



PLANNING & DEVELOPMENT COMMITTEE  
THURSDAY, MAY 22, 2014 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING)  
ROCK COUNTY COURT HOUSE  
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting held Thursday, May 8, 2014
4. Citizen Participation, Communications and Announcements
5. County Surveyor
  - A. Information Item: Website and Records Modernization Update
6. Code Administration & Enforcement
  - A. **Action Item:** Preliminary Land Division Approval
    - LD2014 019 (Janesville Township) – ABC North (Tabled May 8, 2014)
    - LD2014 015 (Bradford Township) – Huber Trust
    - LD2014 016 (Center Township) – Leroy Oliver
7. Finance
  - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
8. Community Development
  - A. **Action Item:** CDBG Small Cities Project - Edgerton
  - B. **Action Item:** Extinguishing Rock County's Liens on Community Development Foreclosed Loans
9. Committee Reports
10. Directors Report
  - A. Southern Housing Region – County Representative
11. Adjournment

**Future Meetings/Work Sessions**

June 12, 2014 (8:00 am)  
June 26, 2014 (8:00 am)  
July 10, 2014 (8:00 am)  
July 24, 2014 (8:00 am)



AGENCY USE ONLY

Application Number: 2014-019

Received By - Date 4-17-14  
(MM/DD/YYYY):

## PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM

**\*\*PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.\*\***

1. Applicant has contacted the 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. Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County Planning, Economic & Community Development Agency and City(s)/Village (if applicable) officials:  Yes  No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 5. If you answered No, proceed to 6.
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
6. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

**7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE**

|          |                                   |       |            |            |               |
|----------|-----------------------------------|-------|------------|------------|---------------|
| a. Name: | ABC NORTH RIVER HILLS SUBDIVISION |       |            | Telephone: |               |
| Address: | 4166 N. WEST RIVER DR.            | City: | JANESVILLE | State:     | WI Zip: 53548 |
| b. Name: |                                   |       |            | Telephone: |               |
| Address: |                                   | City: |            | State:     | Zip:          |

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

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

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

### LAND DIVISION INFORMATION

**10. Land division name:** NORTH RIVER HILLS SUBDIVISION

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

|   |                              |                         |     |
|---|------------------------------|-------------------------|-----|
| <b>12. Land division area location:</b> | Town of JANESVILLE           | 1/4 of                  | 1/4 |
|   | Section GOVT LOT 2 OF SEC.10 | Tax parcel number (s) - |     |

**13. 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

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

|  |  |   |
|--|--|---|
| <b>15. Landowner's contiguous property area</b><br>(Square feet or acres): 42 ACRES ML | <b>16. Land division area</b><br>(Square feet or acres): 15 ACRES ML           | <b>17. Current zoning of land division area:</b> SFRR AND A-2 |
| <b>18. Number of new/additional lots created by land division:</b> 14                  | <b>19. Future zoning of new/additional lots created by land division:</b> SFRR | <b>20. Future zoning of parent lot:</b> A-2                   |

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

**22. 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

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

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

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a major 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 MAJOR 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.

|  |                            |
|--|----------------------------|
| <b>LANDOWNER/PRIMARY CONTACT SIGNATURE:</b> <u>Ruth J. White</u> | <b>DATE:</b> <u>4-1-14</u> |
|--|----------------------------|

| APPLICATION CHECKLIST   |                                     |                                     |                                  |
|---|-------------------------------------|-------------------------------------|----------------------------------|
|   | Yes                                 | No                                  | Comment                          |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT", 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 block(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 these PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  | <input type="checkbox"/>            | <input type="checkbox"/>            |                                  |
| (1) Buildings:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (2) Streets, alleys, and public ways:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (3) Driveways:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (4) Rail lines:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE                             |
| (5) Private water wells or water supply systems:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (7) Any other public utilities:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | BUILDINGS HAVE UTILITY SERVICES. |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (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"/>            |                                  |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                  |
| (12) Surface water features:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (13) Drainageways:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| (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. Contour at two (2) foot intervals in the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| l. Scale, north arrow, and date of creation:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                  |
| m. 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 the 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"/>            |                                  |

