



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, APRIL 11, 2013 – 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, March 28, 2013
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Shoreland Zoning Ordinance Revision
 - B. **Action Item:** Recommendation to County Board – Shoreland Zoning Ordinance Revision
 - C. **Action Item:** Preliminary Land Division Approval
 - LD2013 039R (Johnstown Township) – Gail Ritsema
 - LD2013 004 (Harmony Township) – Kemp Revocable Trust
 - LD2013 013 (Bradford Township) – Lois & Sandy Minkey
 - D. **Action Item - Resolution:** Authorizing Submission of Grant Application for Beloit Area Sewer Service Area Planning
 - E. **Action Item - Resolution:** Transfer of Property at 3636 West Cemetery Road to the City of Janesville
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Community Development
 - A. **Action Item:** Request For Review of Staff/Committee Decision (Loan ID 007031D1 & 020576D1)
8. Planning Director's Report
 - Farmland Preservation Plan Update
 - Water Quality Planning Update

- Edgerton Community Outreach Public Facilities Grant Project Update
- Towns' Workshop next Winter

9. Committee Reports

10. Adjournment

Future Meetings/Work Sessions

April 25, 2013 (8:00 AM)
May 9, 2013 (8:00 AM)
May 23, 2013 (8:00 AM)
June 13, 2013 (8:00 AM)
June 27, 2013 (8:00 AM)



Public Notice

ROCK COUNTY SHORELAND ZONING ORDINANCE REVISION

On February 1, 2010, revised Shoreland Zoning rules went into effect in Wisconsin through the amendment of Chapter NR 115 Wisconsin Administrative Code. These revisions are a result of a multi-year process of public comments, hearings and modifications conducted in an effort to balance the public purpose of shoreland zoning with property rights of landowners. Notable revisions pertain to regulation of nonconforming structures, limits on amounts of impervious surface permitted in the Shoreland Zone and mitigation of the adverse impact of construction activity in the Shoreland Zone.

Wisconsin counties are required to adopt and enforce Shoreland Zoning regulations to "further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses and reserve shore cover and natural beauty." Rock County has enforced a shoreland zoning ordinance in the unincorporated areas of the county, with amendments, since 1983. The revision to the state code requires counties to adopt the amendments to local ordinances.

The Rock County Planning and Development Agency has drafted revisions to the Rock County Shoreland Zoning Ordinance consistent with NR 115 and based on the model ordinance developed by the State of Wisconsin Department of Natural Resources. The draft ordinance is available at the P&D Agency offices at the Courthouse or at the Agency's webpage, <http://www.co.rock.wi.us/departments/departments-m-z/planning>.

A Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, April 11, 2013 at the regular meeting of the Rock County Planning and Development Committee. Interested parties are welcome to attend and/or submit comments prior to the meeting.

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



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: Consideration of Zoning of County Owned Property

DATE: April 3, 2013

Summary:

At the last Planning & Development Committee meeting Staff was directed to create appropriate language that would retain the Statutory Authority for zoning Rock County owned property in the unincorporated areas of the County. Sec. 4.214(3) Zoning of County Owned Land in the proposed Shoreland Amendments states:

“The County Board may by ordinance zone and rezone any lands owned by the County without necessity of securing the approval of the town boards of the towns wherein such lands are situated and without following the procedure outlined in Section 4.225(D), provided that the County Board shall give written notice to the town board of the town wherein such lands are situated of its intent to so rezone and shall hold a public hearing on the proposed rezoning ordinance and give notice of such hearing by posting in 5 public places in the town.”

Staff suggests adding the following to the above text to reflect policy as expressed by the Committee at the March 14, 2013 meeting.

“The County Board will seek to zone County owned property within the context of town zoning authority if current land uses and town designated zoning do not correspond.”

Regardless if the additional text is added to Sec. 4.214(3), the paragraph retaining authority will be moved to a more appropriate location in the Rock County Code of Ordinances. More specifically, Subpart 3 of the Code.

Suggested revisions from the P&D meeting of 3/28/13:

“**The Planning & Development Committee** may by ordinance zone and rezone any lands owned by the County without necessity of securing the approval of the **Town Boards** of the

Towns wherein such lands are situated and without following the procedure outlined in Section 4.225(D), provided that the **Planning and Development Committee** shall give written notice to the **Town Board** of the **Town** wherein such lands are situated of its intent to so rezone and shall hold a public hearing on the proposed rezoning ordinance and give notice of such hearing by posting in 5 public places in the **Town**.”

And

“If current land uses and Town designated zoning do not correspond on County owned property the Planning and Development Committee will seek to zone the property within the context of Town zoning authority.”

Note: Consultation with Corporation Counsel after the P&D meeting of 3/28/13 indicates that zoning of County owned property authority rests with the County Board. Any action taken on zoning must be done by a quorum of the County Board.



Application Number: LD 2012 039R

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"/> |

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| 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' 1/2 ROW along N. Emerald Grove Rd. at the discretion of the Town of Johnstown. | |
| 2. Show septic and well location for existing structures on Lot 1. | |
| 3. Existing structures shall meet setback regulations. | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u> | DATE: <u>4/3/2013</u> |
| TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | |

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

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

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

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

AGENCY RECOMMENDATION

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

- 3. Note on Final Map: "Since Lot 1 contains exiting buildings which use an existing private sewage system no soil evaluation on the lot
- 4. was required at the time of this survey. However, soils on the lot maybe restrictive to the replacement of the existing system."
- 5. Final CSM to be submitted to and approved by the Planning and Development Agency on or before _____, 2014.
- 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.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

COLIN BYRNES - Ritsema

From: "Steve Lathrop"
To:
Date: 2/13/2013 3:15 PM
Subject: Ritsema
CC: "Steve S."
Attachments: "Steve S."

