

# PLANNING & DEVELOPMENT COMMITTEE THURSDAY, FEBRUARY 28, 2013 - 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL - EAST WING) ROCK COUNTY COURTHOUSE JANESVILLE, WI AGENDA

### **AMENDED 2/25/2013**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. **EXECUTIVE SESSION:** Per Section 19.85(1)(c), Wis. Stats. Surveyor Interview and Possible Recommendation of Appointment
- 4. At 8:35 A.M. The Committee Will Reconvene in Open Session
- 5. Minutes of Meeting held Thursday, February 14, 2013
- 6. Citizen Participation, Communications and Announcements
- 7. Code Administration & Enforcement
  - A. Action Item: Preliminary Land Division Approval
    - LD2012 047 (Center Township) Centerdale Farms
    - LD2012 050 (Fulton Township) Marilyn Olson
    - LD2013 001 (Turtle Township) Henry Knuepple Est.
    - LD2013 007 (Porter Township) WTG Farms
  - B. Information Item: Future P&D Meeting Topics

Zoning of County Owned Property

- 8. Finance
  - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 9. Community Development
  - A. **Action Item:** MOU Between Rock County Health Department And Rock County Planning & Development Agency

- B. **Action Item:** Request For Review of Staff/Committee Decision (Loan ID 020343D1)
- 10. Planning Director's Report
  - > Farmland Preservation Plan Update
  - ➤ WisDOT Southwest Region Park-and-Ride System Study Meeting, February 20, 2013 at City of Janesville
  - Water Quality Planning Update
  - > Towns' Workshop, March 19, 2013
  - County Engineer
  - > ATCP 49 Public Hearing, DATCP, Madison, February 28, 2013
- 11. Committee Reports
- 12. Adjournment

### **Future Meetings/Work Sessions**

March 14, 2013 (8:00 AM) March 28, 2013 (8:00 AM) April 11, 2013 (8:00 AM) April 25, 2013 (8:00 AM) May 9, 2013 (8:00 AM)



### **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

#### **INTEROFFICE MEMORANDUM**

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** February 21, 2013

#### **Summary:**

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

- LD2012 047 (Center Township) Centerdale Farms Partnership
- LD2012 050 (Fulton Township) Marilyn Olson
- LD2013 001 (Turtle Township) Hnery Knuepple Estate
- LD2013 007 (Porter Township) WTG Farms

#### **Recommendation:**

P&D Agency Staff recommends Preliminary Approval of Land Division's 2012 047, 2012 050, 2013 001 and 2013 007 with the conditions presented.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY # Application Number: <u>2012-047</u>

" Received By – Date " (MM/DD/YYYY):

### PRELIMINARY MINOR LAND DIVISION - ADDITION FORM

	Amerika da		N L7AINL				/ AU U L	LICATIC		
**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:										
2. Land division is co	nsistent with	Town's C	Comprehensive	e Plan –	Future I	and Use N	Лар:		Yes	□No
3. Land division area	is located in	n a Farmla	nd Preservatio	on zonin	g distric	t certified	by the St	ate of Wiscon	sin: 🗌 Yes	□ No
If you answered Y	<b>es</b> , proceed t	o <b>4.</b> If yo	u answered <b>N</b>	<b>o</b> , proce	ed to 5					
4. Land division mee				ner appli	icable Fa	armland P	reservatio	on zoning disti	rict require	
5. Land division will	require a zor	ning chang	ge:						✓ Yes	S No
			APPLICAN	IT INFO	ORMA	TION				
6. LANDOWNER OR	AUTHORIZED	LANDOW	/NER REPRESE	NTATIVI			i an ann aire i ann an		20-25 May 15 Commission (1997) 1993 1993	hanesans and de
a. Name:	CENTERD	ALE FA	RM PARTNE	RSHIF	)			Telephone:		
Address:					City:			State:	Zip:	
<b>b.</b> Name:	C\O ATTO	RNEY D	AVID ROSS					Telephone:	882-45	00
Address:	14 W. MAI	N STREI	ΞΤ		City:	EVANS	/IIIF	State: WI	Zip:	53536
7. AGENT (SURVEYO	R AND DEVE	LOPER)						777	T.b.	100000
a. Surveyor name:			OCIATES, IN	IC.				Telephone:	752-05	 75
Address:	109 W. MII				City:	JANES\	/II.I.F	State: WI	Zip:	53548
<b>b.</b> Developer name:					,			Telephone:	1 2.5.	100040
Address:					City:			State:	Zinı	1
8. Identify the individ	dual from 6.	or <b>7</b> , that	will serve as th	ne nrims		act:	6a.	3tate.   ] 6b.     √  7a.	Zip:	L
			AND DIVIS				Joa.	]ob. [v]/a.		
<b>9.</b> Reason for land div	vision: ✓ Sa				nga en	olidation	Refin	ance 🗆 Ot	her:	
			CENTER				∞ 1/4 of	NE & SE 1/4	ner.	
10. Land division area		Section				Тах ра	arcel nun	nber(s) - 6-4-		
<ul> <li>11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:</li> <li>☐ Yes ☑ No</li> <li>If Yes, identify: City(s)/Village of</li> </ul>										
12. Land division area is located adjacent to (check all that apply):										
13. Landowner's cont			14. Land divi			Sta	15 Cur	rent zoning of	S. highway	
(Square feet or ac	res): 58.2 AC	RES M\L	(Square	feet or a	acres): 7	ACRES M\L	are	a: A-1		
16. Number of new/a by land division: 0	dditional lots DNE	created	17. Future zo created				ot(s) 18.	Future zonin	g of parent	: lot:
19. Covenants or restrictions will be placed on the land division area: ☐ Yes ✓ No										
If Yes, identify cov			Lt. d. l. l.			7				
<ol><li>A residential build If Yes, the building</li></ol>			i in the land di ate onsite was				」No m □	Public sanitar	y sewer sy	stem
<b>21.</b> Public improveme		on propo						ction will begi		
be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy):										
APPLICANT STATEMENT AND SIGNATURE  , 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 on me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.										
ANDOWNER/PRIMARY CONTACT SIGNATURE: Rall J luch DATE: 12-7-12										

