



PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY, MAY 13, 2010 – 8:30 A.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meetings held Thursday, April 22, 2010
4. Election of Vice Chair
5. Set Meeting Day and Time
6. Citizen Participation, Communications and Announcements
7. Code Administration & Enforcement
  - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 002 (Plymouth, Rock & Beloit Township) – American Transmission Co.
  - B. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 002 – American Transmission Co.
  - C. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 007 (Janesville Township) – ABC LLC
  - D. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 007 – ABC LLC
  - E. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 008 (Turtle Township) – Town of Turtle
  - F. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 008 – Town of Turtle
  - G. Approval of Land Divisions
    - **Action Item:** LD 2010 015 (Fulton Township) – Roger Amundson
  - H. **Action Item:** Final Land Division Extension Request – LD 2009 016 (Bradford Township) – Leland Schauer

8. Finance

- A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers

7. Housing & Community Development

- A. Information Item: Rock County CDBG – Small Cities Preliminary Application
- B. Information Item: Close-out Report for Hazard Control Grant (WILHB 0344-06)
- C. Information Item: Properties with Rock County – Community Development Loans that are Proposed for Foreclosure due to Non-Payment of Property Taxes
- D. Information Item: Bankruptcy of Property with Rock County Community Development Mortgage
- E. Information Item: Housing Procedure Manual Update
- F. Potential Conflict of Interest – Yes,

8. Adjournment

**Future Meetings/Work Sessions**

- May 27, 2010 (8:30 AM)
- June 10, 2010 (8:30 AM)
- June 24, 2010 (8:30 AM)
- July 8, 2010 (8:30 AM)
- July 22, 2010 (8:30 AM)

**Non-Committee Future Meetings**

- May 18, 2010 – (6:30 PM) PACE Ad Hoc Committee Meeting – 2<sup>nd</sup> Floor, Rock County Courthouse Conference Center
- June 3-4, 2010 – Wisconsin Land Information Assoc. (WLIA) Spring Regional Mtg., WI Dells, WI (Jennifer Borlick)



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

**MEMORANDUM**

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

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Shoreland Conditional Use Permit #2010 002 – American Transmission Company  
Section 4, Plymouth Township, more commonly known as the Bass Creek Substation  
& various sections in Plymouth, Rock and Beloit Townships

**DATE:** May 5, 2010

**Summary:**

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

Rock County P&D Staff has received the request of the American Transmission Company for a Conditional Use Permit to grade over 1,000 square feet and/or place more than 40 cubic yards of fill in the Shoreland and Floodplain Zoning District of Bass Creek in Plymouth Township and various other shoreland locations in Plymouth, Rock and Beloit Townships. The purpose of this project to expand an existing substation and replace or reframe utility poles along an existing transmission line between the Bass Creek Substation and the Town Line Rd Substation. The substation work includes the addition of storm water management facilities.

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

Staff has reviewed the application and recommends approval of Shoreland Conditional Use Permit 2010 002.

If the P&D Committee approves the permit the following conditions should be included:

1. Complete the project according to approved plans or field modifications approved by staff based on on-site conditions.
2. Obtain all other necessary permits from Federal, State, and Local Agencies for the project.
3. Apply for and obtain a combined Rock County Erosion Control and Storm Water Management Permit from the Rock County Land Conservation Department (permit approved as of the date of this application).
4. This permit expires one year from the date of Committee approval.

Shoreland CUP2010002

APPLICATION FOR A  
CONDITIONAL USE PERMIT FROM THE  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

NAME: American Transmission Company  
C/O Erika Biemann

DATE: March 3, 2010

ADDRESS: 2 Fen Oak Court  
Madison, WI 53718

PHONE: 608-877-7144

(I/or We), hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance, Districts and Uses for: Shoreland, County Property and Airport Height.

The description of property involved in this application is as follows:

Location:

Bass Creek Substation is located in the NW ¼ of the SW ¼ of Sec. 04, T02N R11E in the Town of Plymouth. The property is just north of the STH 11 crossing of Bass Creek, south of Footville, WI. The T-line runs from Bass Creek Substation approximately 10.2 miles southeast to the Town Line Road Substation in the NW ¼ of the NE ¼ of Sec. 02, T01N, R12E in the Town of Beloit.

Subdivision Name: Bass Creek Substation and X-12 T-line  
Lot & Block: See 'Location'

Lot Size: Bass Creek Substation = 4.3 acres; X-12 T-line = N/A  
Present Use: Bass Creek Substation = substation; X-12 T-line = T-line

Present Improvements on Land: Bass Creek Substation = substation; T-line = poles.

Proposed Use or Activity: Substation = same as existing but larger substation (including new grounding grid, new control house, poles, foundations, and fence). T-line = same as existing but some pole replacements and some re-framing of poles (net number of poles to remain the same).

Submit Plans indicating area to be filled, graded or dredged, depth of fill and an Erosion Control Plan. (See attached information)

Amount of fill in cubic yards: Bass Creek Substation = 7,200 CY total (not all fill is in Shoreland zone); X-12 T-line = no fill above existing grade.

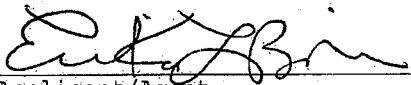
Amount of disturbed area (square feet): Bass Creek Substation = 141,520 SF; X-12 T-line = 490,000 SF.

Planned Completion Date: Bass Creek Substation = Spring 2011 ; X-12 T-line = March 2011.