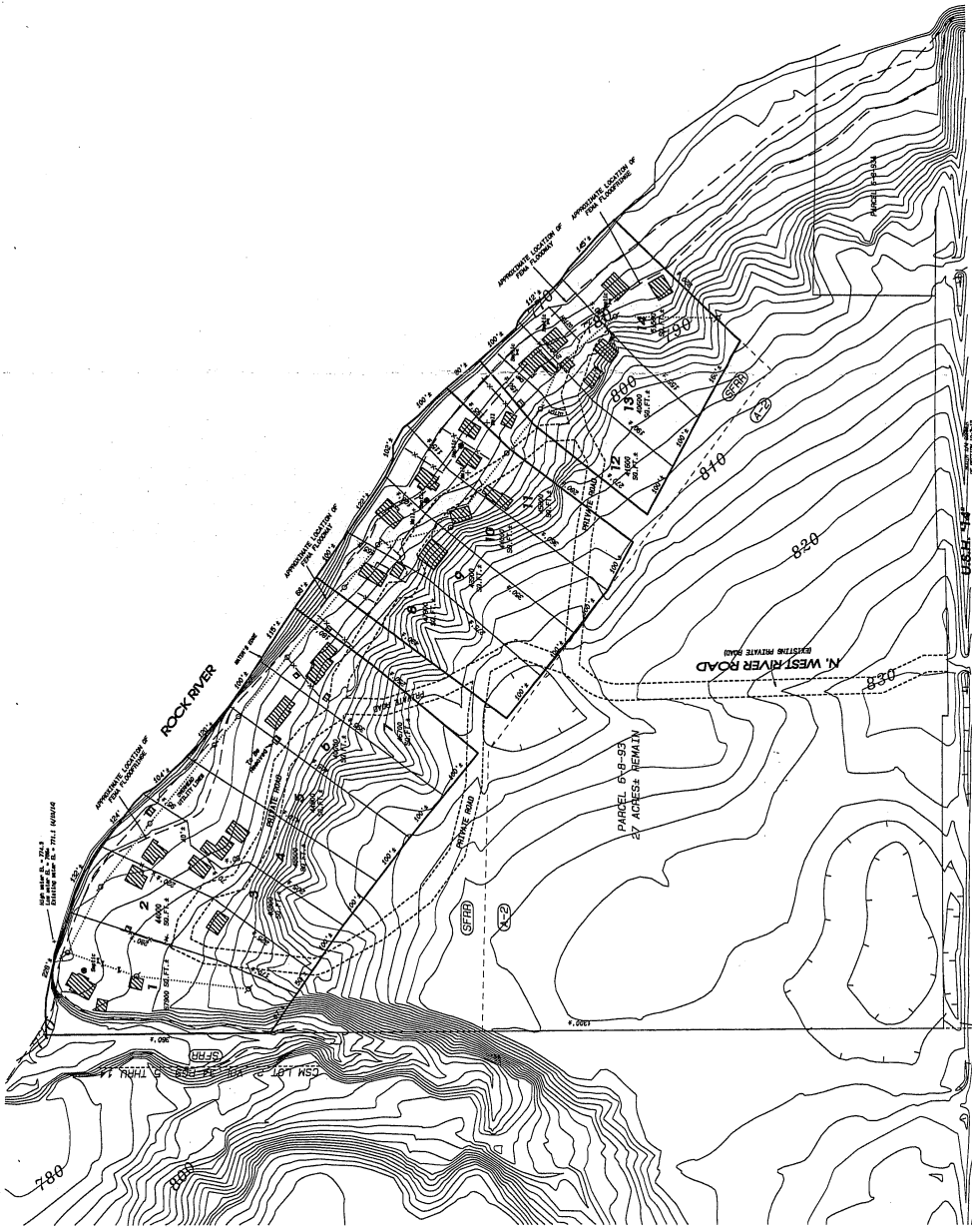
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM.

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 PLAT OF  
**NORTH RIVER HILLS  
 SUBDIVISION**

LOCATED IN ROCK COUNTY, WISCONSIN, SECTION 10, T.5N., R.12E. OF THE 4TH P.M.  
 TOWN OF JENSEN, ROCK COUNTY, WISCONSIN.



**LEGEND:**  
 —○— UTILITY POLE  
 ▭ WELLS  
 —X— FENCE

**NOTE:**  
 THIS MAP SHOWS LOTS AND PARCELS AS THEY EXIST. THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, THE BIRTH OF RIGHTS IS ASSURED.

|  |  |               |
|--|--|---------------|
|  | DATE REVISED   | 8/11          |
|  | PROJECT NO.  | 114-049       |
| • LAND MARKETING<br>• LAND PLANNING<br>• CIVIL ENGINEERING | 100 E. BIRCHWOOD ST.<br>WAUKESHA, WI 53186<br>TEL: 262-782-3014<br>FAX: 262-782-3014 | OWNER<br>ADEE |



Application Number: '14 019 ABC N River Hills

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

## AGENCY REVIEW

| LAND DIVISION NAME:  |   |
|--|---|
| 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:<br>If you answered Yes, proceed to 5. If you answered No, proceed to 6.  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| 6. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| 7. Land division will require a zoning change:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 8. Preliminary major land division application is complete:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If you answered Yes to 8., proceed to 10. If you answered No to 8., indicate the missing information below, 8a. – 8e. After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided until all missing information has been supplied by the applicant. |   |
|  | <b>Missing Information</b>  |
| 8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", 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 (if applicable), 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"/>  |

5

| AGENCY REVIEW   |                              |
|---|------------------------------|
|   | Missing Information          |
| 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"/>     |
| k. Contour at two (2) foot intervals in the land division area:   | <input type="checkbox"/>     |
| l. Scale, north arrow, and date of creation:  | <input type="checkbox"/>     |
| m. Any other information required by the Agency:  | <input type="checkbox"/>     |
| 8b. 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 page is required, and total map pages identified on each page:   | <input type="checkbox"/>     |
| 8c. Map prepared by a land surveyor licensed in Wisconsin:  | <input type="checkbox"/>     |
| 8d. All required application form information and required party's signature on the application form:   | <input type="checkbox"/>     |
| 8e. 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 the application fee:   | <input type="checkbox"/>     |
| 9. Preliminary major land division application is complete:   | <input type="checkbox"/> Yes |
| 10. Preliminary major 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 type="checkbox"/> Yes <input type="checkbox"/> No<br>If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. |                              |

| AGENCY RECOMMENDATION   |                      |
|---|----------------------|
| 11. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny |                      |
| 12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):   |                      |
| 1. Indicate FEMA Floodplain on Final Plat   |                      |
| 2. Acceptable soil and site evaluation report received on Lot 5   |                      |
| 13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  |                      |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u><br>TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>           | DATE: <u>4/30/14</u> |

| TOWN ACTION   |             |
|---|-------------|
| 14. Town action: <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny |             |
| 15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):                               |             |
| 1. _____  |             |
| 2. _____  |             |
| 16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):   |             |
| TOWN SIGNATURE: _____<br>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   |             |
|---|-------------|
| 17. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny |             |
| 18. If you answered Approve With Conditions to 17., list conditions (Use additional sheet (2a) if necessary):                         |             |
| 1. _____  |             |
| 2. _____  |             |
| 19. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):   |             |
| COMMITTEE SIGNATURE: _____<br>TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>                                  | DATE: _____ |

**AGENCY RECOMMENDATION**

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

- 3. Note on Final Plat: "Since lots 1 thru 4 and 6 thru 14 contain existing buildings which utilize existing private sewage systems
- 4. no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the
- 5. replacement of the existing systems." Proposed lots shall include the system area with the building that utilizes the system.
- 6. Require a Rock County Conservation Easement for areas of steep slope (12% or greater).
- 7. Show septic and well locations on Final Plat.
- 8. Final Subdivision Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approval.
- 9. Plat must be recorded within 6 months from the last approval and 24 months of first approval.
- 10.

