



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JUNE 14, 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, May 24, 2012
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2012 018 (Janesville Township) – David Anderson (Tabled May 24, 2012 Meeting)
 - LD 2012 022 (Union Township) – Prairie Home LLC
 - B. Information Item: Shoreland Zoning Ordinance Update Workshop
 - C. Information Item: Proposed Fee Schedule 2013
6. Real Property Description
 - A. Information Item: New Form For Requesting To Combine Parcels
7. Finance
 - B. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
8. Community Development
 - A. **Action Item:** Project ID 020710D1 (\$9,335)
 - B. **Action Item:** Project ID 020711D1 (\$22,930)
 - C. **Action Item:** Project ID 020712D1 – Small Cities Block Grant (\$13,692.67) and 07071D1 – Lead Hazard Demonstration Grant (\$16,793.33) Total Project (\$30,486)

D. Potential Conflict of Interest – Yes,

E. Information Verification Statement

F. Information Item: Use of 2008 CDBG-EAP Funds for Purchase of Qualifying Substantially Damaged Property

9. Planning Director's Report

- Planner II Position Recruitment
- Request for Proposals for Planning and Zoning Work
- Housing Consortium Resolution
- Farmland Preservation Planning

10. Committee Reports

11. Adjournment

Future Meetings/Work Sessions

June 28, 2012 (8:00 AM)
July 12, 2012 (8:00 AM)
July 26, 2012 (8:00 AM)
August 9, 2012 (8:00 AM)
August 23, 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: June 6, 2012

Summary:

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

- 2012 018 (Janesville Township) – David Anderson
- 2012 022 (Union Township) – Prairie Home LLC

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 018 and 2012 022 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:	2012 018
Received By - Date (MM/DD/YYYY):	4-27-12

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:	DAVID ANDERSON - PATRICK ANDERSON			Telephone:	608-213-1487
Address:	3222 N. COUNTY RD. E	City:	JANESVILLE	State:	WI Zip: 53548
b. Name:				Telephone:	
Address:		City:		State:	
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:	
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 Janesville		SE 1/4 of SE 1/4	
		Section 15		Tax parcel number(s) - 6-8-141	
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify: City(s)/Village of City of Janesville					
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input checked="" type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway					
13. Landowner's contiguous property area (Square feet or acres): 46 ACRES ml		14. Land division area (Square feet or acres): 1.1 Acres ml		15. Current zoning of land division area: A-1	
16. Number of new/additional lots created by land division: One		17. Future zoning of new/additional lot(s) created by land division: SFRR		18. Future zoning of parent lot: A-1	
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:					
20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the building utilizes a: <input checked="" type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system					
21. Public Improvement construction proposal/plan will be submitted by (mm/dd/yyyy): None			22. Public Improvement construction will begin on (mm/dd/yyyy):		

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:	DATE: 4-25-12
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings have utility services.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None Proposed
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Air photo
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floodplain
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Need to verify location along NW Line.
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADJACENT TO SITE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nothing Requested
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