Fee for 2010: \$550.00 Check payable to **ROCK COUNTY PLANNING**

**ALL FEES SHALL BE DOUBLED IF WORK IS STARTED BEFORE A PERMIT IS OBTAINED**

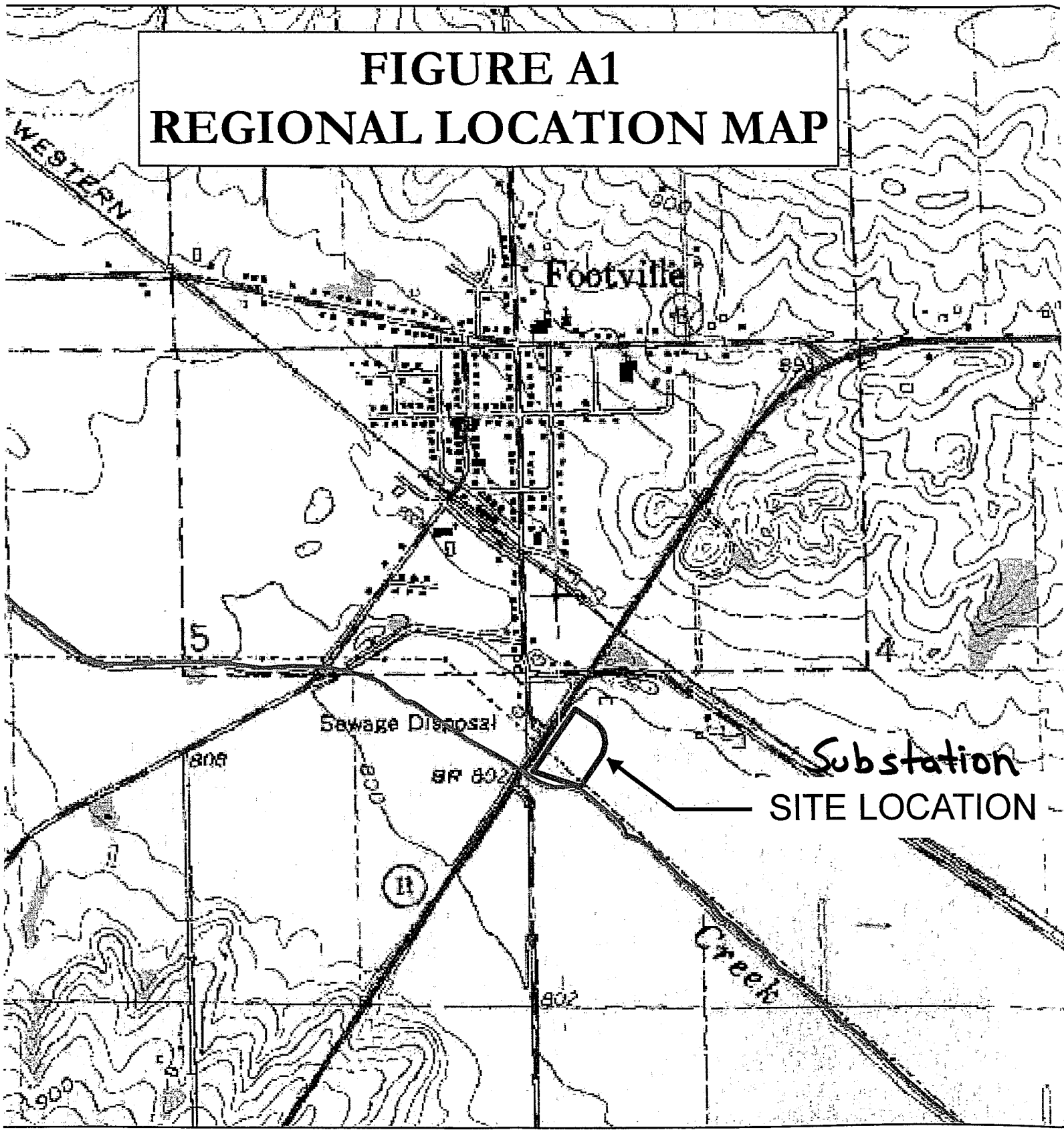
ANY CHANGE IN THE PROPOSED WORK MUST BE APPROVED BY THIS AGENCY.  
ANY CHANGE WITHOUT APPROVAL VIOLATES THE ORDINANCE AND  
WILL SUBJECT APPLICANT TO LEGAL ACTION.

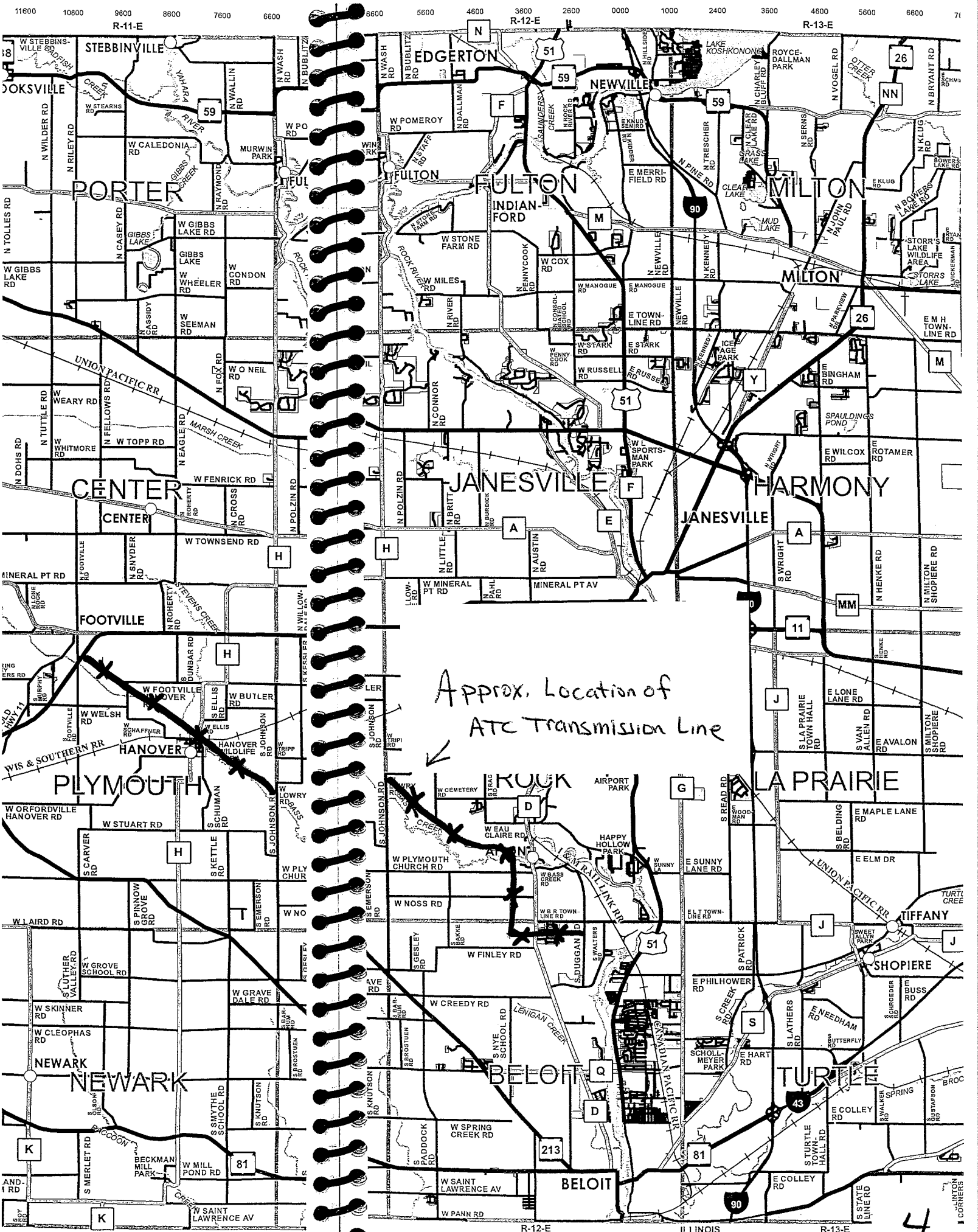
Signed:   
Applicant/Agent

Date Filed: 3/5/2010

APPROVED:  
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

# FIGURE A1 REGIONAL LOCATION MAP





Approx. Location of  
ATC Transmission Line



April 27, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by the American Transmission Company (ATC) for a Shoreland Conditional Use Permit to enlarge an existing substation and replace or re-frame utility poles along an existing transmission line. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The substation (as known as the Bass Creek Substation) is located south of Footville (along Hwy 11 and adjacent to Bass Creek), Section 4, Plymouth Township. The transmission line work will take place in various locations in Plymouth, Rock and Beloit Townships between the abovementioned Bass Creek Substation and the Town Line Road Substation in Beloit Township. Only work within the Shoreland Zoning District is subject to this request for a Conditional Use Permit.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:30 AM on Thursday, May 13, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010010



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

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

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Shoreland Conditional Use Permit 2010 007 SW1/4 SE1/4 Sec. 10, Janesville Township, 4120 N. West River Dr.