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	₹ Nc	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		200	AND THE RESIDENCE OF THE PROPERTY OF
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
following information?			
a. Location of the land division area by section, township, and range:	$\overline{\checkmark}$		
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land			1
division area:			
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:	_		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	V		
Approximate location dimension (if anylischle) and the last to the		+	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	ΙП		
(1) Buildings:		+=	
(2) Streets, alleys, and public ways:		┼┼	
(3) Driveways:		╀	
(4) Rail lines:		11	
(5) Private water wells or water supply systems:	┼;;	12	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		+ $+$ $+$	
systems:			
(7) Any other public utilities:	V	$\dagger \Box$	BUILDINGS HAVE UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	1 💾	H	NONE PROPOSED
(9) Vegetative land cover type:	17	+ ∺	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	十片		NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	十片		NONE
(12) Surface water features:	TH	V	NONE
(13) Drainageways:		7	NONE
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:		<b>V</b>	NONE
(17) Rock outcroppings:		<b>V</b>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or			NOINE
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and	l		NONE
water supply system or an alternative means of providing water supply and			
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land			NONE
division area:			INOINL
k. Scale, north arrow, and date of creation:	V	닏ᆜ	
Any other information required by the Agency:		V	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	☑	Ш	
required, and total map pages identified on each page?		-	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø	Ш	
4. Have you provided all required application form information and has the required			
party signed this application form?			
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?		ЦΙ	
-, (5.5), and the application ree:	, 1	- 1	i t

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

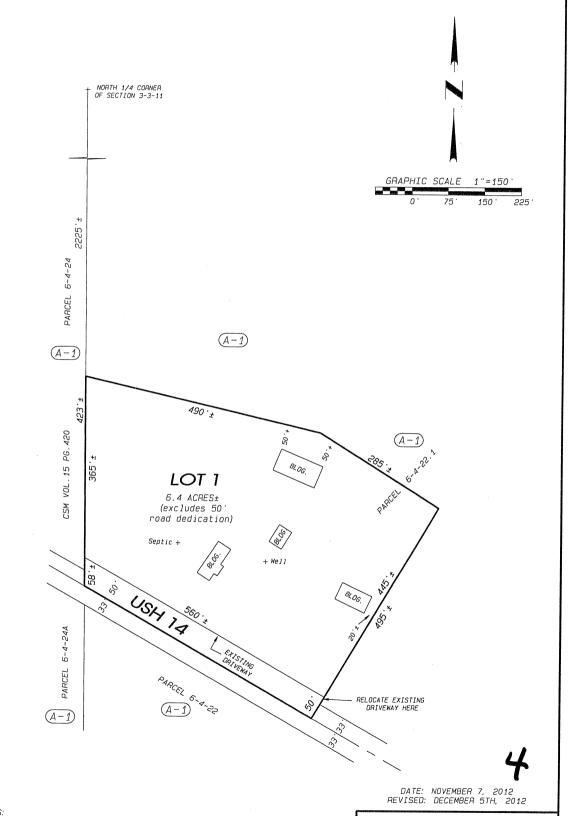
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

### PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE NW 1/4 OF THE SE 1/4 OF SECTION 3, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



NOTES

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 247 For: HELGESEN



- LAND SURVEYINGLAND PLANNING
- LAND PLANNING
   CIVIL ENGINEERING

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

tel: 608 752-0575 fax: 608 752-0534 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK,WI.US

WEB: WWW.CO.ROCK,WI.US



ii	
!!	LD 2012 047 Centerdale
II Ameliantian No. 1	
" Application Number:	
п	
II .	