Hello,

See the attached CSM final. An adjoining land owner wishes to purchase part of the lot that we already got approved. Can we be consider this a a minor change since you have no MOU with Johnstown or do you want to run back thru the committee?

Please advise.

Thanks, Steve

Steve Lathrop, R.L.S.
Combs & Associates, Inc.
109 W. Milwaukee St.
Janesville, WI 53545

ph: 608 752-0575
fax: 608 752-0534
slathrop@combssurvey.com

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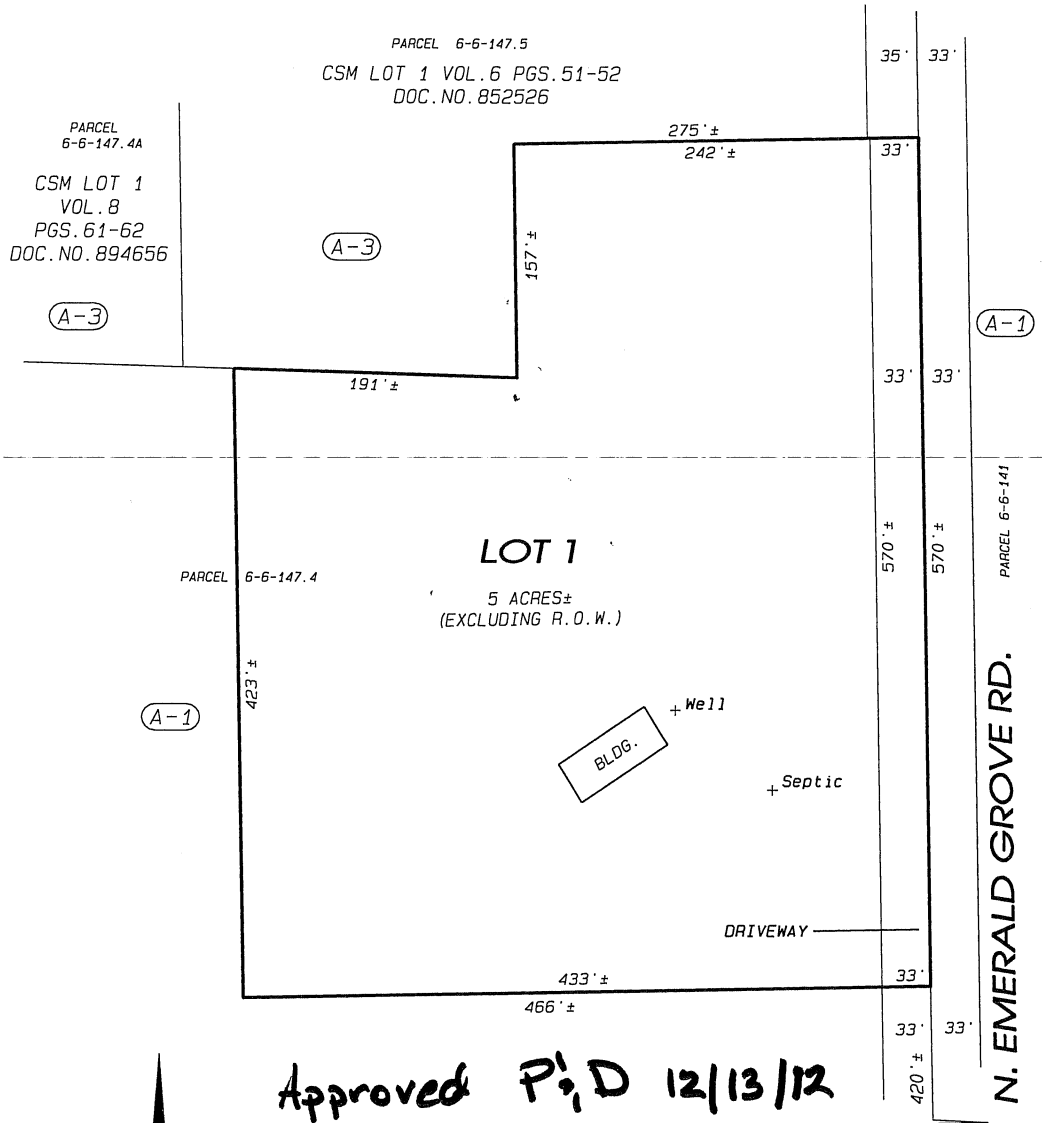
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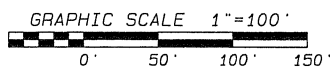
7

Preliminary Certified Survey Map

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



Approved P₁D 12/13/12



EAST 1/4 CORNER OF SECTION 18-3-14.