**DATE:** May 5, 2010

**Summary:**

The above residential structure was damaged by fire and will be demolished along with all other improvements related to the home (please note applicant's project description). The Shoreland Conditional Use Permit is required due to the land disturbance and this process allows public notice and input on this project. These properties are unique, as the residential structures are owned separately from the landowner. The structures are on property leased from ABC LLC.

**Recommendation or Action:**

Staff has reviewed the application and recommends approval of the Shoreland Conditional Use Permits 2010 007 subject to the following conditions:

1. Any project modifications or additions shall be submitted to Staff for review and approval.
2. Install and maintain temporary erosion control measures until seeded permanent vegetative cover is established. Ground disturbance shall be kept to a minimum.
3. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Department of Natural Resources, or other local government agencies before starting the project.
4. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to September 15, 2010.





April 27, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by ABC North River Hills LL for a Conditional Use Permit for demolition of a residence and accessory structures and site restoration along the Rock River. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the SW1/4 of the SE1/4 of Section 10, Janesville Township. More commonly known as 4120 N. West River Dr.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:30 AM on Thursday, May 13, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010008



DATE OF APPLICATION \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

## ROCK COUNTY ZONING/BUILDING SITE PERMIT APPLICATION

### APPLICANT INFORMATION

Property Owner Name		<i>ABC North River Hills LLC</i>			Telephone			
Address		City		State		Zip		
Owner/Agent Name		<i>Brad Adee</i>			Telephone		<i>289-2664</i>	
Address		City		State		Zip		
<i>4166 N. West River Dr</i>		<i>Jamesville</i>		<i>WI</i>		<i>53548</i>		

### LOT / PARCEL INFORMATION

Location Of Lot / Parcel		TOWNSHIP (Select One) <i>Jamesville</i>		¼	¼	Section	
Subdivision Name		<i>Parcel # 6-8-93</i>			Lot Number		
Lot/Parcel Dimensions		Sq. Ft. X	Sq. Ft.	Lot Area			
Name of Road or Street		<i>N. West River Dr.</i>					
Driveway Permit Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No			State or Limited Access Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Sanitary Permit Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No			Sanitary Permit issued by				
Provide a brief description of the proposed work: <i>Dwelling Removal</i>							

1. A description of the proposed work and a site plan drawing must be submitted with this application. Any change to the proposed work or site plan must be approved by this agency. Changes made without prior approval violate Rock County Zoning Ordinances and may subject the applicant to legal action.
2. Setback dimensions indicated on the submitted site plan must meet Rock County Ordinance requirements. Contact the Town Building Inspector for the setback requirements of the town and check any applicable subdivision covenants for more restrictive setbacks.
3. A Town Zoning Permit is also required – Contact your Town Zoning Officer or Building Inspector for the Town’s permitting process.

The undersigned makes application for a Zoning/Building Site Permit in compliance with the applicable Rock County Ordinances and the Laws and Regulations of the State of Wisconsin and hereby certifies that the above information is correct to the best of my knowledge.

Name (Please Print) *ABC North River Hills LLC*

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name (Please Print) *Brad Adee mayer*

Agent Signature: *Brad Adee* Date: \_\_\_\_\_

# Shoreland CUP Project: Rock River

THIS PERMIT APP. IS FOR THE REMOVAL OF PERSONAL PROPERTY (DWELLING UNIT) @4120 N. WEST RIVER DR. AND POSSABLY THE DETACHED GARAGE AT SAME ADDRESS. ALSO ANY OTHER EROSION CONTROL MEASURES NEEDED TO STABILIZE RUN OFF.

INITIAL PROJECT CONSISTS OF, COMPLETE BUILDING, FOOTINGS, FOUNDATIONS, SITE CONCRETE, LANDSCAPPING, AND SEPTIC SYSTEM REMOVAL OFF SITE AND PROPER WELL ABANDONMENT.

TO MEET THE REQUIREMENTS OF THE PERMIT THE SCOPE OF THE WORK IS AS FOLLOWS

#1 PROPERLY INSTALL AND MAINTAIN SILT FENCE ON DOWNHILL SIDE OF DISTURBED AREAS (RIVER SIDE) AS SHOWN ON OVERVIEW

#2 REMOVE AND DISPOSE OFF SITE ALL SITE IMPROVEMENTS

#3 CLEAN UP SITE DAILY TO MINIMIZE ANY RUNOFF DUE TO STORMS

#4 HAUL IN CLEAN FILL AND PLACE TO FILL A 4 TO 1 SLOPE OFF OF ROAD AND BLEND INTO UNDESTURBED SIDE YARDS EXISTING CONTOURS (SEE OVERVIEW)

#5 CLEAN TOPSOIL WILL BE BROUGHT IN AND SPREAD AND FINEGRADDED TO A MINIMUM OF 4" THICK

#6 DISTURBED AREAS WILL THEN BE GRASS SEEDED, FERTILIZED AND MULCHED.

#7 ANYTHING ELSE THE COUNTY DEEMS APPROPRIATE FOR THIS PROJECT.

ANY OTHER MATTERS THAT COME UP WILL BE DISCUSSED BETWEEN THE COUNTY STAFF AND ABC NORTH RIVER HILLS LLC'S REPRESENTATIVE



4120 N West River Dr  
Parcel 6-8-93  
ABC North River Hills LLC  
Janesville Township

1 inch = 30 feet

Airphoto: March, 2008

10





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

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

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

**FROM:** Planning & Development Agency Staff

**SUBJECT:** Shoreland Conditional Use Permit 2010 008, NW1/4 SNW1/4 Sec. 17, Turtle Township, 8700 – 8800 Block S. Creek Rd.

**DATE:** May 5, 2010

**Summary:**

The Town of Turtle proposes to construct a public boat launch for canoes/kayaks on Turtle Creek. In the past a land swap between the Town and adjoining property owners was done to facilitate the launch. The Shoreland Conditional Use Permit is required due to the land disturbance and this process allows public notice and input on this project. Part of the proposed parking area, which includes some 205 cubic yards of fill, extends into the Regulatory Floodway. Staff recommends the parking area be moved towards S. Creek Rd., if not the Applicant must complete a LOMR-F Application with FEMA prior to Shoreland CUP issuance. Alternatively, the area could be excavated, topsoil removed and replaced with rock/gravel that does not change the existing topography.

**Recommendation or Action:**

Staff has reviewed the application and recommends approval of the Shoreland Conditional Use Permits 2010 008 subject to the following conditions:

1. Any project modifications or additions shall be submitted to Staff for review and approval.
2. Install and maintain temporary erosion control measures until seeded permanent vegetative cover is established. Ground disturbance shall be kept to a minimum.
3. Obtain Rock County Erosion Control Permit from Rock County Land Conservation Department (Fee waived Municipal project).
4. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Department of Natural Resources, or other local government agencies before starting the project.
5. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to September 15, 2010.



April 27, 2010

### LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request by Town of Turtle for a Conditional Use Permit for construction of a parking area and canoe/kayak launch along Turtle Creek. This request is being made in compliance with Section 16.34(3)(A) of the County Shoreland Zoning Ordinance.

The property is located in the NW1/4 of the NW1/4 of Section 17, Turtle Township (8700 to 8800 Block of S. Creek Rd.).