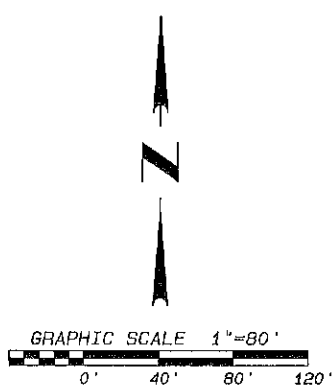
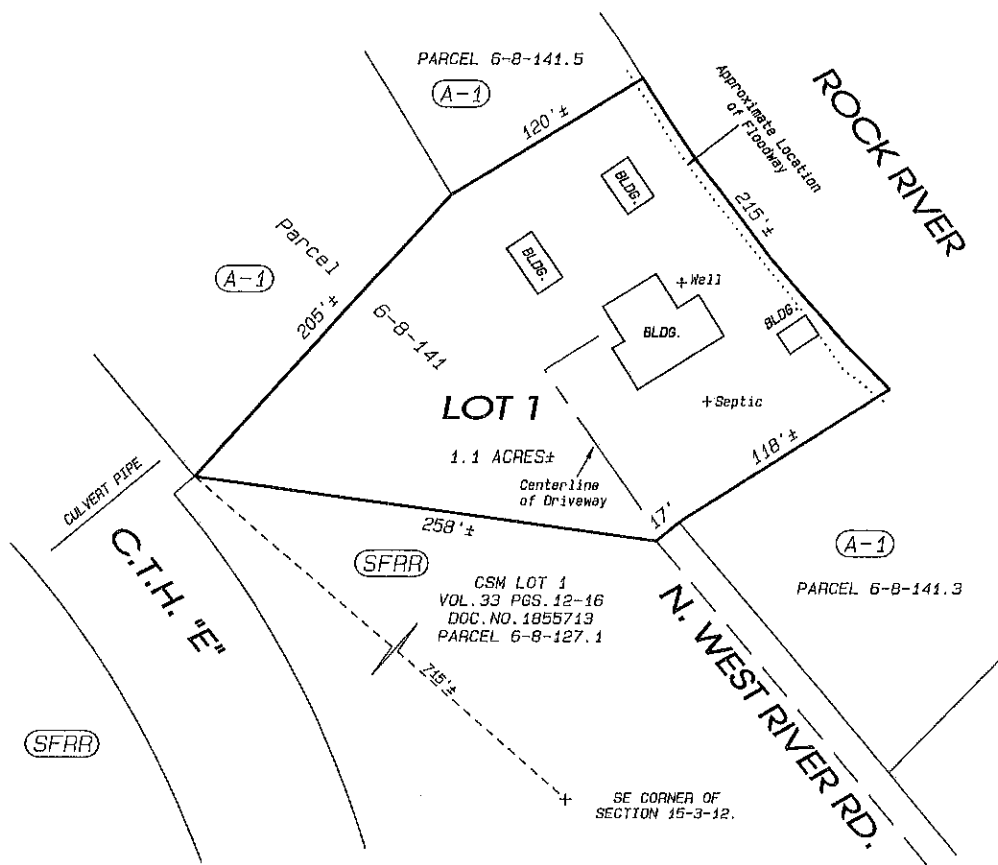
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 15, T.3N., R.12E. OF THE 4TH P.M.,
TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



DATE: APRIL 25, 2012

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

Project No. 112 - 097 For: ANDERSON

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: LD 2012 018

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 ~~Map~~ ^{NA}: 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: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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. Existing structures shall meet setback regulations.	
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>	DATE: <u>5/10/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

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

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input 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. Existing structures shall meet setback regulations.	
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."	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

- 11. If you answered Approve With Conditions to 10., list conditions:**
- 3. Show septic and well location on Final Map.
 - 4. Indicate Floodplain on Final CSM.
 - 5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 24, 2013.
 - 6. 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.
 - 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. Existing structures shall meet setback regulations
 - 4. Note 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."
 - 6. Show septic and well location on Final Map.
 - 7. Indicate Floodplain on Final CSM.
 - 8. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 24, 2013.
 - 9. 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.
 - 10.

18. Committee action rationale and findings of fact:



AGENCY USE ONLY

Application Number: 2012-022

Received By - Date
(MM/DD/YYYY): 5-22-12

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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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:	Prairie Home, LLC			Telephone:	608-663-1445	
Address:	5440 Willow Road, Ste. 101	City:	Waunakee	State:	WI	Zip: 53597
b. Name:				Telephone:		
Address:				City:		State:
						Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	KD Engineering			Telephone:	608-935-3310	
Address:	2600 Cnty. Hwy. Y	City:	Dodgeville	State:	WI	Zip: 53533
b. Developer name:	Nicholas Ladopoulos			Telephone:	608-827-9393	
Address:	5440 Willow Road, Ste. 101	City:	Waunakee	State:	WI	Zip: 53597

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	SW 1/4 of NW 1/4
	Section 5	Tax parcel number(s) - 6-20-32

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): 156.4 Acres	14. Land division area (Square feet or acres): 3.44 Acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-3	18. Future zoning of parent lot: A-1

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

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

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

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

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:

N. Ladopoulos

DATE:

5/22/2012

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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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