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

Project No. 112 - 254 For: RITSEMA

DATE: OCTOBER 8TH, 2012

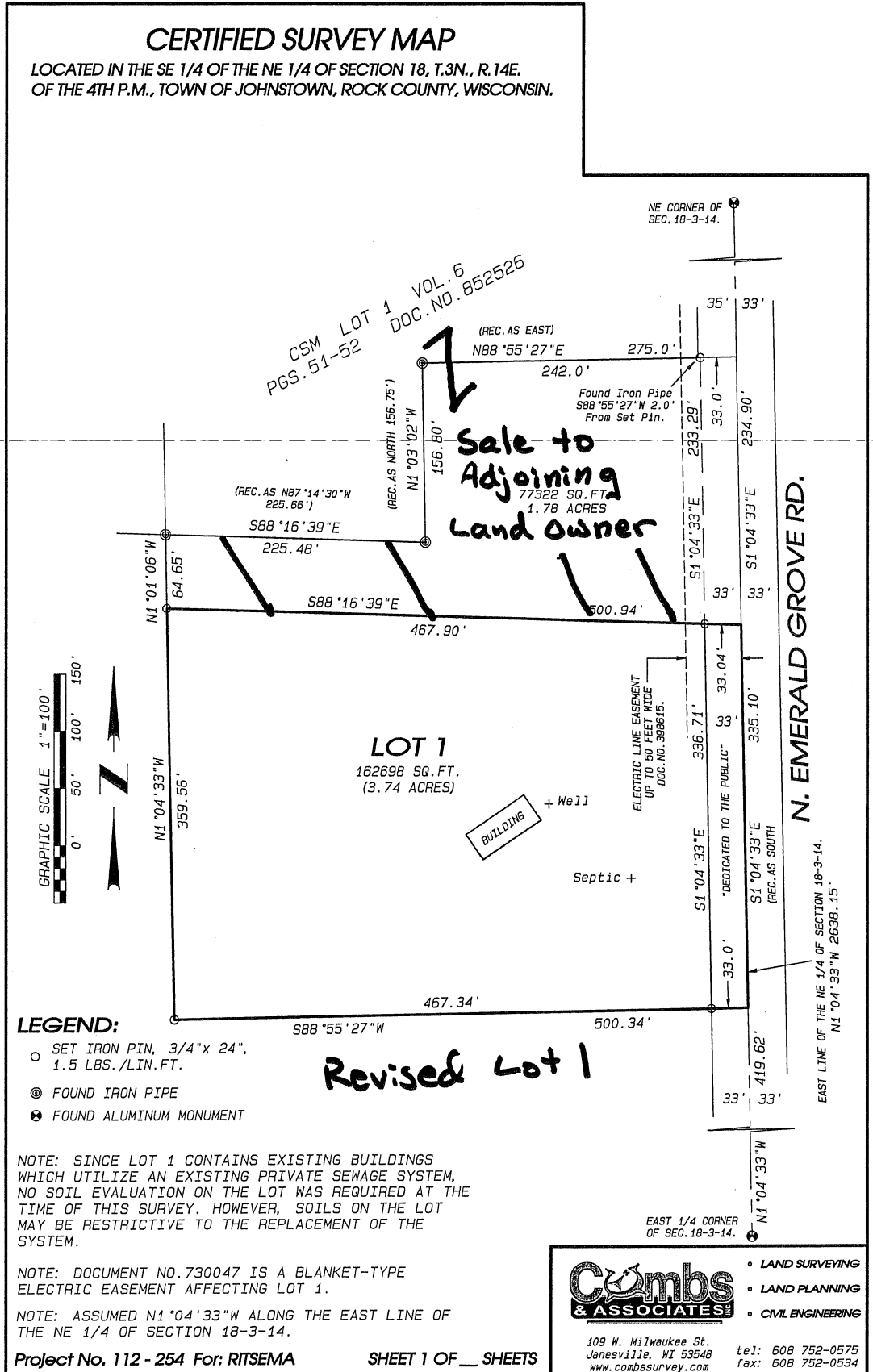
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

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

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

CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T.3N., R.14E.
OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



CSM LOT 1 VOL. 6
PGS. 51-52 DOC. NO. 852526

**Sale to
Adjoining
Land Owner**

LOT 1
162698 SQ. FT.
(3.74 ACRES)

Revised Lot 1

N. EMERALD GROVE RD.

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

NOTE: 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 SYSTEM.

NOTE: DOCUMENT NO. 730047 IS A BLANKET-TYPE ELECTRIC EASEMENT AFFECTING LOT 1.

NOTE: ASSUMED N1°04'33"W ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 18-3-14.

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

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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: | 2013-004 |
| Received By - Date (MM/DD/YYYY): | 1-15-2013 |

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: | C DALE & NORMA KEMP REVOCABLE LIVING TRUST | | | Telephone: | 290-3894 | | |
| Address: | C/O DARICE DAVIS 3028 N. MILTON SHOPIERE RD | City: | MILTON | State: | WI | Zip: | 53563 |
| b. Name: | | | | Telephone: | | | |
| Address: | | City: | | State: | | Zip: | |

7. AGENT (SURVEYOR AND DEVELOPER)

| | | | | | | | |
|--------------------|----------------------------|-------|------------|------------|----------|------|-------|
| a. Surveyor name: | COMBS AND ASSOCIATES, INC. | | | Telephone: | 752-0575 | | |
| Address: | 109 W. MILWAUKEE STREET | City: | JANESVILLE | State: | WI | Zip: | 53548 |
| b. Developer name: | | | | Telephone: | | | |
| Address: | | City: | | State: | | Zip: | |