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:30 AM on Thursday, May 13, 2010.

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

Paul Benjamin  
Director of Planning, Economic & Community Development

LG2010009

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



AGENCY USE ONLY	
Application No.	_____
Date Received	_____
Received by	_____

Application Fee \$550

**SHORELAND CONDITIONAL USE PERMIT APPLICATION**

**APPLICANT INFORMATION**

**OWNER INFORMATION**

(1) Name	Town of Turtle	Telephone	608-362-0655
Address	6916 South City Rd J	City	Beloit
		State	WI
		Zip	53511

**PROPERTY INFORMATION**

LOCATION	NW1/4NW1/4 Sec. 17 Turtle Township		
Subdivision Name	Csm vol. 33 Pgs. 188-192	Lot & Block	Outlot 1 Doc. # 1808340
Lot Size	16,802 sf.	Present Use	vacant
Present Improvements on Land	None		
Proposed Use or Activity	Creek access - canoe/kayak launch		

**PROJECT INFORMATION**

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

Amount of fill in cubic yards	205 cubic yds
Amount of disturbed area (square feet)	6572 sq ft
Planned Completion Date	July 1 2010

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

**SIGNATURE**

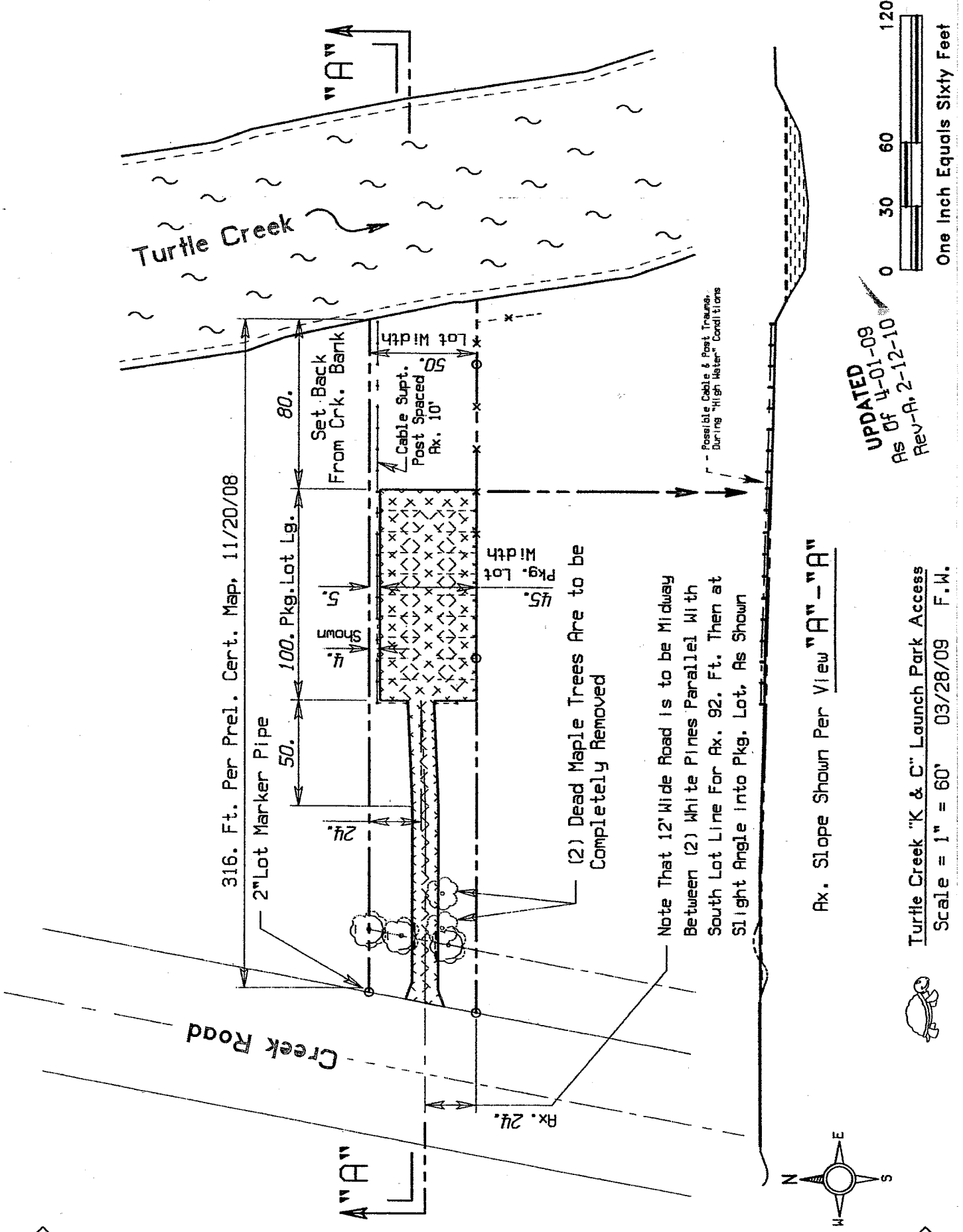
Property Owner *Roger Kachem* OR Agent/Surveyor \_\_\_\_\_

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

LEGAL DESCRIPTION:

Outlot 1 of a Certified Survey Map of Lot 2, 3 and vacated Barbara Lane of Gornet's Subdivision as recorded in Volume 16 of Plats on Page 22, being part of the NW ¼ of Section 17, T.1N., R.13E. of the 4<sup>th</sup> P.M., Turtle Township, Rock County, Wisconsin, the Certified Survey Map being recorded on November 17, 2009 at the Rock County Register of Deeds Office as Document No. 1879438.





316. Ft. Per Prel. Cert. Map, 11/20/08

2" Lot Marker Pipe

50. 100. Pkg. Lot Lg.

80. Set Back From Crk. Bank

Cable Supt. Post Spaced Ax. 10'

Lot Width

45. Pkg. Lot Width

(2) Dead Maple Trees Are to be Completely Removed

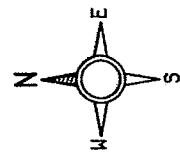
Note That 12' Wide Road Is to be Midway Between (2) White Pines Parallel With South Lot Line For Ax. 92. Ft. Then at Slight Angle Into Pkg. Lot, As Shown