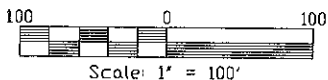
PRELIMINARY

CERTIFIED SURVEY MAP

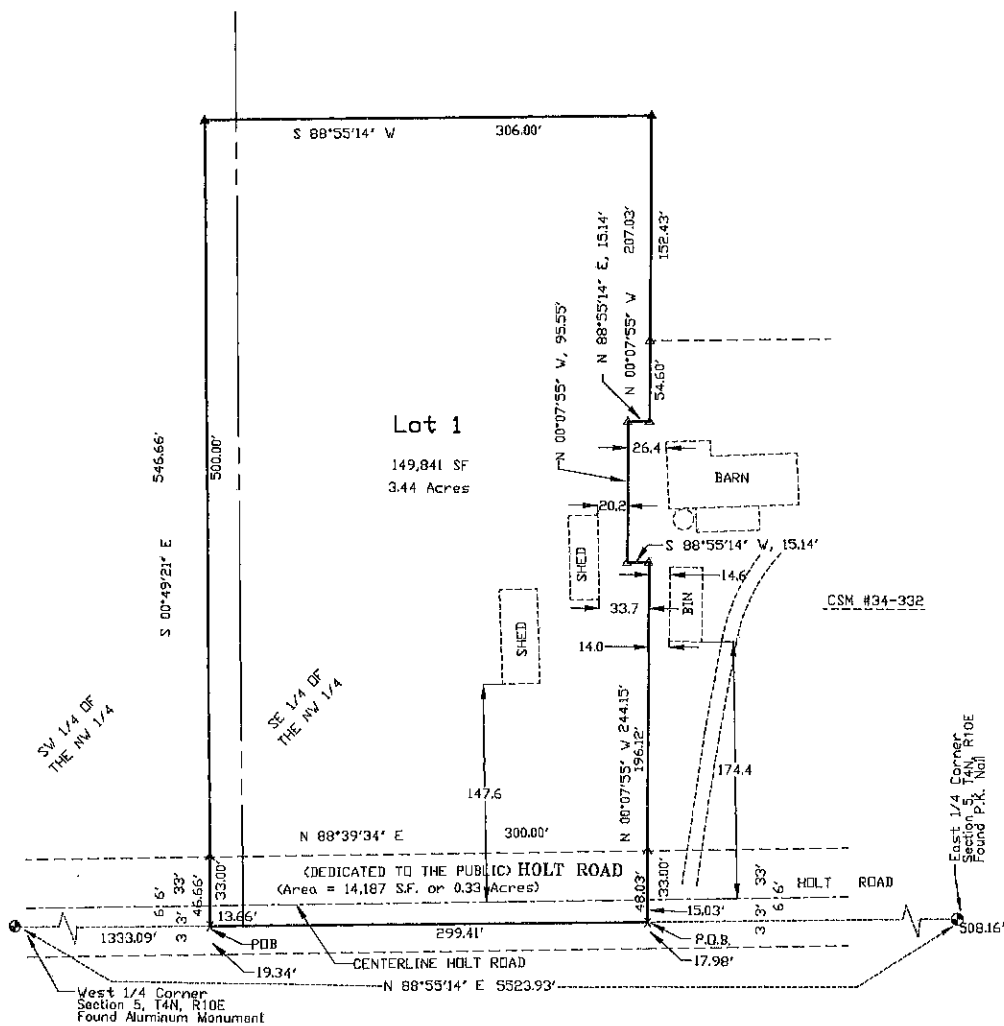
A parcel of land located in the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4,
Section 5, T 4 N, R 10 E, Town of Union, Rock County, Wisconsin.

SURVEYED FOR:
Prairie Home, LLC
5440 Willow Road, Suite 101
Wauwaukee, WI 53597

LEGEND:
▲ = Set 3/4" dia. x 24" long Round Iron Bar weighing 1.502 lbs/foot
X = Nothing Set
--- = Existing Right-of-Way



Bearings are referenced to the South line of the NW 1/4 of Section 5, T 4N, R 10 E, Town of Union, Rock County, WI assumed as Bearing N 88°55'14" E.



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ o'clock, _____ m. and recorded in

Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____

Register of Deeds, Rock County

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310

MAY 14, 2012
SHEET 1 OF 3



Application Number: LD 2012 022

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. Existing structures shall meet setback regulations.	
2. Acceptable soil and site evaluation report received on Lot 1.	
3. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before June 14, 2013.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>5/30/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

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

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input 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 & Development Committee</u>	

AGENCY RECOMMENDATION

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

- 3. 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.
- 4.
- 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:

RETURN TO:
 REAL PROPERTY DESCRIPTION
 ROCK COUNTY COURTHOUSE
 51 S MAIN ST JANESVILLE, WI 53545
 FAX: 608-757-5539 realproperty@co.rock.wi.us

REQUEST TO COMBINE PARCELS* FOR ASSESSMENT / TAX PURPOSES ONLY

*Form not valid for City of Beloit or City of Janesville parcels, please contact your Municipal Assessor.