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

LAND DIVISION INFORMATION

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

| | | |
|----------------------------------|-----------------|---------------------------------|
| 10. Land division area location: | Town of HARMONY | NW AND SW 1/4 of NE 1/4 |
| | Section 23 | Tax parcel number(s) - 6-7-233A |

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

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

| | | |
|---|--|--|
| 13. Landowner's contiguous property area (Square feet or acres): 130 ACRES ML | 14. Land division area (Square feet or acres): 38 ACRES ML | 15. Current zoning of land division area: A-1 (MANAGED FOREST LAW) |
| 16. Number of new/additional lots created by land division: ONE | 17. Future zoning of new/additional lot(s) created by land division: A-1 | 18. Future zoning of parent lot: A-1 |

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

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

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

APPLICANT STATEMENT AND SIGNATURE

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

| | |
|--------------------------------------|---------------|
| LANDOWNER/PRIMARY CONTACT SIGNATURE: | DATE: 1-11-13 |
|--------------------------------------|---------------|

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| APPLICATION CHECKLIST | | | Yes | No | Comment |
|---|-------------------------------------|-------------------------------------|-----|----|-------------------------------------|
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| a. Location of the land division area by section, township, and range: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (1) Buildings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (2) Streets, alleys, and public ways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (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 type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (7) Any other public utilities: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | GIS INDICATES SMALL AREA OF D SLOPE |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (14) Detention or retention areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NONE |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| l. Any other information required by the Agency: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | NOTHING REQUESTED |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. Have you provided all required application form information and has the required party signed this application form? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |

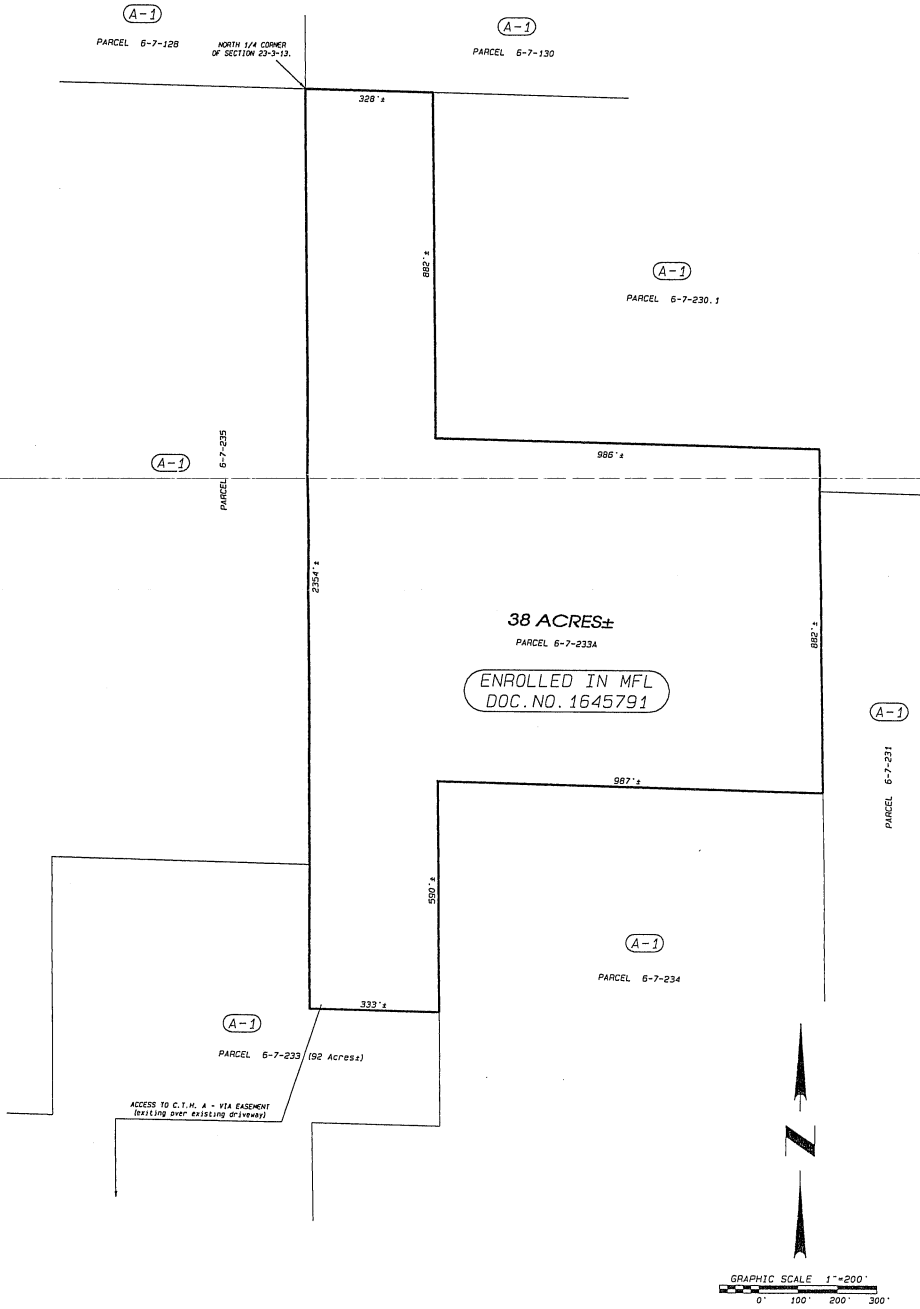
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T.3N., R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.