Possible Cable & Post Trauma During "High Water" Conditions

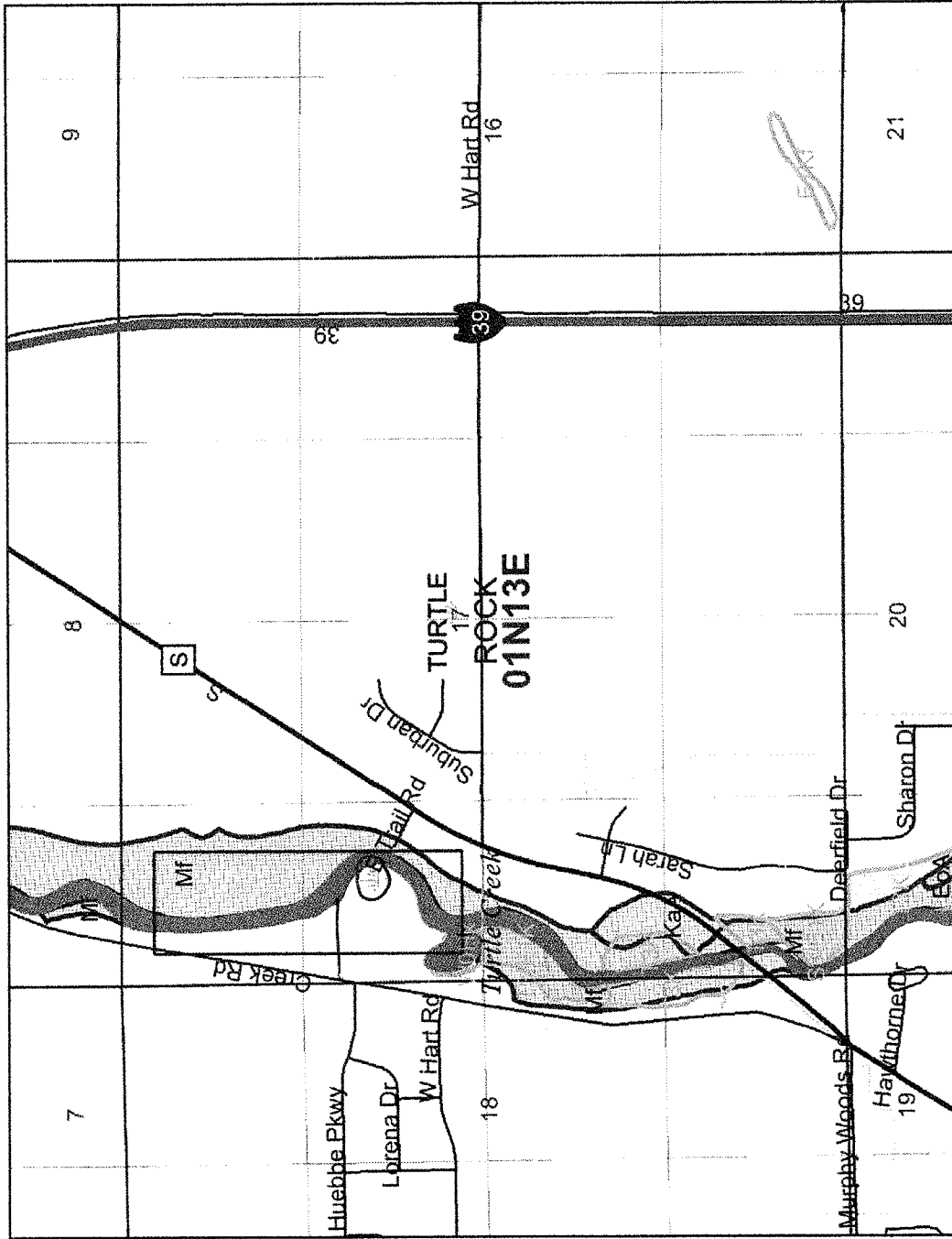
Ax. Slope Shown Per View "A" - "A"

Turtle Creek "K & C" Launch Park Access  
Scale = 1" = 60' 03/28/09 F.W.

UPDATED  
As of 4-01-09  
Rev-A, 2-12-10

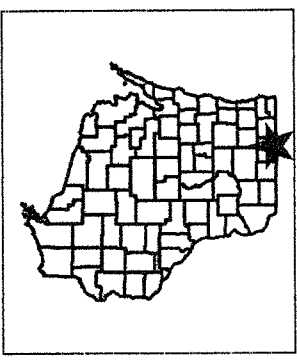


# Map Created on Feb 24, 2010



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: Canoe Launch



### Legend

- Major Highways**
  - Interstate
  - State Highway
  - U.S. Highways
  - County Roads
  - Local Roads
- 24K County Boundaries**
- PLSS Townships**
- PLSS Sections**
- PLSS Q-Q Sections**
- CIVIL TOWNS**
- Civil Town
- PRF Other River Public Rights Features
- PRF Sensitive Rivers
- PRF Other Public Rights Features
- PRF Sensitive Areas of Lakes
- ASNRI Outstanding and Exceptional Streams
- ERW
- ORW
- ORW
- ASNRI Outstanding and Exceptional Lakes
- ERW
- ORW
- ORW
- ASNRI Wild and Scenic Rivers
- ASNRI Trout Streams

Scale: 1:14,846



**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:** May 5, 2010

**Summary:**

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

2010 015 (Fulton Township) – Roger Amundson

**Recommendation:**

P&D Agency Staff recommends Preliminary Approval of Land Divisions with conditions as presented for LD 2010 015.

**PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION**  
**CONDITIONS OF APPROVAL**

<b>OWNER:</b>	Roger Amundson 3563 W. Stone Farm Rd. Edgerton, WI 53534	<b>LAND DIVISION NO:</b>	LD#2010 015
		<b>DATE SUBMITTED:</b>	April 20, 2010
<b>LOCATION:</b>	SW NW NW ¼ NW ¼ Sec. 27	<b>E.T. JURISDICTION:</b>	N/A
<b>ORIGINAL AREA:</b>	39 Acres +/-	<b>SURVEYOR:</b>	Combs & Associates, Inc.
<b>FINAL AREA:</b>	6.2 Acres +/-	<b>TOWNSHIP:</b>	Fulton
<b>PRESENT ZONING:</b>	A-1	<b>NUMBER OF LOTS:</b>	2
		<b>PROPOSED FUTURE ZONING:</b>	A-1 CUP

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

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

*NOTE: Reason for dividing land: Reconfiguring 1 existing lot and splitting off buildings on another lot.*

*NOTE: Consistent with the Rock County Agricultural Preservation Plan.*

**RECOMMEND**

APPROVAL

CONDITIONAL APPROVAL

DENIAL

**LOCATION:**

**CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:**

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along W. Stone Farm Rd.
3. Following notation on final map: "Since lots 1&2 contains existing buildings which utilize an existing private sewage systems no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the replacement of the existing systems." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 13, 2011.

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

Signed Colin M. Byrnes DATE: 4/30/10  
Dept. of Planning, Economic & Community Development

**NOTE:** THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON MAY 13, 2010 AT 8:30 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