Name of Owner(s) as it appears on the tax bill: _____

Telephone number during normal working hours: _____

Owner(s) mailing address: _____

Tax ID Number (026 005004) or Tax Parcel Number (6-13-35.1A) of those parcels you wish to combine. (the Tax Numbers can be obtained from the tax bill.)

Tax District (City, Village, Town)	Tax Parcel Number	Tax ID Number

Parcels may be combined for Assessment / Tax purposes provided:

1. They are contiguous and located within the same special purpose districts (ie: school district), section, town and range.
2. The ownership on the parcels is the same.
3. There are no delinquent taxes due on any of the parcels.
4. The owner of the property signs this request.
5. The local assessor signs this request.

NOTICE: COMBINATION FOR ASSESSMENT / TAX PURPOSES DOES NOT CREATE A DEED RESTRICTION. COMBINING PARCELS FOR ASSESSMENT / TAX PURPOSES MAY AFFECT THE WAY OTHER ENTITIES VIEW THE NEW PARCEL. ANY EFFECTS OF COMBINING THE PARCELS ARE THE OWNERS RESPONSIBILITY.

The Real Property Description Office or Assessor reserves the right to deny any request for combinations at their discretion. If the request is denied, the owner will be notified by mail. **Combinations requested in the current year will appear on the following year's assessment roll and tax bill.**

 Signature of Owner(s)

 Signature of Assessor

 Date

 Date

DO NOT FILL IN BELOW THIS LINE. For use by Rock County Real Property Description.

Date Request Received: _____ Date of Approval: _____

Meets Criteria: #1 Y N #2 Y N #3 Y N #4 Y N #5 Y N

Date request was denied and why: _____

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63107	PUBL & LEGAL	825.00	0.0%	26.60	-26.59	824.99	
	P1200191-PO# 06/04/12 -VN#013607			JANESVILLE GAZETTE INC		96.83	
				CLOSING BALANCE	728.16		96.83
	PLANNING			PROG-TOTAL-PO		96.83	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$96.83 INCURRED BY PLANNING. 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

JUN 14 2012

DATE _____ CHAIR

Account Number	Name	Yearly Prcent Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	49,895.00 24.1%	12,315.19	-244.02	37,823.83		
	P1200190-PO# 06/04/12 -VN#012615			FEDERAL EXPRESS CORP		234.27	
			CLOSING BALANCE		37,589.56		234.27
	HG CLRING A/C		PROG-TOTAL-PO			234.27	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$234.27 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

JUN 14 2012 DATE _____ CHAIR

Account Number	Name	Yearly Prnc Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6469000000-63107	PUBL & LEGAL	205.00	0.0%	0.00	0.00	205.00	
	P1200191-PO# 06/04/12 -VN#013607			JANESVILLE GAZETTE INC		97.83	
				CLOSING BALANCE	107.17		97.83
	BD.OF ADJUSTMENT		PROG-TOTAL-PO			97.83	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$97.83 INCURRED BY BOARD OF ADJUSTMENT. 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

JUN 14 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: June 7, 2012

ACTION ITEMS:

1. Project ID: # 020710D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 9,335
 2. Project ID: # 020711D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 22,930
 3. Project ID: # 020712D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 13,692.67
- Project ID: # 007071D-1 Funding Source: LHD Lead Hazard Demo. Grant
Recommend Total Amount: \$ 16,793.33

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

INFORMATIONAL ITEMS:

1. Use of 2008 CDBG-EAP Funds for Purchase of Qualifying Substantially Damaged Property.

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: June 14, 2012

Project ID(s) 020710-D-1

Project Recommended By Neale Thompson

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

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$14,628 Location: Town of Fulton

ASSESSED VALUE INFORMATION

Land	\$ 68,000	Appraised Value	\$ 93,300
Buildings	\$ 26,000	When Appraised	2011
Total	\$ 94,000	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 0	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$93,300	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

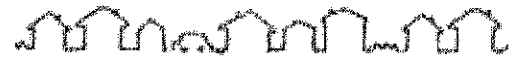
SUMMARY OF PROPOSED WORK

This one-story small house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, minor electrical improvements, bathroom remodeling, basement stairway handrails, attic insulation, sill box insulation, crawlspace insulation, gutters, some basement foundation sealing, and six replacement windows. 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, livability, and reliability of this home. Home is located on the river but its elevation is on higher ground out of the flood area.