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

| | | | |
|---|---------------------|-------------|----------|
| <p>109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p> | • LAND SURVEYING | DATE | 01/09/13 |
| | • LAND PLANNING | BY | sl1 |
| | • CIVIL ENGINEERING | PROJECT NO. | 113-013 |
| | | CLIENT | DAVIS |



LD 2013 004 Kemp
Application Number: _____

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

AGENCY REVIEW

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

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

| | Missing Information |
|--|--------------------------|
| 7a. A map clearly marked " <i>PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP</i> ", 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 RECOMMENDATION

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

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

12. Agency recommendation rationale and findings of fact:

The proposed Land Division does not meet the requirements of Sec. 38-16 "Standard Development Design". Specifically, the proposed lot does not front on a public road for at least 100 feet (Sec. 38-16(2) (d)). Additionally, the application indicates access, via easement, on E. CTH A. This section of road is managed under the County Access Control Regulations and would require a change of use application. If this proposed lot was to be adjoined to an neighboring landowner with frontage on a public road this would not be an issue.

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:

| 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 type="checkbox"/> Approve With Conditions <input checked="" type="checkbox"/> Deny | |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): | |
| 1. | |
| 2. | |
| 3. | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u> TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | DATE: <u>1/23/2013</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 type="checkbox"/> Approve With Conditions <input checked="" 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: _____ |

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: | 2013-013 |
| Received By - Date (MM/DD/YYYY): | 3-19-13 |

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: | Lois & Sandra Minkey | | | Telephone: | 608-774-4668 |
| Address: | 7017 S Carvers Rock Rd. | City: | Clinton | State: | WI Zip: 53525 |
| b. Name: | | | | Telephone: | |
| Address: | | City: | | State: | |
| 7. AGENT (SURVEYOR AND DEVELOPER) | | | | | |
| a. Surveyor name: | Combs & Associates, Inc | | | Telephone: | 608-752-0575 |
| Address: | 109 W. Milwaukee St. | City: | Janesville | State: | WI Zip: 53548 |
| b. Developer name: | | | | Telephone: | |
| Address: | | City: | | State: | |
| 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 Bradford | SE 1/4 of SW 1/4 | | |
| | | Section 33 | Tax parcel number(s) - 6-3-249 & 6-3-249.2 | | |
| 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 checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of Clinton | | | | | |
| 12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway | | | | | |
| 13. Landowner's contiguous property area (Square feet or acres): 75.5 acres | | 14. Land division area (Square feet or acres): Lot 1 3 acres | | 15. Current zoning of land division area: A-1 & A-2 | |
| 16. Number of new/additional lots created by land division: 1 | | 17. Future zoning of new/additional lot(s) created by land division: A-1 & A-1 CUP | | 18. Future zoning of parent lot: A-1 | |
| 19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions: | | | | | |
| 20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input 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): | | | 22. Public improvement construction will begin on (mm/dd/yyyy): | | |

APPLICANT STATEMENT AND SIGNATURE

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

| | |
|--|----------------------|
| LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Rachel J. Carter</u> | DATE: <u>3/19/13</u> |
|--|----------------------|

| APPLICATION CHECKLIST | | | |
|--|-------------------------------------|-------------------------------------|---------------|
| | Yes | No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | <input 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"/> | N/A |
| (5) Private water wells or water supply systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (7) Any other public utilities: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | N/A |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None proposed |
| (9) Vegetative land cover type: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | See Air Photo |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (11) Productive agricultural soils, cultural resources, and woodlands: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (12) Surface water features: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (13) Drainageways: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (14) Detention or retention areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (15) Cemeteries: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (16) Bridges/culverts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| (17) Rock outcroppings: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage; in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| k. Scale, north arrow, and date of creation: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| l. Any other information required by the Agency: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | None |
| 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.

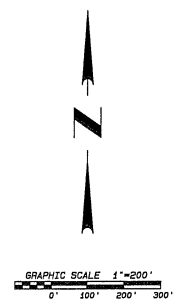
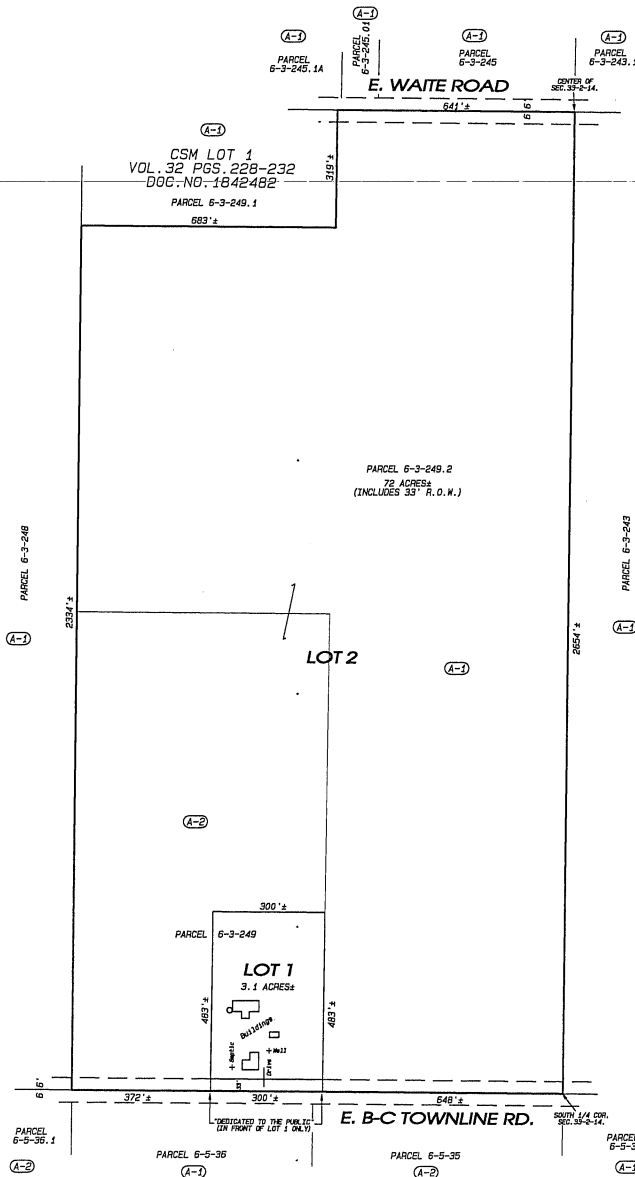
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