### 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 appl	icable) 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 r	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,	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	til all missing
information has been supplied by the applicant.	ii ali missing
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	П
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:	
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:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	⊔
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	-
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	П
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems: (7) Any other public utilities:	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	<del>├</del>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	H H
(14) Detention or retention areas:	H
(15) Cemeteries:	
(16) Bridges/culverts:	H
(17) Rock outcroppings:	i ii
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:	_
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:	
<ul> <li>j. Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ul>	

AGENCY REVIEW					
	Missing				
	Information				
k. Scale, north arrow, and date of creation:					
I. Any other information required by the Agency:					
<b>7b.</b> 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:	ר י				
7c. Map prepared by a land surveyor licensed in Wisconsin:					
7d. All required application form information and required party's signature on the application form:					
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compati	ible				
with the Agency's Geographic Information System (GIS), and application fee:					
8. Preliminary minor land division application is complete:	✓ Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for review at	_				
these parties have comments, said comments have been provided to the Agency:  Yes  Yes	No				
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing a of this form.	any further sections				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve With Conditions Deny					
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary	ırv):				
1.50' half road right-of-way (ROW) dedicated along West Highway 14 in front of Lot 1.					
2. Show well and septic locations for existing structures on Lot 1.					
3. Existing structures shall meet setback regulations.					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
AGENCY SIGNATURE: Loli M. Bayus DATE:	2013				
	· · · · · · · · · · · · · · · · · · ·				
TITLE:  Administrator - Rock County Planning,  Economic & Community Development Agency					
	1000				
TOWN ACTION  13. Town action: Approve Approve With Conditions Deny					
13. Town action: Approve Approve With Conditions Deny  14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessar					
1.	у).				
2.					
3.					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):					
TOWN SIGNATURE: DATE:					
TITLE:					
IIILE,					

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 CON	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

REVISED 12/2011

, . 	AGENCY RECOMMENDATION
11.	If you answered Approve With Conditions to 10., list conditions:
	3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
	4. 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."
	5. The proposed lot lines must include the private sewage system area with the building which utilizes the system.
	6. Land Division shall be compliant with Wisconsin Administrative Code Trans 233.
	7. Final CSM to be submitted to and approved by the Planning and Development Agency on or before Mo./Day/Yr., 2014.
	8. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
	9.
	10.
12.	Agency recommendation rationale and findings of fact:
	, and the same and
	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.
L8.	Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: 2012 - 050

Received By – Date (MM/DD/YYYY): 12 – 28 – 12 | | |

### **PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

**PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**  1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determine land division is feasible:  2. Land division is consistent with Town's Comprehensive Plan — Future Land Use Map:  Yes N						
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 determine land division is feasible:						
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 determine land division is feasible:						
(If land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determine land division is feasible:    Yes   N						
land division is feasible:   ✓ Yes N						
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Man.						
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes 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:						
5. Land division will require a zoning change:						
APPLICANT INFORMATION						
6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE						
a. Name: MARILYN OLSON Telephone: 884-8348						
Address: 4205 N. COUNTY ROAD "N" City: EDGERTON State: WI Zip: 5353						
b. Name: Telephone:						
Address: City: State: Zip:						
7. AGENT (SURVEYOR AND DEVELOPER)						
a. Surveyor name: COMBS AND ASSOCIATES, INC. Telephone: 752-0575						
Address: 109 W. MILWAUKEE ST. City: JANESVILLE State: WI Zip: 5354						
b. Developer name: Telephone:						
Address: City: State: Zip:						
8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.						
LAND DIVISION INFORMATION						
9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:						
10. Land division area location:  Town of FULTON  NE 1/4 of NE 1/4						
Section 5 Tax parcel number(s) - 6-6-27						
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  Very No If Yes, identify: City(s)/Village of CITY OF EDGERTON						
12. Land division area is located adjacent to (check all that apply):						
Local/Town road						
(Square feet or acres): 42.2 ACRES M\L (Square feet or acres): 3.5 ACRES m\L area: A-1						
16. Number of new/additional lots created by land division: A-1 (cup)  17. Future zoning of new/additional lot(s)  18. Future zoning of parent lot:						
by land division: 1   created by land division: A-1 (cup)   A-1  19. Covenants or restrictions will be placed on the land division area: Yes  No						
If Yes, identify covenants or restrictions:						
20. A residential building is currently located in the land division area: Yes No  If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system						
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system  21. Public improvement construction proposal/plan will  22. Public improvement construction will begin on						
be submitted by (mm/dd/yyyy): NONE (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 FOR A MINISTER PROPERTY OF THE PRO						
APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said						
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.						