TYPE OF PROJECT CDBG-SC Rehab Loan
 RECOMMEND TOTAL PROJECT BID OF \$ 9,335.00

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

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



DATE: June 14, 2012

Project ID(s) 20711

Project Recommended By David Somppi_

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

HOUSEHOLD INFORMATION

Household Size: 2 Annual Income: \$ 17,564 Location: Lima Township

ASSESSED VALUE INFORMATION

Land	\$ 39,000	Fair Market Value	\$ 122,450
Buildings	\$ 81,000	When Determined	2011
Total	\$ 120,000		

MORTGAGES OR LIENS

1. \$ 0	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 122,500	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

The 2-story wood frame house is about 120 years old. Upon HQS inspection, the following items required replacement: 17 windows, roof, gutters, the fascia & soffit require repair and covering with custom-formed aluminum, reconstruct the back steps. The project will be conducted using lead safe practices. Conducting this project will address several health and safety issues, and repair several structural defects. Loan will be for 0% interest to be repaid upon sale of the house.

Funding Source: CDBG Small Cities – 0% Deferred Payment \$ 22,930.00
Recommended Total Project Amount \$ 22,930.00

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

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: June 14, 2012

Project ID(s) 7071D-1, 20712I-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities – Lead Hazard Demonstration Grant

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$ 14,172 Location: City of Edgerton
 VLI Tenant

ASSESSED VALUE INFORMATION

Land	\$ 7,300	Fair Market Value	\$ 45,100
Buildings	\$ 37,300	When Determined	2011
Total	\$ 44,600		

MORTGAGES OR LIENS

1. \$ 24,281	3. \$	TOTAL MORTGAGE(S)
2. \$	4. \$	
Available Equity \$ 20,819	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		\$ 24,281

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

The rental house is a 2-story house, about 100 years old. Lead testing found lead hazards in almost all exterior areas (windows, siding, trim, soffits, fascia, rear door) and interior areas (upstairs bathroom, upstairs landing doors, trim throughout the house). Rehabilitation work includes roofing, electrical, ceiling repair, basement joist work, bath fixtures, and insulation of sidewalls and crawlspace. This project and the proposed terms are in conformance with the approved Rock County Contract with the State of Wisconsin for HUD WI Lead Hazard Demonstration Grant funds and the 'Housing Procedures Manual'. Project will remove identified lead hazards and correct the housing deficiencies from this residence. Improvements will enhance the exterior and should have a positive impact on the property's value and its neighborhood. The portion of the project from the CDBG-Small Cities fund will be a 0% interest payment loan at \$57.05 per month over 20 years and would not require repayment as long as it is rented to low-to-moderate tenants, rents are kept within HUD guidelines for Rock County, or until the owner sells the house.

LEAD HAZARD CONTROL DEMONSTRATION GRANT PROGRAM

Lead Hazard Control Activities:	Total - \$ 24,020 - 2/3 of cost :	\$ 16,013.33
Lead Risk Assessments – Clearances – Inspections – Testing:	100% of cost	\$ 780.00
Lead Hazard Control Demonstration Grant Program:	TOTAL	\$ 16,793.33

CDBG – SMALL CITIES PROGRAM

Lead Hazard Control Activities:	Total - \$ 24,020 1/3 of cost:	\$ 8,006.67
Non-Lead Hazard Control Activities:		\$ 5,686.00
CDBG – Small Cities Program:	TOTAL	\$ 13,692.67

Funding Source:	Lead Hazard Control Demonstration Grant of Wisconsin	\$16,793.33
Funding Source:	CDBG – Small Cities (0% Interest Payment Loan with conditions)	\$ 13,692.67
<i>Recommend Total Project Amount of:</i>		\$30,486.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair Date