17

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T.2N., R.14E. OF THE 4TH P.M., TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



18

NOTES:

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

| | | | |
|--|---------------------|--|----------|
| | • LAND SURVEYING | DATE | 01/21/13 |
| | • LAND PLANNING | BY | sll |
| | • CIVIL ENGINEERING | PROJECT NO. | 113-021 |
| | | CLIENT | MINKEY |
| 109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com | | TEL: 608 755-0575 FAX: 608 755-0534 | |



Application Number: LD 2013 013 Minkey

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 " <i>PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP</i> ", 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"/> |
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| 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. Show well and septic locations for existing structures on Lot 1. | |
| 2. Existing structures shall meet setback regulations. | |
| 3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u> | DATE: <u>3/28/2013</u> |
| TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u> | |

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

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

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

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

AGENCY RECOMMENDATION

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

- 3. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing."
- 4. Utility easements put on lots as requested by utility companies.
- 5. Dedicate 33-foot 1/2 Road Right of Way on East Bradford-Clinton Townline Road at the discretion of the Town of Bradford.
- 6. Final CSM to be submitted to and approved by the Planning and Development Agency on or before Mo./Day/, 2014.
- 7. 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.
- 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:

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Planning & Development Agency
INITIATED BY



Paul Benjamin
DRAFTED BY

Planning & Development Agency
SUBMITTED BY

March 26, 2013
DATE DRAFTED

**AUTHORIZING SUBMISSION OF GRANT APPLICATION FOR BELOIT
AREA SEWER SERVICE AREA PLANNING**

1 **WHEREAS**, the Wisconsin Department of Natural Resources (DNR) makes funding available to
2 regional planning councils and county planning agencies throughout the state for Metropolitan Sewer
3 Service Area planning; and,
4

5 **WHEREAS**, the Wisconsin Department of Natural Resources grant would make available up to \$15,000
6 in funds for 2013, allowing the Rock County Planning and Development Agency to continue its
7 countywide Sewer Service Area planning efforts within Rock County's metropolitan areas, which would
8 be consistent with the Rock County Comprehensive Plan; and,
9

10 **WHEREAS**, Rock County Planning and Development Agency wishes to submit a grant application to
11 DNR for said funding so it can be used for the enhancement of the overall ground water quality in Rock
12 County.
13

14 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly
15 assembled this _____ day of _____, 2013, does hereby authorize Rock County Planning
16 and Development Agency to submit a grant application for up to \$15,000 of DNR funding in 2013 for
17 Metropolitan Sewer Service Area planning.

Respectfully submitted,

Planning & Development Committee

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Wayne Gustina

Marilynn Jensen

Phillip Owens

FISCAL NOTE:

This resolution only authorizes an application for a grant and therefore has no fiscal impact at this time. If a grant is awarded, a subsequent resolution would be required to accept the grant and amend the budget.

Sherry Oja
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

Craig Knutson
County Administrator

LEGAL NOTE:

The authority to accept grant funds pursuant to sec. 59.52(19), Wis. Stats., necessarily implies the authority to make application for such funds.

Eugene R. Dumas
Deputy Corporation Counsel

EXECUTIVE SUMMARY

In the Federal Water Pollution Control Act Amendments of 1972, federal law created a process to establish locally developed area-wide water quality management plans. Area-wide water quality management planning was codified at the state-level through the development Wisconsin Administrative Code. NR121, which specifies that Area-wide Water Quality Management Plans include components that deal specifically with metropolitan sewer service areas and their projected needs for 20 years into the future. Sewer Service Area Plans and related water quality plans were originally stipulated in the Clean Water Act for Area-wide Water Quality Management Plans.

The Wisconsin Department of Natural Resources (DNR) make funding available to regional planning councils and county planning agencies throughout the state for sewer service area planning as it relates to ground water quality and environmentally sensitive areas.