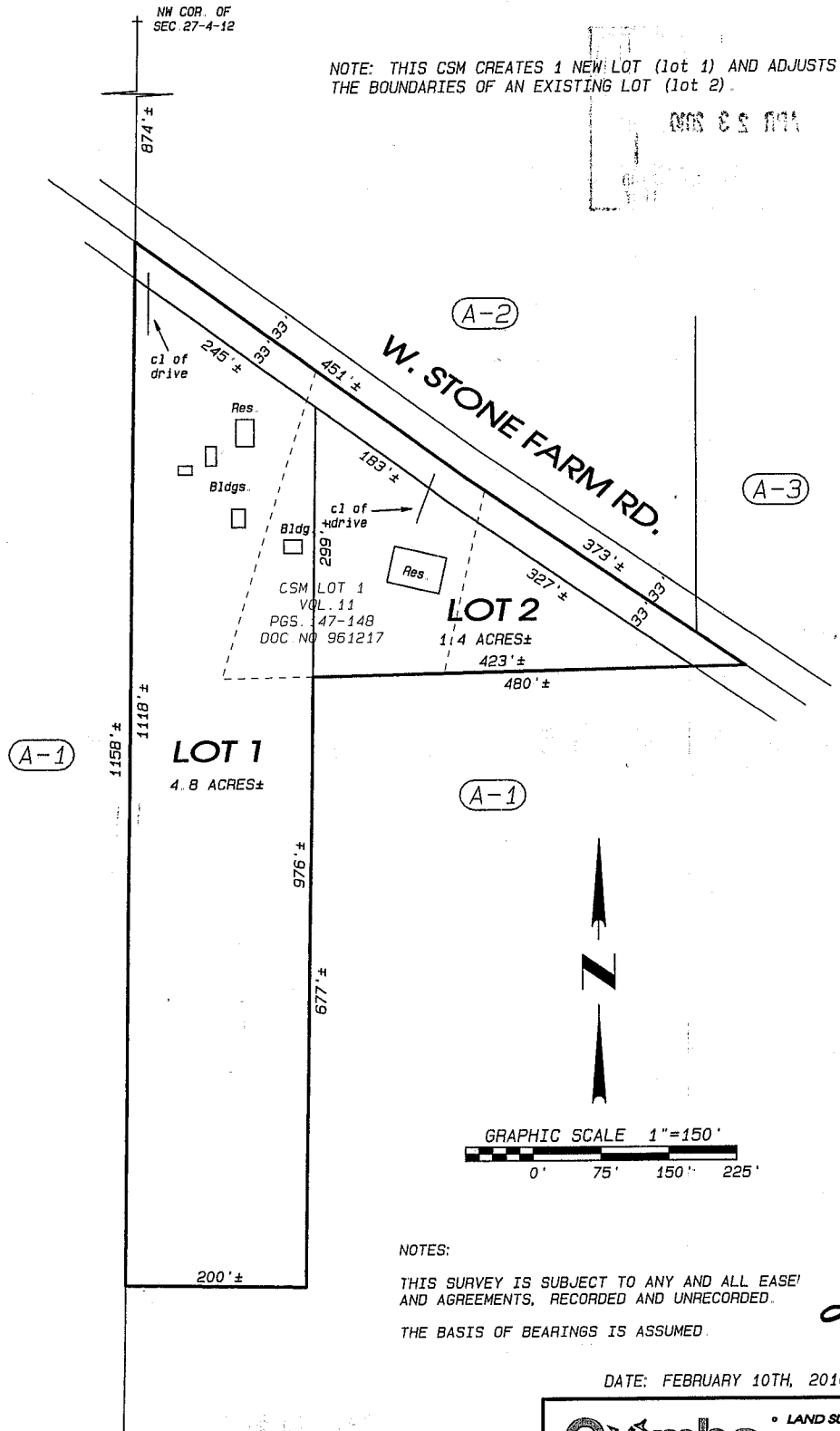
<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 27,  
T.4N., R.12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

NOTE: THIS CSM CREATES 1 NEW LOT (lot 1) AND ADJUSTS  
THE BOUNDARIES OF AN EXISTING LOT (lot 2).

0905 8 5 1991



NOTES:  
THIS SURVEY IS SUBJECT TO ANY AND ALL EASE/  
AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

20

DATE: FEBRUARY 10TH, 2010.

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



## 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:** Final Land Division Approval Extension Request

**DATE:** May 5, 2010

#### Summary:

The following Land Division is seeking an extension date on a Final Land Division from the P&D Committee:

LD2009 016 (Bradford Township): Leland Schauer, Preliminary Approval April 23, 2009.

Certified Survey Maps preliminarily approved by the Planning & Development Committee must receive final approval (County signature) within one year of Preliminary Approval. Section 15.23(8) of the Rock County Land Division Regulations states, "Extensions may be applied for and granted at the discretion of the Committee upon findings that delays are beyond the control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur."

The applicant shall provide information regarding the cause of the delay that is beyond their control. The Committee then must deliberate as to the nature of the delays to determine if the applicant could not reasonably receive final approval due to these factors.

Additionally, the Committee must also consider whether or not the length of the extension request will not cause the final approved land division to be inconsistent with any material changes in development standards. For example, minimum requirements for road construction, stormwater management, lot size or other standards in current or future ordinances may change during the course of the extension.

**Recommendation:**

P&D Agency Staff recommends a 6-month extension, upon Committees' sufficient findings, for Final Land Division Approval for LD2009 016 – Leland Schauer.



RECEIVED

APR 01 2010

CLAIR LAW OFFICES, S.C.

ROCK CO. PLANNING, ECONOMIC AND  
COMMUNITY DEVELOPMENT AGENCY

ATTORNEYS AT LAW  
WISCONSIN & ILLINOIS PRACTICE

JOHN H. KENNEY (1908-1974)  
J. EDWARD CLAIR  
EDWARD F. THOMPSON  
JOHN M. CLAIR

617 EAST WALWORTH AVENUE  
DELAVAN, WISCONSIN 53115  
PHONE: 262-728-9196  
FAX: 262-728-1012  
[www.clairlawoffices.com](http://www.clairlawoffices.com)

MAILING ADDRESS:

POST OFFICE BOX 445  
DELAVAN, WI 53115-0445

March 31, 2010

Mr. Colin Byrnes, Senior Planner  
**ROCK COUNTY DEPT. OF PLANNING,  
ECONOMIC & COMMUNITY DEVELOPMENT**  
51 S. Main Street  
Janesville, WI 53545-3951

Re: Leland Schauer - 13013 E. Townhall Road, Town of Bradford  
Land Division No.: LD#2009 016

Dear Mr. Byrnes:

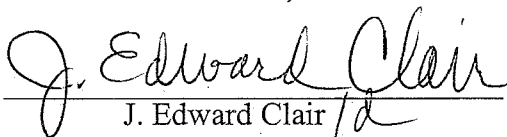
Our office represents Leland and Beatrice Schauer in connection with the above-captioned land division. We are enclosing a copy of the Planning & Development Committee Land Division Conditions of Approval, and note that the final Certified Survey Map is to be submitted and approved by the Planning and Development Agency on or before April 23, 2010.

The purpose of this letter is to request an extension of the Conditions of Approval for a period of six (6) months from April 23, 2010. We have been in communication with Attorney David Moore and Town of Bradford Clerk Sandra Clarke. At first, it was suggested to us that we consult with the Town of Bradford Planning & Development Committee. However, after consulting with the Chairman of that committee, I was referred to Attorney Moore and he suggested that we consult with the Town of Bradford Board of Adjustment. Since the Board of Adjustment does not meet on a regular basis, we have been trying to coordinate a hearing before that body.

Thank you in advance for your consideration of our request for an extension of the Conditions of Approval. We look forward to hearing from you.

Very truly yours,

CLAIR LAW OFFICES, S.C.