â	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	<b>V</b>		
	following information?  a. Location of the land division area by section, township, and range:		$\vdash_{\sqcap}$	
	b. Approximate location and dimension of all EXISTING streets and property lines,	<u>                                    </u>		
	including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
	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:	✓		
	d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	Ø		
	<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	<b>V</b>		
	f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	Ø		
	g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:			
	(1) Buildings:	M		
	(2) Streets, alleys, and public ways:		Ц	
	(3) Driveways:		Щ	
	(4) Rail lines:	14	4	NONE
	(5) Private water wells or water supply systems:	V	ш	
	(6) Private onsite wastewater treatment systems or public sanitary sewer			
	systems:  (7) Any other public utilities:	7	П	BLDGS. HAVE UTILITY SERVICES
	(8) Easements (Utility, drainageway, pedestrian way, etc.):		H	DRAINAGE EASEMENT
	(9) Vegetative land cover type:	一片	H	SEE AIRPHOTO
	(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ħ	7	NONE
	(11) Productive agricultural soils, cultural resources, and woodlands:	†Ħ	7	NONE
	(12) Surface water features:		7	NONE
	(13) Drainageways:		<b>V</b>	NONE
	(14) Detention or retention areas:		<b>V</b>	NONE
	(15) Cemeteries:		V	NONE
	(16) Bridges/culverts:	<b>V</b>		
	(17) Rock outcroppings:		✓	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:		V	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:		<b>V</b>	NONE
	j. Preliminary concept for collecting and discharging stormwater, in the land division area:		<b></b>	NONE
	k. Scale, north arrow, and date of creation:	V		
	I. Any other information required by the Agency:		V	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?			
	Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4.	Have you provided all required application form information and has the required party signed this application form?	$\square$		
5	Have you included a hard copy of this application form and the map, an electronic	-		
٥.	copy of the map in a format compatible with the Agency's Geographic Information	V		
	System (GIS), and the application fee?	_	-	

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

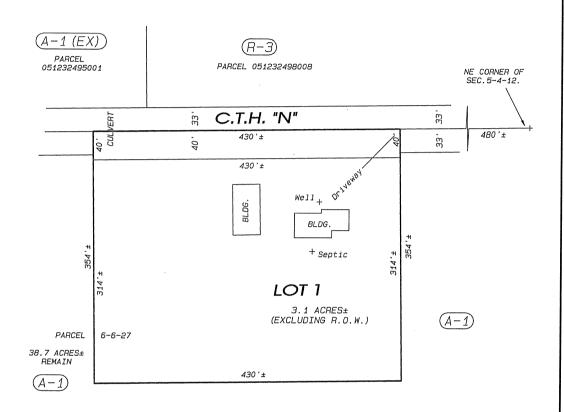
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

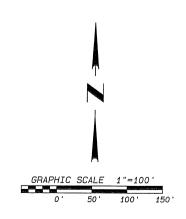
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

### PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 5, T.4N., R. 12E. OF THE 4TH P.M., TOWN OF FULTON, ROCK COUNTY, WISCONSIN.





DATE: DECEMBER 18TH, 2012

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 351 For: OLSON



· LAND SURVEYING · LAND PLANNING

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

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



	LD 2012 050 Olson
Application Number:	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
	✓ Yes 🗌 No
	✓ 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 r	equirement:
	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, 7	<b>a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	il all missing
information has been supplied by the applicant.	an masing
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	П
numbered for reference, in the land division area:	L
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	l n
(2) Streets, alleys, and public ways:	H
(3) Driveways:	H
(4) Rail lines:	i ii
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	Ц
(16) Bridges/culverts:	
(17) Rock outcroppings:	L L
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	<b>-</b>
land division area:	
<ul> <li>i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an</li> </ul>	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	П

AGENCY REVIEW					
	Missing Information				
k. Scale, north arrow, and date of creation:	П				
I. Any other information required by the Agency:					
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pag	es				
numbered in sequence if more than one (1) page is required, and total map pages identified of	on each				
page:					
7c. Map prepared by a land surveyor licensed in Wisconsin:					
7d. All required application form information and required party's signature on the application for	orm:				
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format c with the Agency's Geographic Information System (GIS), and application fee:	ompatible				
8. Preliminary minor land division application is complete:	✓ Yes				
9. Preliminary minor land division application has been provided to other reviewing parties for re	view and comment, and if				
	res 🗌 No				
If you answered <b>No</b> , the application must be provided to other reviewing parties before comp of this form.	leting any further sections				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve With Conditions Der					
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1.40' half road right-of-way (ROW) dedicated along West CTH N in front of Lot 1.					
2. Show well and septic locations for existing structures on Lot 1.					
3. Existing structures shall meet setback regulations.					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):					
AGENCY SIGNATURE: DATE:	1/21/2013				
TITLE: Administrator - Rock County Planning,					
Economic & Community Development Agency					
TOWN ACTION					
13. Town action: Approve Approve With Conditions Deny					
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if n	ecessary):				
1.					
2.					
3.					
<b>15.</b> 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 COM	MITTEE ACTION
<b>16.</b> Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	•