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

The proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of Janesville has approved this subdivision plat without requiring dedication for roads. Access will be achieved via cross easements on the existing interior private road network. The area is within the Rock County Shoreland Zoning District therefore, in order to meet the purpose and intent of that District Staff is requiring a Conservation Easement to manage development in an area of steep slope 12% or greater.

**TOWN ACTION**

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

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

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

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

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

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

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



AGENCY USE ONLY

Application Number: 2014-015

Received By - Date  
(MM/DD/YYYY): 4-2-14

## 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: | HUBER TRUST  | Telephone: | 847-814-6234 |
| Address: | 404 VINE AVE | City:      | PARK RIDGE   |
|          |              | State:     | IL           |
|          |              | Zip:       | 60068        |
| b. Name: |              | Telephone: |              |
| Address: |              | City:      |              |
|          |              | State:     |              |
|          |              | Zip:       |              |

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

|                    |                     |            |          |
|--------------------|---------------------|------------|----------|
| a. Surveyor name:  | BATTERMAN & CO.     | Telephone: | 365-4464 |
| Address:           | 2857 BARTELLS DRIVE | City:      | BELOIT   |
|                    |                     | State:     | WI       |
|                    |                     | Zip:       | 53511    |
| 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: TOWN REQUIRED

10. Land division area location: Town of BRADFORD W 1/2 #1 of E 1/2 #4 E 1/2  
Section 28 & 29 Tax parcel number(s) - 006 001217/006 001202

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

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

|   |   |  |
|---|---|--|
| 13. Landowner's contiguous property area (Square feet or acres): 105 AC | 14. Land division area (Square feet or acres): 105 AC                   | 15. Current zoning of land division area: A1 |
| 16. Number of new/additional lots created by land division: 2           | 17. Future zoning of new/additional lot(s) created by land division: A1 | 18. Future zoning of parent lot: NA          |

19. Covenants or restrictions will be placed on the land division area:  Yes  No  
If Yes, identify covenants or restrictions: LOTS 1 & 2 CANNOT BE SOLD SEPARATELY

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): NA

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

### 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: [Signature] DATE: 4/11/14



| APPLICATION CHECKLIST   |                                     |                                     |         |
|---|-------------------------------------|-------------------------------------|---------|
|   | Yes                                 | No                                  | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| a. Location of the land division area by section, township, and range:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  | <input type="checkbox"/>            | <input type="checkbox"/>            |         |
| (1) Buildings:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| (2) Streets, alleys, and public ways:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| (3) Driveways:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| (4) Rail lines:   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NONE    |
| (5) Private water wells or water supply systems:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| (7) Any other public utilities:   | <input 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"/>            |         |
| (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"/> | PRIVATE |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area:  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NA      |
| 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"/> |         |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 300'    |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| 4. Have you provided all required application form information and has the required party signed this application form?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |

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

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

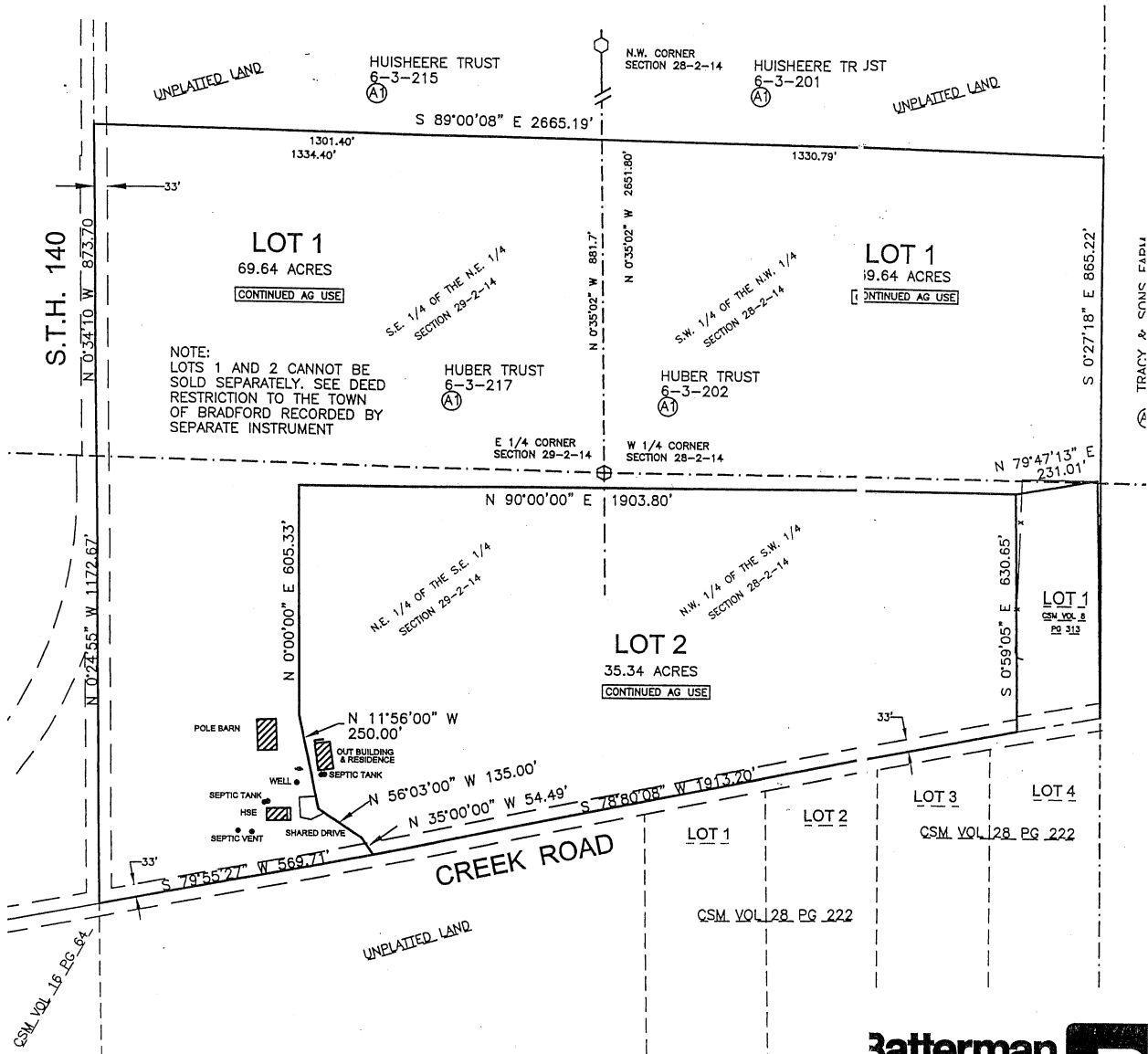
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