The Rock County Planning and Development Agency wishes to obtain up to \$15,000 in DNR funds during the 2013 calendar year.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

County Board Staff Committee
INITIATED BY



Nick Osborne, Assistant to the County
Administrator
DRAFTED BY

County Board Staff Committee
SUBMITTED BY

April 1, 2013
DATE DRAFTED

**TRANSFER OF PROPERTY AT 3636 WEST CEMETERY ROAD TO THE CITY OF
JANESVILLE**

WHEREAS, the property at 3636 West Cemetery Road in the Town of Rock is located in the Rock River flood plain and was substantially damaged in the 2008 flood; and,

WHEREAS, Rock County acquired this property with Federal Emergency Management Agency (FEMA) grant funds which require that the land only be transferred to a public entity or a qualified conservation organization; and,

WHEREAS, the deed restrictions mandated by the grant require that no structures be built on the property and that the property only be used for open space or a public use; and,

WHEREAS, Rock County is not able use this property in a way that conforms to the deed restrictions, and;

WHEREAS, the City of Janesville owns parkland adjacent to this property and contingent on City Council approval, has expressed an interest in acquiring this property, and;

WHEREAS, the City of Janesville's proposed use for the property, open space, a canoe put in and take area, and a bike trail connector between Janesville and a future Beloit route satisfies the FEMA deed restrictions; and,

NOW, THEREFORE, BE IT RESOLVED that the Rock County Board of Supervisors duly assembled this ____ day of _____, 2013, approves the transfer of the property at 3636 West Cemetery Road to the City of Janesville contingent on City Council approval.

Respectfully submitted:

COUNTY BOARD STAFF COMMITTEE

J. Russell Podzilni, Chair

Mary Mawhinney

Sandra Kraft, Vice Chair

Louis Peer

Eva Arnold

Kurtis Yankee

Henry Brill

Betty Jo Bussie

Marilynn Jensen

TRANSFER OF PROPERTY AT 3636 WEST CEMETERY ROAD TO THE CITY OF JANESVILLE
Page 2

PLANNING AND DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Mary Mawhinney, Vice Chair

Wayne Gustina

Marilynn Jensen

Phillip Owens

FISCAL NOTE:

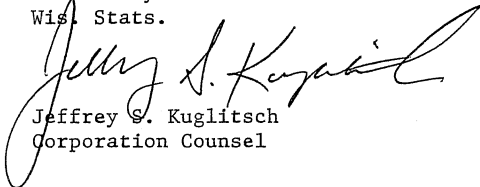
This resolution authorizes the transfer of a County owned flood damaged property to the City of Janesville. This has minimal fiscal impact for the County, mainly related to savings in maintenance and upkeep expenses.



Sherry Oja
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to § 59.52(6)(c),
Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