By:   
J. Edward Clair

JEC/dg  
Enclosure

cc: Mr. & Mrs. Leland Schauer  
Attorney David C. Moore

**PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION**  
**CONDITIONS OF APPROVAL**

<b>OWNER:</b>	Leland Schauer 13013 E Townhall Road Darien, WI 53114	<b>LAND DIVISION NO:</b>	LD#2009 016
<b>LOCATION:</b>	SE ¼ NW ¼ Sec. 13	<b>DATE SUBMITTED:</b>	March 27, 2009
<b>ORIGINAL AREA:</b>	198 Acres	<b>E.T. JURISDICTION:</b>	
<b>FINAL AREA:</b>	2.1 Acres +/-	<b>SURVEYOR:</b>	Combs & Associates, Inc.
<b>PRESENT ZONING:</b>	A-1	<b>TOWNSHIP:</b>	Bradford
		<b>NUMBER OF LOTS:</b>	1
		<b>PROPOSED FUTURE ZONING:</b>	A-1 CUP

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

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

*NOTE: Reason for dividing land: Split residence from farm.*

*NOTE: Consistent with the Rock County Agricultural Preservation Plan*

**RECOMMEND**

APPROVAL                       CONDITIONAL APPROVAL                       DENIAL

**LOCATION: 13000 Block of E. Bradford Townhall Rd.**

**CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:**

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along E Bradford Townhall Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before April 23, 2010.

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

Signed Colin M. Brynes DATE: 4/1/09  
Dept. of Planning, Economic & Community Development

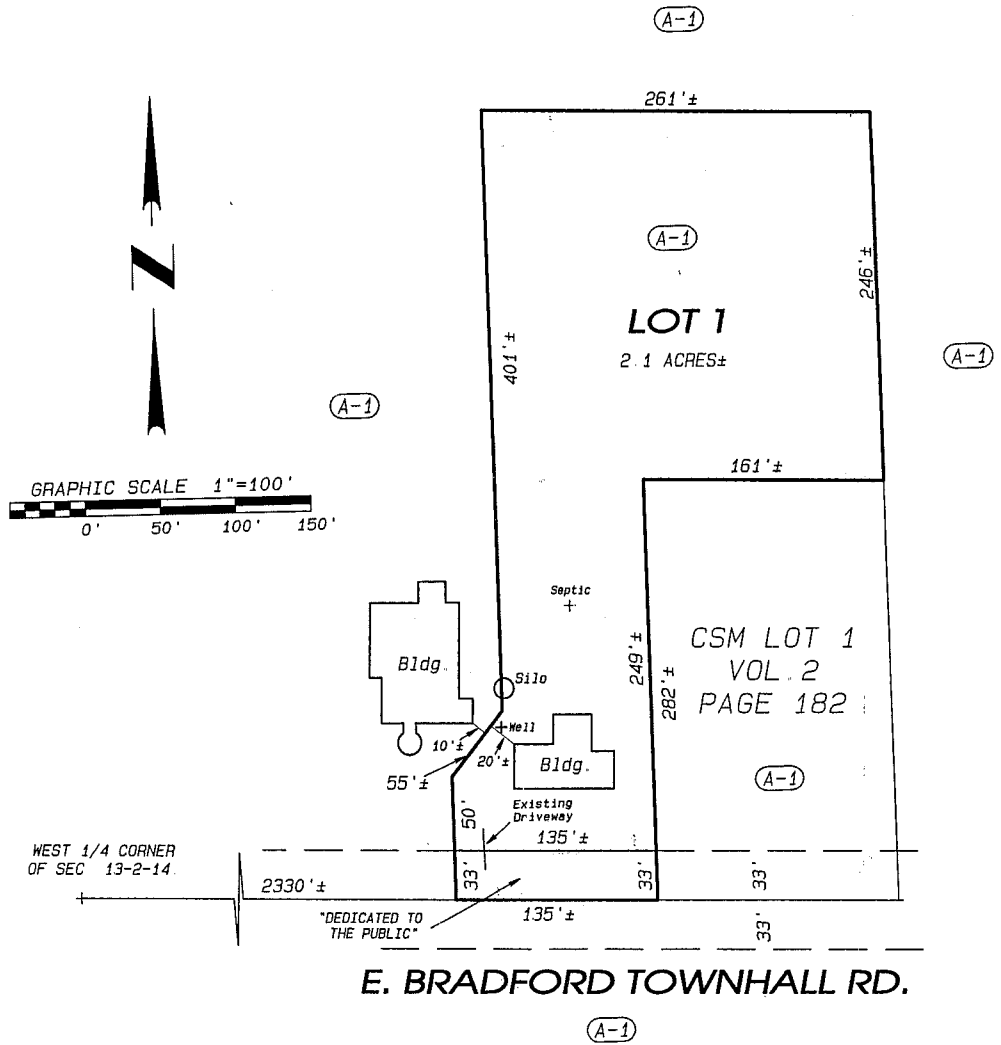
**NOTE:** THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON April 23, 2009 AT 8:30 A.M. AT THE ROCK COUNTY COURTHOUSE.

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

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input checked="" type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
	Initials <u>CB</u>	Date <u>4/23/09</u>	

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 13, T.2N, R.14E. OF THE 4TH P.M., BRADFORD TOWNSHIP, ROCK COUNTY, WISCONSIN.



**Notes:**

This map is subject to any and all easements and agreements, recorded and unrecorded.  
 The basis of bearings is assumed.

**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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Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63107	PUBL & LEGAL	880.00	4.1%	36.56	0.00	843.44	
	P1000350-PO# 05/04/10 -VN#013607			JANESVILLE GAZETTE INC		174.68	
				CLOSING BALANCE	668.76		174.68
6464000000-63200	PUBL/SUBCR/DUES	2,343.00	18.0%	423.00	0.00	1,920.00	
	P1001968-PO# 05/04/10 -VN#018224			MILTON COURIER,THE		25.00	
	P1001969-PO# 05/04/10 -VN#035277			AMERICAN PLANNING ASSOCIATION		85.00	
				CLOSING BALANCE	1,810.00		110.00
6464000000-64200	TRAINING EXP	4,219.00	15.5%	657.00	0.00	3,562.00	
	P1001973-PO# 05/04/10 -VN#049504			1000 FRIENDS OF WISCONSIN		45.00	
				CLOSING BALANCE	3,517.00		45.00
	PLANNING			PROG-TOTAL-PO		329.68	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$329.68  
 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

**MAY 13 2010** DATE \_\_\_\_\_ CHAIR



Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6469000000-63107	PUBL & LEGAL	520.00	8.1%	42.15	0.00	477.85	
	P1000350-PO# 05/04/10 -VN#013607			JANESVILLE GAZETTE INC		40.62	
				CLOSING BALANCE		437.23	40.62
				BD.OF ADJUSTMENT		PROG-TOTAL-PO	40.62

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$40.62 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

**MAY 13 2010**

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:** Information for P&D Agenda  
**DATE:** May 5, 2010

#### **INFORMATION ITEMS:**

1. Rock County CDBG – Small Cities Preliminary Application
2. Close out Report for Hazard Control Grant WILHB 0344-06
3. Information on Properties with Rock County – Community Development Loans that are Proposed for Foreclosure due to Non-Payment of Property Taxes
4. Information Concerning Bankruptcy of Property with Rock County Community Development Mortgage
5. Update to Housing Procedure Manual

Cc:





**Rock County Planning & Development Agency  
51 S. Main Street  
Janesville, WI 53545  
(608) 757-5587  
www.co.rock.wi.us**

**DATE:** May 5, 2010  
**TO:** Members of the Rock County Planning & Development Committee  
**FROM:** Dave Somppi, Community Development Manager  
**RE:** Rock County CDBG – Small Cities Preliminary Application

On behalf of Rock County, a preliminary application for Community Development Block Grant – Small Cities funds was submitted to the Wisconsin Department of Commerce.