**PRELIMINARY CERTIFIED SURVEY MAP OF**

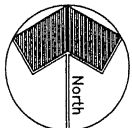
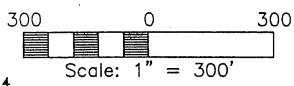
PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 29 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 28 BEING ALL A PART OF T. 2 N., R. 14 E. OF THE 4TH P.M., BRADFORD TOWNSHIP, ROCK COUNTY, WISCONSIN

OF

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128  
RD



ORDER NO. 31799  
DATE MARCH 28, 2014  
FOR HUBER  
SHEET 1 OF 3



**Batterman**  
engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511  
608.385.4464 www.rbatterman.com



**Batterman**  
engineers surveyors planners

7 Bartells Drive Beloit, Wisconsin 53511  
608.385.4464 www.rbatterman.com





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

### AGENCY REVIEW

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

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

|  | Missing Information      |
|--|--------------------------|
| <b>7a.</b> 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"/> |
| <b>a.</b> Location of the land division area by section, township, and range:  | <input type="checkbox"/> |
| <b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:   | <input type="checkbox"/> |
| <b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:                                   | <input type="checkbox"/> |
| <b>d.</b> Approximate location and dimension of all <b>EXISTING/PROPOSED</b> lot(s), outlot(s), and block(s), numbered for reference, in the land division area:   | <input type="checkbox"/> |
| <b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:   | <input type="checkbox"/> |
| <b>f.</b> Distance from all <b>PROPOSED</b> lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:  | <input type="checkbox"/> |
| <b>g.</b> Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:  | <input type="checkbox"/> |
| <b>(1)</b> Buildings:  | <input type="checkbox"/> |
| <b>(2)</b> Streets, alleys, and public ways:   | <input type="checkbox"/> |
| <b>(3)</b> Driveways:  | <input type="checkbox"/> |
| <b>(4)</b> Rail lines:   | <input type="checkbox"/> |
| <b>(5)</b> Private water wells or water supply systems:  | <input type="checkbox"/> |
| <b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:   | <input type="checkbox"/> |
| <b>(7)</b> Any other public utilities:   | <input type="checkbox"/> |
| <b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):   | <input type="checkbox"/> |
| <b>(9)</b> Vegetative land cover type:   | <input type="checkbox"/> |
| <b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):   | <input type="checkbox"/> |
| <b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:  | <input type="checkbox"/> |
| <b>(12)</b> Surface water features:  | <input type="checkbox"/> |
| <b>(13)</b> Drainageways:  | <input type="checkbox"/> |
| <b>(14)</b> Detention or retention areas:  | <input type="checkbox"/> |
| <b>(15)</b> Cemeteries:  | <input type="checkbox"/> |
| <b>(16)</b> Bridges/culverts:  | <input type="checkbox"/> |
| <b>(17)</b> Rock outcroppings:   | <input type="checkbox"/> |
| <b>h.</b> 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"/> |
| <b>i.</b> 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"/> |
| <b>j.</b> 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<br>If you answered <b>No</b> , 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 <b>Approve With Conditions</b> to 10., list conditions (Use additional sheet (2a) if necessary):                                  |                     |
| 1. 33' half road right of way dedicated to the Town of Bradford at their descretion.  |                     |
| 2. Existing structures shall meet setback requirements.   |                     |
| 3. Show well and septic system locations on Final Map.  |                     |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  |                     |
| AGENCY SIGNATURE: <u><i>Colin M. Brynes</i></u><br>TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>    | DATE: <u>4/8/14</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 <b>Approve With Conditions</b> 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: _____<br>TITLE: _____   | DATE: _____ |

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:  
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  |             |
|--|-------------|
| 16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny |             |
| 17. If you answered <b>Approve With Conditions</b> 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: _____<br>TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>   | DATE: _____ |

**AGENCY RECOMMENDATION**

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

- 3. Note on Final Map: "Since Lots 1 & 2 contain existing buildings which utilize an existing private sewage
- 4. system no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be restrictive
- 5. to the replacement of the existing system".
- 6. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee approval.
- 7. CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural District.
- 8.
- 9.
- 10.