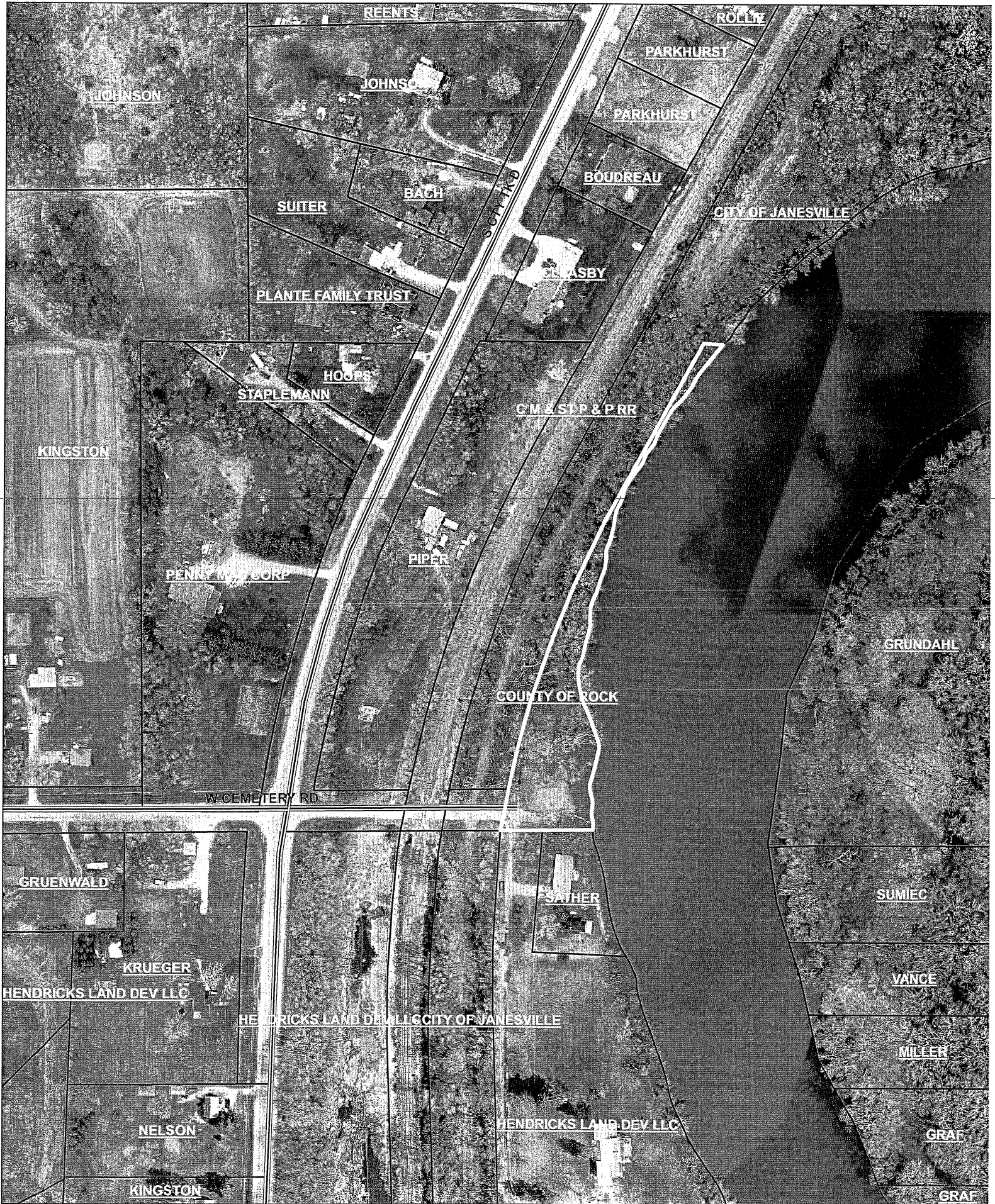
EXECUTIVE SUMMARY

After the 2008 flood, Rock County used Federal Emergency Management Agency (FEMA) grant funds to acquire several damaged properties on the Rock River flood plain. FEMA required that deed restrictions be attached to these properties to prohibit any structures and limit the property use to open space or a public use such as parkland. Rock County was further barred from transferring these properties to any group other than another public entity or a qualified conservation organization.

In the Spring of 2012, Rock County staff discussed possible property uses with the County Board Staff Committee, Planning and Development Committee, and the Public Works Committee. These committees agreed that the County would investigate transfer options for any properties unsuitable for a County park. It was determined that given its small size (1 acre), limited potential uses, distance from other County parks, and expenses related to maintenance and upkeep, the property at 3636 West Cemetery Road in the Town of Rock would be an excellent transfer candidate.

The City of Janesville owns an adjacent parcel of parkland and wrote a letter expressing interest in this property. Pending City Council action, the City of Janesville intends to use the land as a public open space, a canoe put in and take out area, and as a connector between the Janesville bike path and a planned route to Beloit. This use would comply with the property deed restrictions. The Rock Trail Coalition has offered to adopt and take care of grounds maintenance, such as mowing and litter collection, at this property.

In addition to Janesville City Council and Rock County Board action, the FEMA Regional Administrator must also approve this transfer for it to be considered final.



Parcel 6-17-191.6A
 County Property
 FEMA Purchase/Flood 2008
 Rock Township

Legend
 [White Outline] Tax Parcels

1 inch = 200 feet

Airphoto: March 2011



Rock County Geographic Information System GIS
 Rock County Planning, Economic and Community Development Agency

| Account Number | Name | Yearly Prct Appropriation Spent | YTD Expenditure | Encumb Amount | Unencumb Balance | Inv/Enc Amount | Total |
|------------------|----------------------------------|------------------------------------|--------------------|-------------------------------|---------------------|-------------------|----------|
| 6464000000-62119 | OTHER SERVICES | 12,900.00 26.3% | 0.00 | 3,400.00 | 9,500.00 | | |
| | P1202483-PO# 04/01/13 -VN#052124 | | | NORTH IS UP MAPPING SOLUTIONS | | 9,500.00 | |
| | | | | CLOSING BALANCE | 0.00 | | 9,500.00 |
| 6464000000-64200 | TRAINING EXP | 1,810.00 0.0% | 0.00 | 0.00 | 1,810.00 | | |
| | 04/01/13 -VN#023669 | | | BYRNES, COLIN | | 84.00 | |
| | 04/01/13 -VN#052638 | | | MUNZ-PRITCHARD, CHRIS | | 84.00 | |
| | | | | CLOSING BALANCE | 1,642.00 | | 168.00 |
| | PLANNING | | PROG-TOTAL-PO | | | 9,668.00 | |

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$9,668.00 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

APR 11 2013

DATE _____ CHAIR

| Account Number | Name | Yearly Prcnt Appropriation Spent | YTD Expenditure | Encumb Amount | Unencumb Balance | Inv/Enc Amount | Total |
|------------------|----------------------------------|-------------------------------------|--------------------|------------------|---------------------|-------------------|-------|
| 6464600000-63110 | ADMIN.EXPENSE | 33,030.00 | 1.8% | 614.39 | 0.03 | 32,415.58 | |
| | P1301456-PO# 04/01/13 -VN#036739 | | | CNA SURETY | | 30.00 | |
| | | | | CLOSING BALANCE | | 32,385.58 | 30.00 |
| | HG CLRING A/C | | | PROG-TOTAL-PO | | 30.00 | |

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$30.00 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

APR 1 1 2013

DATE _____ CHAIR

ROCK COUNTY PLANNING & DEVELOPMENT AGENCY – COMMUNITY DEVELOPMENT PROGRAM

REQUEST FOR REVIEW OF STAFF / COMMITTEE DECISION

DATE OF REQUEST 3/28/13 LOAN NUMBER 007031021 + 020576021

STAFF DECISION TO BE REVIEWED: Denial of a Subordination

REASON FOR REQUEST: Attempting to refinance a primary mortgage to lower monthly payment. Property values in the area have dropped which has reduced the loan to value for this property. Lower payment will increase amount of principle paid thus reducing the LTV.

FOR OFFICE USE ONLY

Date Request Received: _____

Specific Policy / Policy Decisions To Be Reviewed: _____