REVISED 12/2011

	AGENCY RECOMMENDATION
11.	If you answered <b>Approve With Conditions</b> to <b>10.</b> , list conditions:
	3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
	4, 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."
	5. The proposed lot lines must include the private sewage system area with the building which utilizes the system.
	6. Final CSM to be submitted to and approved by the Planning and Development Agency on or before Mo./Day/Yr., 2014.
	7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
	8.
	9.
	10.
12.	Agency recommendation rationale and findings of fact:
	TOWN ACTION
14.	If you answered Approve With Conditions to 13., list conditions:
	3.
	4,
	5.
	6.
	7.
	8.
	9.
	10.
15.	Town action rationale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17.	If you answered Approve With Conditions to 16., list conditions:
	3.
	4.
	5.
	6.
	7.
	8.
	9.
	10.
18	Committee action rationale and findings of fact:
10.	Committee action randmale and infamily of fact.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 5354S

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: 2013 - 001

Received By - Date (MM/DD/YYYY):

### PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

PRELIMINARY	MINOR LAN	D DIVISIO	THIS APPLICATION N – APPLICATION ONTAINING ALL II	FORM INFO	ORN	<i>1ATION</i> . PLEAS	E COMPL	ETE B	OTH P	AGES	
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:											
2. Land division is co	nsistent with	Town's C	omprehensive Pla	n – Future l	anc	d Use Map:			Ø۱	es/	□No
3. Land division area	is located in	a Farmla	nd Preservation zo	oning distric	t ce	rtified by the St	ate of Wi	scons	in: 🔲 ՝	Yes	□No
If you answered Y											
4. Land division mee				ipplicable Fa	arm	land Preservatio	on zoning	distri		uirem Yes	nent:
5. Land division will	require a zon	ing chang								Yes	✓ No
	Subjective to Section 14 constraints		APPLICANT I	NFORMA	TIC	ON	and the second	, i	Service of the Section		tion of the contract of the
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESENTA	TIVE			·		·		
a. Name:	Henry Knu		····				Telepho	т	<u></u>		
Address:	1528 E. Co	lley Roa	d	City:	Вє	eloit	State:	WI			53511
b. Name:	Les Hullah	(buyer a	nd representativ	/e)			Telepho	one:	289-	3646	3
Address:	9238 S. Bu		oad	City:	Ве	eloit	State:	WI	Zi	p:   5	53511
7. AGENT (SURVEYO	R AND DEVEL	OPER)							<del></del>		
a. Surveyor name:	RH Battern	nan & Co	o., Inc.				Telepho	one:	365-	4464	4
Address:	2857 Barte	lls Drive		City:	Ве	loit	State:	WI	Zi	p:   5	53511
b. Developer name:					-		Telepho	one:			
Address:				City:			State:		Zi	p:	
8. Identify the individ	dual from <b>6.</b> c						]6b. 💈	₹7a.	□ 7	b.	
	The same of the sa	maakkin kanibaa ya kii	AND DIVISION		St. St. port	- and the second of the second		500 DE-100		1752 E.Z.S. 03.	
9. Reason for land div	vision: [✓] Sa			Farm cons	olid		nance _	<del></del>	ner:		
10. Land division area	a location:	Town of				NE 1/4 of	Se 1				
14. 1		Section				Tax parcel nun					
<ol> <li>Land division area</li> <li>Yes  No</li> </ol>		ithin the i dentify:			Jur	isdiction (ETJ) A	rea of a C	_ity(s),	/Village	9:	
12. Land division area											
	✓ Local	/Town ro	ad 🗌 Count	y highway		State highw	/ay [	₹ U.5	S. high	way	
<ol> <li>Landowner's cont (Square feet or ac</li> </ol>			14. Land divisior (Square feet		21.8		rrent zoni a: A1	ng of	land di	ivisio	'n
L6. Number of new/a		created						ioning	g of par	ent l	ot:
by land division: 1 created by land division: A1 A1  19. Covenants or restrictions will be placed on the land division area: Yes Vo											
If Yes, identify covenants or restrictions:											
10. 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											
1. Public improvement construction proposal/plan will 22. Public improvement construction will begin on											
be submitted by (mm/dd/yyyy): WA (mm/dd/yyyy):											
		APPLIC	ANT STATEM	ENT AND	SIG	NATURE			entre on the terms		COLUMN S DYSS
as the undersigned, am ontact for said landown PPLICATION FORM INFO locuments, and that all i o me. These statements	er. I do hereb DRMATION, rev Information is	y verify tha viewed and correct, ac	at I have reviewed the d completed this ap curate, and true to	he <i>ROCK COL</i> plication forr the best of m	<i>INT</i> 1 n, ai iy kr	Y PRELIMINARY M nd submitted all i nowledge and bel	1INOR LAN nformatio ief, with a	ID DIV in as re II infor	<i>ISION –</i> equired rmation	per s	aid
	CONTACT SIG	NATURE	1/1	-		2		1 / .	21	12	2