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

The proposed Land Division will split 2 existing residences on 1 lot into 2 separate lots. The Town of Bradford will require a Deed Restriction limiting ownership of the 2 lots. Lot 1 creates a flag lot that exceeds the allowable "flag pole" length but, is acceptable in order to achieve splitting the lots and maintaining reasonable lot line configuration. The Town of Bradford should consider requiring a joint access with cross easements centered on the current driveway. The Health Department indicates the residences on proposed Lots 1 & 2 share a common Private Onsite Wastewater Treatment System (POWTS) drainfield, which is located on proposed Lot 1. It is strongly recommended that the lot lines be adjusted in a manner that will not separate POWTS components from the structures served. If the lot lines are not adjusted as described above, a notation on the Final Map clearly describing the POWTS component separation is needed. The proposed Deed Restriction states these two lots will not be sold separately so, on the surface the lots will remain under single ownership.

**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 USE ONLY

Application Number: 2014016  
Received By - Date 4-4-14  
(MM/DD/YYYY):

## 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:  |  | Leroy Oliver and Kari Oliver        |       |            | Telephone: |    | 608-751-1567 |
| Address:  |  | 7112 West County Road A             | City: | Evansville | State:     | WI | Zip: 53536   |
| b. Name:  |  | Attorney Jeffrey T. Roethe          |       |            | Telephone: |    | 608-884-3391 |
| Address:  |  | PO Box 151, 24 North Henry Street   | City: | Edgerton   | State:     | WI | Zip: 53534   |
| 7. AGENT (SURVEYOR AND DEVELOPER)   |  |                                     |       |            |            |    |              |
| a. Surveyor name:   |  | David Riesop, Wisconsin Mapping LLC |       |            | Telephone: |    | 608-764-5602 |
| Address:  |  | 306 West Quarry Street              | City: | Deerfield  | State:     | WI | Zip: 53531   |
| b. Developer name:  |  |                                     |       |            | Telephone: |    |              |
| Address:  |  |                                     | City: |            | State:     |    | Zip:         |
| 8. Identify the individual from 6. or 7. that will serve as the primary contact: <input type="checkbox"/> 6a. <input checked="" type="checkbox"/> 6b. <input type="checkbox"/> 7a. <input type="checkbox"/> 7b. |  |                                     |       |            |            |    |              |

### LAND DIVISION INFORMATION

|   |  |   |  |
|---|--|---|--|
| 9. Reason for land division: <input checked="" type="checkbox"/> Sale/ownership transfer <input type="checkbox"/> Farm consolidation <input type="checkbox"/> Refinance <input type="checkbox"/> Other:   |  |   |  |
| 10. Land division area location:  |  | Town of Center  | SE 1/4 of SW 1/4                             |
|   |  | Section 24  | Tax parcel number(s) - 6-4-196 and 6-4-196.1 |
| 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: City(s)/Village of  |  |   |  |
| 12. Land division area is located adjacent to (check all that apply):<br><input type="checkbox"/> Local/Town road <input checked="" type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway   |  |   |  |
| 13. Landowner's contiguous property area (Square feet or acres):  | 14. Land division area (Square feet or acres):                       | 15. Current zoning of land division area:                       |  |
| 1 Acre  | 3 Acre   | A-3   |  |
| 16. Number of new/additional lots created by land division:   | 17. Future zoning of new/additional lot(s) created by land division: | 18. Future zoning of parent lot:                                |  |
| NONE  | A-3  | A-3   |  |
| 19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, identify covenants or restrictions:  |  |   |  |
| 20. A residential building is currently located in the land division area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>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: | DATE: <u>3/13/14</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 checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (1) Buildings:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (2) Streets, alleys, and public ways:   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (3) Driveways:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (4) Rail lines:   | <input type="checkbox"/>            | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (8) Easements (Utility, drainageway, pedestrian way, etc.):   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| (9) Vegetative land cover type:   | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):   | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (11) Productive agricultural soils, cultural resources, and woodlands:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (12) Surface water features:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (13) Drainageways:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (14) Detention or retention areas:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (15) Cemeteries:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (16) Bridges/culverts:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| (17) Rock outcroppings:   | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:              | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| j. Preliminary concept for collecting and discharging stormwater, in the land division area:  | <input type="checkbox"/>            | <input type="checkbox"/> | N/A     |
| k. Scale, north arrow, and date of creation:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| l. Any other information required by the Agency:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| 4. Have you provided all required application form information and has the required party signed this application form?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |

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

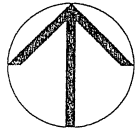
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

# Certified Survey Map

Part of the SE 1/4 of the SW 1/4 of Section 24, T.3N., R.11E.,  
Town of Center, Rock County, Wisconsin

