

Land	\$ 36,500	Appraised Value	\$ 199,800
Buildings	\$ 154,100	When Appraised	2011
Total	\$ 190,600	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 48,520	4. \$	TOTAL MORTGAGE(S) \$ 71,812
2. \$ 23,292	5. \$	
3. \$	6. \$	

Available Equity \$127,988 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership

Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This rural ranch house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, replacement of a collapsing retaining wall outside the rear basement egress door, electrical GFCI work in a bathroom, a new furnace, new window replacement for several windows, and attic insulation work. Due to several project repairs needed to address health and safety issues and significant structural defect, the maximum loan amount is proposed to be increased to \$29,999, per the Rock County Housing Procedures Manual. The property owner has selected a bid that is within 10% of the lowest responsible bid. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve two 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 \$ 27,722

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair Date



Date: February 23, 2012

Project ID(s) 20699-D-1

Project Recommended By Neale Thompson_

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

HOUSEHOLD INFORMATION

Household Size: 5	Annual Income: \$43,680	Location: Town of Milton
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ASSESSED VALUE INFORMATION

Land	\$ 23,300	Appraised Value	\$ 133,200
Buildings	\$ 110,500	When Appraised	2011
Total	\$ 133,800	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 44,099	4. \$	TOTAL MORTGAGE(S) \$ 44,099
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$89,101	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 two-story house was purchased in foreclosure and is in need of repair and improvements. Residents are first time homebuyers. Upon HQS inspection, work required includes a new roof, major electrical work, a new furnace, new water heater, removing an upstairs door leading outside, window replacement for four windows, hand rails, exterior porch railings, new basement door to the outside, interior wall and ceiling finishing, sidewall insulation, and attic insulation work. Due to many project repairs needed to address health and safety issues and significant structural defect, the maximum loan amount is proposed to be increased to \$29,999, per the Rock County Housing Procedures Manual. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve 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 \$ 28,078

COMMITTEE ACTION			
<input type="checkbox"/> APPROVE	<input type="checkbox"/> DENY	Committee Approved Bid Total	\$ _____
Signature of Planning & Development Committee Chair		Date	