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?			
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,	<del>  =</del> -		
including name and ownership (if applicable), in and adjacent to the land	Ø		
division area:			
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:	$\square$		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:			
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section			
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings:	name.	V	none
(2) Streets, alleys, and public ways:	<b>V</b>		
(3) Driveways:	<b>V</b>		
(4) Rail lines:		<b>V</b>	попе
(5) Private water wells or water supply systems:		V	none
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			none
(7) Any other public utilities:		7	none
(8) Easements (Utility, drainageway, pedestrian way, etc.):	TH 1	V	none
(9) Vegetative land cover type:	171	7	none
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	none
(11) Productive agricultural soils, cultural resources, and woodlands:	Ø		ag land
(12) Surface water features:		<b>V</b>	none
(13) Drainageways:		$   \overline{\mathbf{V}} $	none
(14) Detention or retention areas:		V	none
(15) Cemeteries:		V	none
(16) Bridges/culverts:	<b>V</b>		I-90 & hart road
(17) Rock outcroppings:			none
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or			none
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and	1		
water supply system or an alternative means of providing water supply and			N/A
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land		[7]	λι/Λ
division area:		V	N/A
k. Scale, north arrow, and date of creation:	V		
<ol> <li>Any other information required by the Agency:</li> </ol>		V	
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?		_	
. Has the map been prepared by a land surveyor licensed in Wisconsin?			
Have you provided all required application form information and has the required party signed this application form?	Ø		
. 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	V		
System (GIS), and the application fee?			

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.

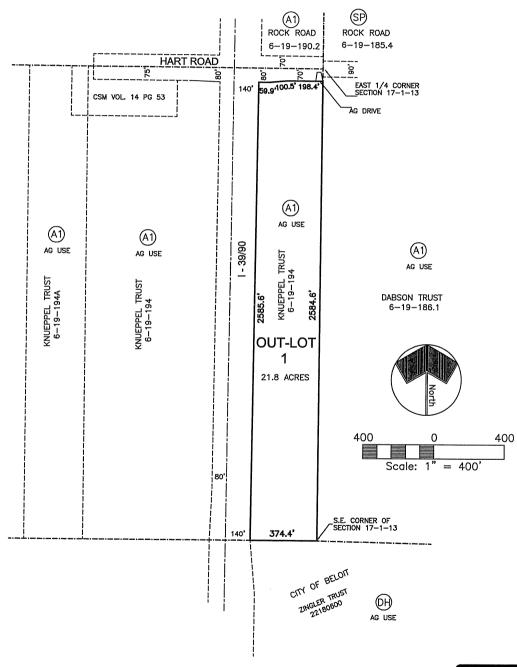
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

### PRELIMINARY CERTIFIED SURVEY MAP OF

PART OF THE N.E. 1/4 OF THE S.E. 1/4 AND PART OF THE S.E. 1/4 OF SECTION 17, T. 1 N., R. 13 E. OF THE 4TH P.M., TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



ORDER NO. 31476

DATE DECEMBER 10, 2012

FOR LES HULLAH

SHEET 1 OF 1

File Name: J: $\31451-31499\31476\PRELIMINARY.dwg$ 



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



=======================================	
11 11 11	LD 2013 001 Knueppel
" Application Number:	
II II	

### 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 appli	cable) 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
<b>3.</b> 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 r	equirement:
	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 <b>Yes</b> to <b>7.</b> , proceed to <b>9.</b> If you answered <b>No</b> to <b>7.</b> , indicate the missing information below, 7.	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	ii aii iiiissiiig
information has seen supplied by the applicant.	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	П
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:	.
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	F-1
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	г
numbered for reference, in the land division area:	Ц
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	П
corner, in the land division area:	LI
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or <b>PROPOSED</b> , in the land division area:	
(1) Buildings:	· [
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	<del>   </del>
(5) Private water wells or water supply systems:	<u> </u>
<ul><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li><li>(7) Any other public utilities:</li></ul>	<u> </u>
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>                                     </del>
(9) Vegetative land cover type:	<del>                                     </del>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<del>                                      </del>
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	П
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	
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:	-
j. Preliminary concept for collecting and discharging stormwater in the land division area:	1 1 1

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
<b>7b</b> . 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:	
7c. Map prepared by a land surveyor licensed in Wisconsin:	
7d. All required application form information and required party's signature on the application form:	
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatibl with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ 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: 🗸 Yes 🗌	
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing an	/ further sections
of this form.	
AGENCY RECOMMENDATION	Page 2. Temperatura S. A. Common Page 1. A
10. Agency recommendation: Approve Approve With Conditions Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary	):
1. Note on Final Map: "No building which produces wastewater allowed on lot."	
2. Final CSM to be submitted to and approved by the Planning and Development Agency on or before	Mo./Day/Yr., 2014.
3. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months	hs of the first approval.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Local M. Byuns DATE: 1/21/20	13
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	Commence of the Paradick of the Property of the Commence of th
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary)	:
· 1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  $$\,^{51}\,\mathrm{N}.$$  MAIN ST.