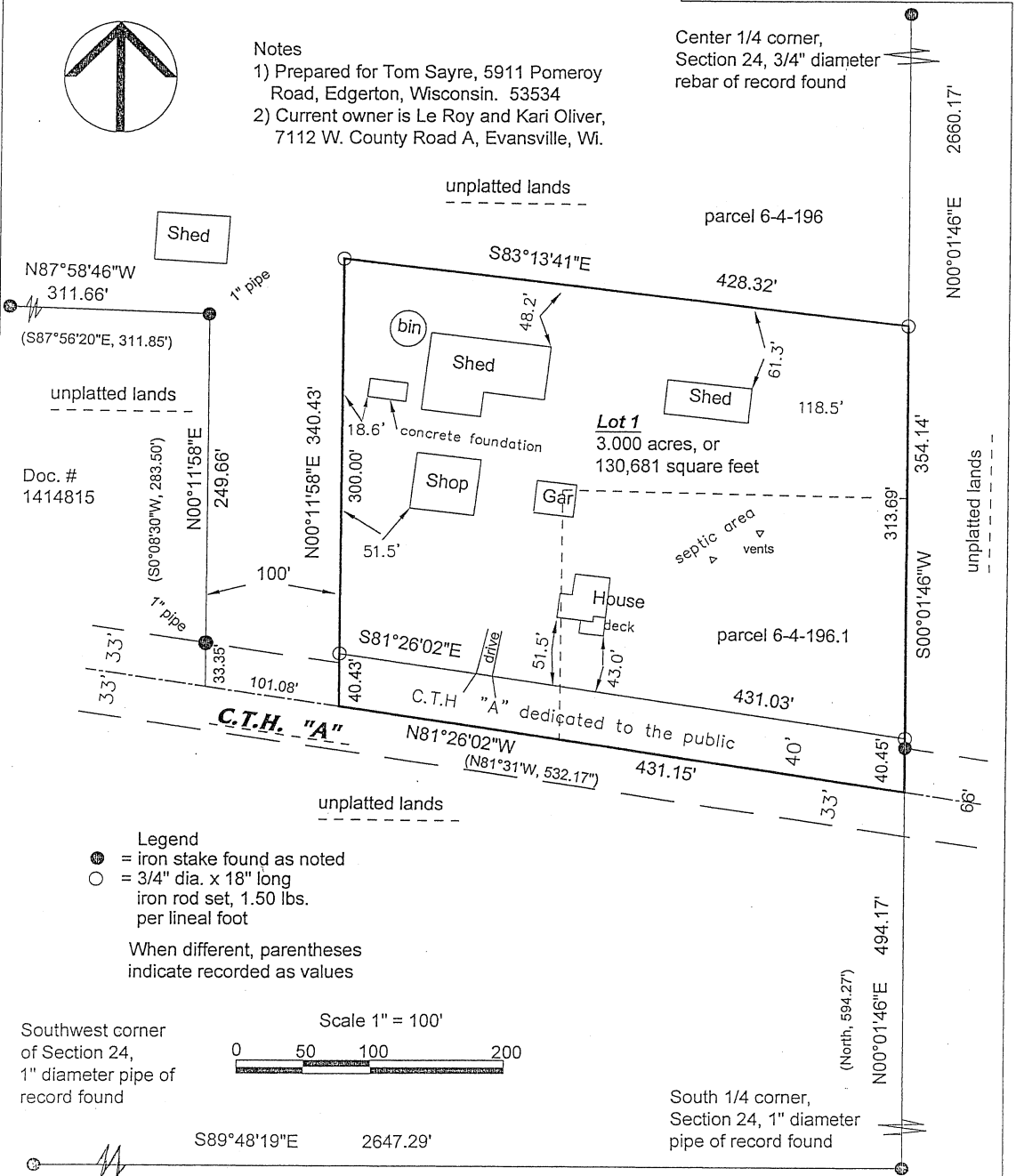
Bearings referenced to the  
Rock County Coordinate System,  
with the South line of the  
SW 1/4 bearing S89°48'19"E



**Notes**

- 1) Prepared for Tom Sayre, 5911 Pomeroy Road, Edgerton, Wisconsin. 53534
- 2) Current owner is Le Roy and Kari Oliver, 7112 W. County Road A, Evansville, WI.

Center 1/4 corner,  
Section 24, 3/4" diameter  
rebar of record found



Doc. #  
1414815

- Legend**
- = iron stake found as noted
  - = 3/4" dia. x 18" long iron rod set, 1.50 lbs. per lineal foot
- When different, parentheses indicate recorded as values

Southwest corner of Section 24,  
1" diameter pipe of record found

Scale 1" = 100'

0      50      100      200

S89°48'19"E      2647.29'

South 1/4 corner,  
Section 24, 1" diameter  
pipe of record found

|  |  |
|--|--|
| <p><b>Wisconsin Mapping, LLC</b><br/>* <i>surveying and mapping services</i><br/>306 West Quarry Street, Deerfield, Wisconsin 53531<br/>(608) 764-5602</p> | Dwg. No. <u>4437-14</u> Date <u>3/19/2014</u>              |
|  | Sheet <u>1</u> of <u>3</u>                                 |
|  | Document No. _____<br>C. S. M. No. _____ V. _____ P. _____ |





Application Number: LD 2014 016 Oliver

## 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      |
|--|--------------------------|
| <b>7a.</b> 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"/> |
| <b>a.</b> Location of the land division area by section, township, and range:  | <input type="checkbox"/> |
| <b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:   | <input type="checkbox"/> |
| <b>c.</b> <b>EXISTING/PROPOSED</b> County, Town, and City/Village (if applicable) zoning designations of all <b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:                                   | <input type="checkbox"/> |
| <b>d.</b> Approximate location and dimension of all <b>EXISTING/PROPOSED</b> lot(s), outlot(s), and block(s), numbered for reference, in the land division area:   | <input type="checkbox"/> |
| <b>e.</b> Indication of all <b>PROPOSED</b> lot(s) and outlot(s) use if other than single-family residential, in the land division area:   | <input type="checkbox"/> |
| <b>f.</b> Distance from all <b>PROPOSED</b> lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:  | <input type="checkbox"/> |
| <b>g.</b> Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b> or <b>PROPOSED</b> , in the land division area:  | <input type="checkbox"/> |
| <b>(1)</b> Buildings:  | <input type="checkbox"/> |
| <b>(2)</b> Streets, alleys, and public ways:   | <input type="checkbox"/> |
| <b>(3)</b> Driveways:  | <input type="checkbox"/> |
| <b>(4)</b> Rail lines:   | <input type="checkbox"/> |
| <b>(5)</b> Private water wells or water supply systems:  | <input type="checkbox"/> |
| <b>(6)</b> Private onsite wastewater treatment systems or public sanitary sewer systems:   | <input type="checkbox"/> |
| <b>(7)</b> Any other public utilities:   | <input type="checkbox"/> |
| <b>(8)</b> Easements (Utility, drainageway, pedestrian way, etc.):   | <input type="checkbox"/> |
| <b>(9)</b> Vegetative land cover type:   | <input type="checkbox"/> |
| <b>(10)</b> Environmentally sensitive areas (Floodplain, steep slope, etc.):   | <input type="checkbox"/> |
| <b>(11)</b> Productive agricultural soils, cultural resources, and woodlands:  | <input type="checkbox"/> |
| <b>(12)</b> Surface water features:  | <input type="checkbox"/> |
| <b>(13)</b> Drainageways:  | <input type="checkbox"/> |
| <b>(14)</b> Detention or retention areas:  | <input type="checkbox"/> |
| <b>(15)</b> Cemeteries:  | <input type="checkbox"/> |
| <b>(16)</b> Bridges/culverts:  | <input type="checkbox"/> |
| <b>(17)</b> Rock outcroppings:   | <input type="checkbox"/> |
| <b>h.</b> 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"/> |
| <b>i.</b> 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"/> |
| <b>j.</b> 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:<br>If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any further sections of this form. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| AGENCY RECOMMENDATION   |   |
| 10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny   |   |
| 11. If you answered <b>Approve With Conditions</b> to 10., list conditions (Use additional sheet (2a) if necessary):  |   |
| 1. Show septic and well locations for existing structures on Final Map.   |   |
| 2. 40' half road right of way dedicated to Rock County along W. CTH A.  |   |
| 3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private onsite sewage system no soil   |   |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):  |   |
| AGENCY SIGNATURE: <u>Colin M. Brynes</u>  | DATE: <u>4/8/14</u>   |
| TITLE: <u>Administrator - Rock County Planning, Economic &amp; 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 <b>Approve With Conditions</b> 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 <b>Approve With Conditions</b> to 16., list conditions (Use additional sheet (2a) if necessary):                             |             |
| 1. _____   |             |
| 2. _____   |             |
| 3. _____   |             |
| 18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):  |             |
| COMMITTEE SIGNATURE: _____   | DATE: _____ |
| TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>   |             |