A total request of \$650,000, the maximum allowable, was submitted.

To submit a request of that size, the area included in the application request must have at least 600 Low-to moderate income households.

Rock County's preliminary application included the following municipalities:  
The towns of Bradford, Clinton, Johnstown, Lima, Magnolia, Plymouth, Porter, Spring Valley, and the Village of Clinton.

This area was included for several reasons:

- These areas have not been recently served by Rock County Community Development programs,
- Areas must be of sufficient size to have 600 low-to moderate households,
- To submit a competitive application, the area must not have too many households to reduce percentages from the criteria listed above.

Also, Rock County worked with other Rock County municipalities outside of the Cities of Beloit and Janesville on submittal of preliminary applications. Those applicants included:

Town of Avon - \$300,000  
City of Edgerton - \$650,000  
Town of Beloit - \$650,000  
Town of Center - \$300,000  
Town of Rock - \$500,000  
Town of Turtle - \$500,000

Rock County should be informed of the success of the applications by June 23<sup>rd</sup>.



**Rock County Planning & Development Agency**  
**51 S. Main Street**  
**Janesville, WI 53545**  
**(608) 757-5587**  
**www.co.rock.wi.us**

**DATE:** May 5, 2010  
**TO:** Members of the Rock County Planning & Development Committee  
**FROM:** Dave Somppi, Community Development Manager  
**RE:** Close out Report for Hazard Control Grant WILHB0344-06.

**OVERVIEW:** The County of Rock, Wisconsin received a \$1,100,000 Office of Healthy Homes – Lead Hazard Control Grant from the U.S. Dep’t of Housing & Urban Development.

The Grant was administered by the Rock County Planning and Development Agency. Subgrantees were the City of Beloit & the City of Janesville, Rock County, Wisconsin.

The grant was administered from 11 / 01 / 06 – 12 / 31 / 09.

The grant was to provide funds to remove lead hazards from 85 housing units.

Highlights of the Grant include:

OHHLHC Funds Expended from 11/01/06 – 01/31/10:	\$1,093,734.00
Total Units Completed -	85
Construction Costs spent – Total	\$1,180,581
Avg Cost per unit	\$13,889
LHC Construction Funds – Total	\$844,207
Avg Cost per unit	\$9,932
Match CDBG Funds – Total	\$336,374
Avg Cost per unit	\$3,957
Other Construction	\$350,316
Avg Cost per unit	\$4,121
No. of Units receiving other rehabilitation assistance	37
Owner-occupied units	30
Renter-occupied units	35
Vacant Units	19

About 30 Rock County contractors and suppliers worked on these rehabilitation projects,

including minority-, women, and small business contractors.

About 36 persons received training in lead hazard control work from this Grant.

**PERSONS ASSISTED BY THIS GRANT:**

64	- No. of Children < 6 years of age living in the housing units
151	- No. of persons >+ 6 years of age living in the housing units
215	- Total Residents

**SUMMARY:**

The goal was to address lead hazards in 85 housing units. That goal was met.

The goal was met for \$6,266 less than the Grant budgeted amount.

36 persons received training and job skills, and / or certifications in lead hazard control work.

The lead grant assisted households with a total of 215 residents, including 64 children under 6 years of age.

In short, the program was a great success.



**Rock County Planning & Development Agency**  
**51 S. Main Street**  
**Janesville, WI 53545**  
**(608) 757-5587**

**DATE:** May 5, 2010  
**TO:** Rock County Planning & Development Committee  
**FROM:** David Somppi, Community Development Manager  
**RE:** Information on Properties with Rock County – Community Development Loans  
That are Proposed for Foreclosure due to Non-Payment of Property Taxes.

The Planning & Development Agency staff has received information concerning several properties that have received Community Development loans.

Because the property taxes have not been paid on these properties since 2006, the County Treasurer's Office is obligated to initiated County foreclosure proceedings.

- |                  |              |
|------------------|--------------|
| 1. BGRF 20167D-1 | \$ 14,832.28 |
| HBRF 93554D-1    | \$ 2,054.36  |
| 2. Co06 06036D-1 | \$ 23,284.67 |
| 3. BGRF 20233D-1 | \$ 16,170.00 |

Contact will be made with the loan recipients concerning the following:

1. Whether they are aware of the situation concerning property taxes on these properties.
2. Assess their ability to make the properties current with property tax payments.

Rock County – Community Development does not have a funding source that may assist with payment of property taxes.

Planning staff will keep the Planning & Development Committee informed of this situation.



**Rock County Planning & Development Agency**  
**51 S. Main Street**  
**Janesville, WI 53545**  
**(608) 757-5587**

**DATE:** May 5, 2010  
**TO:** Rock County Planning & Development Committee  
**FROM:** David Somppi, Community Development Manager  
**RE:** Information Concerning Bankruptcy of Property with Rock County Community Development Mortgage

Rock County Co. CDBG Loan Nos. #05006D-1 \$10,982  
20349D-1 \$11,187

Case No. 10-CV-197

The property has 4 liens.

1. Farmers & Merchants Bank - \$60,000
2. Rock County Planning Agency - \$22,169
3. JP Morgan Chase - \$60,000
4. JP Morgan Chase - \$36,000

Rock County is currently in the 2<sup>nd</sup> position.

2009 Property Value – Approx. \$150,000

Current Value - \$ 130,000

The property was foreclosed on in January, 2010 by JP Morgan Chase Bank, the holders of the 3<sup>rd</sup> & 4<sup>th</sup> mortgages.

The 1<sup>st</sup> mortgagor, Farmers & Merchants Bank, and the County of Rock, filed the required motions to contest this action.

According to court documents, the owners may be seeking to surrender the property to the 1<sup>st</sup> mortgagor, Farmers & Merchants Bank. A request for a "short sale" may be presented to Rock County. ("Short sale" - A request to accept an amount that totals less than the face value of the loan as payment in full).

The Planning Staff will be working with the Corporation Counsel's office to maintain Rock County's loan position. The Planning Staff will present to the Planning & Development Committee any requests forward to Rock County concerning this property.



**DATE:** May 5, 2010  
**TO:** Members of the Rock County Planning & Development Committee  
**FROM:** Dave Somppi, Community Development Manager  
**RE:** Update to Housing Procedures Manual

As a result of the meeting on April 23rd, with Wisconsin Department of Commerce, the following items need to be addressed in an updated draft of the Rock County Housing Procedures Manual.

**CHANGES ROCK COUNTY NEEDS TO MAKE:**

<b><u>ITEM</u></b>	<b><u>REQUIRED CHANGE</u></b>
Project Funding Limits - \$24,999.00	No limits on loan amounts for Asbestos & lead-related repairs Funds in excess of the property value, creating negative equity, can be made a grant.
3% loans for owner-occupied properties	All owner-occupied loans at 0% deferred payment
3% loans for rental-occupied properties	All renter-occupied loans at 0% with monthly installment.
Loan Documents	Must include 'Good Faith Estimate' with our loan papers.
HOME Funds	May include all items, including appliances, that are required to meet Housing Quality Standards (HQS).
Asbestos-related items	Must assume asbestos, especially for roof & flooring, unless this item is tested and shown to not contain asbestos.

A draft update to the Housing Procedure Manual will be provided for distribution at the May 13<sup>th</sup> Planning & Development Committee Meeting.