JANESVILLE, WI 53545 EMAIL: BRYNES@CO.ROCK.WI.US

	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION						
16.	Committee action:	Approve	✓ Approve With Conditions	Deny			
17.	If you answered Approv	ve With Condition	ns to 16., list conditions (Use additional	sheet (2a) if necessary):			
	1.						
	2.						
	3.						
18.	Committee action ratio	nale and findings	of fact (Use additional sheet (2a) if nece	essary):			
co	MMITTEE SIGNATURE:			DATE:			
TIT	LE: <u>Ch</u>	air – Rock County	Planning & Development Committee				

REVISED 12/2011

	MINERATION, AND ACTION TORK
AGENCY RECOMMENDATION	
1. If you answered Approve With Conditions to 10., list conditions:	
3.	
4.	
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9.	
10.	
2. Agency recommendation rationale and findings of fact:	
TOWN ACTION	
1. If you answered Approve With Conditions to 13., list conditions:	Control Principal Control Cont
3.	
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7.	
8.	
9.	
10.	
5. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE AC	CTION
7. If you answered Approve With Conditions to 16., list conditions:	
3.	
4.	
5.	
6.	
7.	
8.	
9,	
10.	
3. Committee action rationale and findings of fact:	

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: 4D 2013 007 WT6 Farms

" Received By – Date
" (MM/DD/YYYY):

1/22/13

### **PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM**

PRELIMINARY	MINOR LAN	DIVISIO	THIS APPLICATION  - APPLICATION  ONTAINING ALI	ON FOR	RM INFO	ORIV	1ATION	. PLEAS	E COMPLI	ETE BO	OTH PAGI	
(if land division is	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:											
2. Land division is co	nsistent with	Town's Co	omprehensive I	Plan – I	Future I	anc	d Use M	ар:			✓ Yes	☐ No
3. Land division area					-		rtified b	y the St	ate of Wis	consi	n: 🗌 Yes	□ No
4. Land division mee							land Pre	eservatio	on zoning	distri	ct require	
5. Land division will	require a zon	ing change	e:								Yes	
Andrew Commence	Yawa ay Asiya		APPLICANT	LINE	ORMA	TIC	NC		*	1		ensiler
6. LANDOWNER OR	and the second second second	CORDS A DUBE A CORE	na vione sa parameter (n. 1900) esta face	and the second	KAPAR AND AND STREET						artement of the Son Son	an u ann an an Aireann an
a. Name:			BILL ISERMA						Telepho	ne:	608-22	6-2545
Address:	10101 N. C				City:	EΙ	/ANSV	'ILLE	State:	WI	Zip:	53534
<b>b.</b> Name:									Telepho			
Address:					City:	Π			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)						<del></del>		l	1	
a. Surveyor name:			OCIATES, INC	D.					Telepho	ne:	608-752	2-0575
Address:	109 W. MIL	.WAUKE	E STREET		City:	JA	NESV	ILLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:					1				Telepho	ne:	T	1
Address:					City:	Γ			State:		Zip:	
8. Identify the individ	dual from <b>6.</b> o	or <b>7.</b> that	will serve as the	prima	arv cont	act:	: П	6a.	]6b.	7a.	☐ 7b.	
WAR COLLEGE			AND DIVISIO					11/2/2				4.50
9. Reason for land div	vision: 🔲 Sa	The transfer of the second	ship transfer	entition of the control	COLUMN TANKS	PARTICIS	Commission with	Contract Con	nance 🗸	Oth	er: SPLIT C	FF BLDGS.
10 Land division are	- Iti	Town of	PORTER				ALL	1/4 of	NE 1	/4		
<b>10.</b> Land division area	a location.	Section	14				Тах ра	rcel nun	nber(s) -	6-16-	118 & 6-1	6-118.6
<b>11.</b> Land division area ☐ <b>Yes</b> ☑ <b>No</b>		ithin the E identify:	xtra-Territorial City(s)/Villag		pprova	l Jur	isdictio	n (ETJ) A	rea of a C	ity(s),	/Village:	
<b>12.</b> Land division area		djacent to	·				☐ Sta	te highw	/av Γ	□ U.S	i. highwa	,
13. Landowner's con (Square feet or ac		•	<b>14.</b> Land divis			95 AC	CRES M\L	ł			land divis	
16. Number of new/a	dditional lots			ning of	new/a	ddit	ional lo	t(s) 18.		oning	of paren	t lot:
19. Covenants or rest	trictions will b											
If Yes, identify cov 20. A residential build			l in the land div	ision a	rea.	7	Voc T	No				
If Yes, the buildin	-		ate onsite wast					-	Public sa	nitary	y sewer sy	/stem
21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on												
be submitted by (			A. A. W. LEAR MARKE INVOCATION		nm/dd,			Sarring March				
THE MENTAL STREET		APPLIC	CANT STATE	MEN <sup>-</sup>	ΓAND	SIC	GNATU	JRE		acina estas.		
, 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												
APPLICATION FORM INF documents, and that all to me. These statement	information is	correct, ac	curate, and true	to the l	best of n	ny ki	nowledg	e and bel	lief, with al	ll infor	mation ac	essible
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	Rull	1	Li	_			DATE:		122/	13