**AGENCY RECOMMENDATION**

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

- 3. 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."
- 4. Final CSM submitted to and approved by the Planning and Development Agency one year from from Committee approval.
- 5. CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural District.
- 6.
- 7.
- 8.
- 9.
- 10.

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

It appears the proposed Land Division will leave a flag lot configuration for the parent parcel. The initial configuration of the parent parcel was a flag lot although, the "flag pole" had more frontage along W.CTH A. The new Lot 1's northerly and westerly lot lines are configured to achieve building setback regulations. This caused the narrow "flag pole". The proposed sale of the production land (remaining parent parcel) caused the splitting off of existing ag buildings.

**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:**

**COMMITTEE APPROVAL REPORT**

| Account Number     | Account Name | PO#      | Inv Date   | Vendor Name                    | Inv/Enc Amt     |
|--------------------|--------------|----------|------------|--------------------------------|-----------------|
| 13-1730-0000-64200 | TRAINING EXP | P1401816 | 05/01/2014 | WISCONSIN SOCIETY LAND SURVEYC | 75.00           |
|                    | Budget       | YTD Exp  | YTD Enc    | Pending                        | Closing Balance |
|                    | 2,225.00     | 240.00   | 0.00       | 75.00                          | 1,910.00        |
|                    |              |          |            | <b>SURVEYOR PROG TOTAL</b>     | <b>75.00</b>    |

I have examined the preceding bills and encumbrances in the total amount of **\$75.00**

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 Finance Committee and County Board.
- B. Bills under \$10,000 to be paid.
- C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **MAY 22 2014**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

| Account Number                                   | Account Name   | PO#      | Inv Date   | Vendor Name            | Inv/Enc Amt     |
|--|----------------|----------|------------|------------------------|-----------------|
| 64-6451-0000-64904                               | SUNDRY EXPENSE | P1400200 | 04/29/2014 | LANGE ENTERPRISES INC  | 609.44          |
|  | Budget         | YTD Exp  | YTD Enc    | Pending                | Closing Balance |
|  | 4,864.00       | 0.00     | 0.00       | 609.44                 | 4,254.56        |
| <b>ADDRESS SIGNS PROG TOTAL</b>                  |                |          |            |                        | <b>609.44</b>   |
| 64-6460-0000-63110                               | ADMIN.EXPENSE  | P1400198 | 04/30/2014 | JANESVILLE GAZETTE INC | 93.92           |
|  | Budget         | YTD Exp  | YTD Enc    | Pending                | Closing Balance |
|  | 11,527.00      | 639.46   | 0.00       | 93.92                  | 10,793.62       |
| <b>HOUSING GRANT CLEARING ACCOUNT PROG TOTAL</b> |                |          |            |                        | <b>93.92</b>    |
| 64-6900-0000-63107                               | PUBL & LEGAL   | P1400198 | 04/30/2014 | JANESVILLE GAZETTE INC | 55.20           |
|  | Budget         | YTD Exp  | YTD Enc    | Pending                | Closing Balance |
|  | 306.00         | 120.38   | 0.00       | 55.20                  | 130.42          |
| <b>BOARD OF ADJUSTMENT PROG TOTAL</b>            |                |          |            |                        | <b>55.20</b>    |

I have examined the preceding bills and encumbrances in the total amount of **\$758.56**  
 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 Finance Committee and County Board.  
 B. Bills under \$10,000 to be paid.  
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **MAY 22 2014**

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE  
 REQUEST FOR COMMITTEE ACTION



Date: May 22, 2014

Project ID(s)

Project Recommended By **David Somppi**

Funding Source(s) **CDBG – Program Income**

HOUSEHOLD INFORMATION

Household Size: 6 Annual Income: \$ 35,238 Location: City of Edgerton

ASSESSED VALUE INFORMATION

|           |           |                           |           |
|-----------|-----------|---------------------------|-----------|
| Land      | \$ 28,400 | Fair Market Value         | \$ 91,430 |
| Buildings | \$ 58,900 | When Determined           | 2013      |
| Total     | \$ 87,300 | Assessed Value Determined |           |

MORTGAGES OR LIENS

|                                       |   |                          |
|---------------------------------------|---|--------------------------|
| 1. \$ 74,400                          | 3. \$   | <b>TOTAL MORTGAGE(S)</b> |
| 2. \$ 10,204 – including CDBG project | 4. \$   |                          |
| Available Equity \$ 6,826             | Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                          |

VERIFICATIONS

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

SUMMARY OF PROPOSED WORK

A Community Development Block Grant Rehabilitation project was conducted through the City of Edgerton CDBG program in 2011. The work involved included roof replacement, furnace, and electrical upgrades. Health Dept. conducted a risk assessment of this property to determine lead hazards that will need to be addressed. Staff consulted with the Health Department to develop these work items. The risk assessment found the following items were found to be lead hazards that will require treatment.

- FRONT PORCH RECONSTRUCTION – interior walls, floor, steps
- WINDOW REPLACEMENT – 4 Windows
- 1<sup>st</sup>-2<sup>nd</sup> FLOOR STEPS - Repaint
- GARAGE DOOR JAMB - Repaint
- FASCIA-SOFFIT 'C' (back) - Install

Conducting this work will address all lead hazards on this property. The funds will be made available in the form of a grant and will not require repayment.

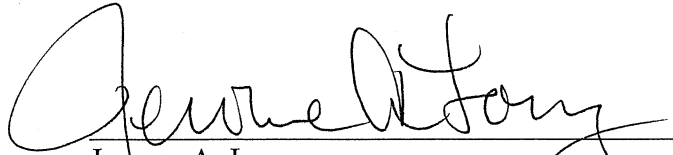
TYPE OF PROJECT **CDBG – Program Income**  
 RECOMMEND TOTAL PROJECT BID OF **\$ 6,950.00**

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

CERTIFICATION

I have reviewed the attached foreclosure actions. It is my conclusion that as to any claim against the property owners has been extinguished by foreclosure of the holders of superior mortgage lien and, therefore, these claims may be written off and appropriate Community Development Program record modifications made.

Dated: May 12, 2014.



Jerome A. Long  
Rock County Deputy Corporation Counsel



NOT OFFICIAL  
UNTIL  
APPROVED BY  
COMMITTEE  
ACTION

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

DATE: February 28, 2011  
TO: Eugene Dumas, Deputy Corporation Counsel  
FROM: David Somppi, Community Development Manager  
Cheryl Martin, Accountant  
CC: Sherry Oja, Sr. Accountant – Financial Services  
RE: Status of Foreclosed Loans from Rock County’s Community Development Program

In accordance with the “Foreclosure Policy” from the Rock County Housing Procedures Manual, please find attached information about the final disposition of several properties with Rock County Community Development Loans. These properties were foreclosed by the first mortgagor. They were sold at a sheriff’s sale and are currently owned by parties other than the original owner or settled in accordance with the Rock County Housing Procedures Manual for an amount less than the mortgage value.

According to the “Foreclosure Policy” – after review and certification from the Office of the Corporation Counsel – a recommendation from the Planning & Development Committee is required before the Rock County mortgages on the following properties are extinguished and can be removed from the County’s General Ledger.

ANDERSON, Jeremy – 736 Madison Ave., Milton ..... Court Case: 2008CV000719  
CDBG RLF (020411D1).....Original Mortgage Amount = \$11,684  
**Mortgage Balance = \$11,607.38**

JENSEN, Joan – 13760 W. Speich Road, Orfordville ..... Court Case: 2008CV002363  
HOME Consortium RLF (06019D1) .....Original Mortgage Amount = \$22,343  
**Mortgage Balance = \$22,343**

SANTEE, Alvin & Peggy – 815 Udell Drive, Beloit..... Court Case: 2009CV000512  
HCRI RLF (093562D1) .....Original Mortgage Amount = \$1,755.81  
CDBG 03 (020279D1) .....Original Mortgage Amount = \$11,808  
CDBG RLF (020279D1).....Original Mortgage Amount = \$3,936.19  
Total Original Mortgage Amount = \$17,500  
**Mortgage Balance = \$17,500**

WHITE, Cynthia – 2131 N. Washington Ave., Janesville..... Court Case: 2009CV000920  
CDBG96 (096827I1).....Original Mortgage Amount = \$4,000  
CDBG RLF (096827I1) .....Original Mortgage Amount = \$7,074  
Total Original Mortgage Amount = \$11,074  
**Mortgage Balance = \$10,634.46**



**OLDFIELD**, Deborah – 2016 S. Dewey Avenue, Beloit ..... Court Case: 2009CV001304  
 HCRI RLF (093564D1) ..... Original Mortgage Amount = \$ 901.72  
 CDBG RLF (020294D1) ..... Original Mortgage Amount = \$ 18,538.68  
Total Original Mortgage Amount = \$ 19,440.40  
**Mortgage Balance - \$19,440.40**  
 Lost Due To Delinquent Property Taxes (Property No. 6-2-2245)

**RAY**, Michael & Sharon – 2143 Park Ave., Beloit ..... Court Case: 2003CV001038  
 CDBG RLF (086284I2) ..... Original Mortgage Amount = \$9,610  
 HCRI RLF (093508I1) ..... Original Mortgage Amount = \$ 1,281.55  
Total Original Mortgage Amount = \$10,891.55  
**Mortgage Balance - \$ 8,833.21**

Total Allowance For Uncollectibles ..... **\$ 90,358.45**

Upon your review and recommendation on this information, a recommendation will be made to the Planning & Development Committee on the status of the Rock County Mortgages on these properties. Any recommendation from the Planning & Development Committee on this matter will be forwarded to the Financial Services Department for further action.

If you have any questions or request any additional information, please contact Cheryl Martin at extension 5588. If possible, a response by March 11<sup>th</sup> - for reporting to the Planning & Development Committee at their March 24<sup>th</sup> meeting - would be appreciated. Thank you for your efforts.