REVISED 12/2011

Page 1 of 2

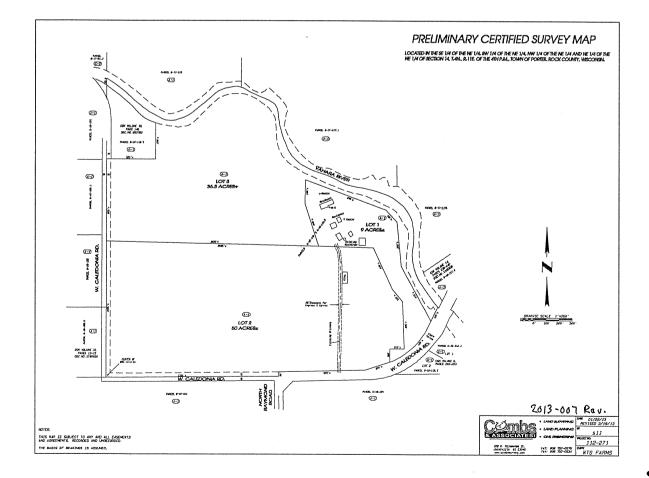
APPLICATION CHECKLIST		Service Co	MARKET STATE
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	senger Tue.	Tradicion activity	A CONTRACTOR OF THE PROPERTY O
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the		П	
following information?			
	V	П	
a. Location of the land division area by section, township, and range:		-Ц-	
<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	V	⊔	
division area:	-		
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		ΙЦ	
the land division area:	1		
<b>d.</b> Approximate location and dimension of all <b>PROPOSED</b> lot(s), outlot(s) and	M	ΙП	
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family		П	
residential, in the land division area:			
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section		П	
corner or quarter corner, in the land division area:			
g. Approximate location, dimension (if applicable), and name (if applicable) of all		П	
of the following, whether EXISTING or PROPOSED, in the land division area:	⊔		
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	<b>V</b>		
(3) Driveways:	V		
(4) Rail lines:		7	NONE
(5) Private water wells or water supply systems:	7		
(6) Private onsite wastewater treatment systems or public sanitary sewer	[7]		
systems:		Ш	
(7) Any other public utilities:	V		BUILDINGS HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<b>V</b>		EASEMENT FOR INGRESS AND EGRESS.
(9) Vegetative land cover type:	<b>V</b>		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7		
(11) Productive agricultural soils, cultural resources, and woodlands:	<b>V</b>		
(12) Surface water features:	<b>V</b>		
(13) Drainageways:		<b>V</b>	NONE
(14) Detention or retention areas:		<b>V</b>	NONE
(15) Cemeteries:		<b>V</b>	NONE
(16) Bridges/culverts:	V		
(17) Rock outcroppings:		<b>V</b>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or		<b>V</b>	NONE
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and			NONE
water supply system or an alternative means of providing water supply and		<b></b>	NONE
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater, in the land			NONE
division area:			NONE
k. Scale, north arrow, and date of creation:	<b>7</b>	П	
I. Any other information required by the Agency:	一一	7	NOTHING REQUESTED.
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	<u> </u>	النا	
inch, with the map pages numbered in sequence if more than one (1) page is	V		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?  3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<b>V</b>	П	
Have you provided all required application form information and has the required			
party signed this application form?	<b>V</b>		
5. Have you included a hard copy of this application form and the map, an electronic	ļ		
copy of the map in a format compatible with the Agency's Geographic Information	V		
System (GIS), and the application fee?			

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



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



II II II	LD 2013 007 WTG Farms
Application Number:	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applications)	cable) officials
	✓ Yes □ No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes  No
	√ 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 re	equirement:
7 11	☐Yes ☐ No
<b>5.</b> Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	Yes No
6. Land division will require a zoning change:	Yes √No
	✓ Yes No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	lankas et al.
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	L L
<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:	
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:	
<b>d.</b> Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
numbered for reference, in the land division area:	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	
division area:	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	
corner, in the land division area:	
g. Approximate location, dimension and name (if applicable) of all of the following, whether <b>EXISTING</b>	
or PROPOSED, in the land division area:	<u> </u>
(1) Buildings: (2) Streets, alleys, and public ways:	<del>                                     </del>
	<del>                                     </del>
(3) Driveways: (4) Rail lines:	님
(5) Private water wells or water supply systems:	<del>                                     </del>
(6) Private wasterwells of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del>                                     </del>
(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>                                     </del>
(9) Vegetative land cover type:	H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	H
(12) Surface water features:	П
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
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:	
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:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW					
		Missing Information			
k. Scale, north arrow, and date of creation:					
I. Any other information required by the Agency:					
<b>7b.</b> Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the map pages	4			
numbered in sequence if more than one (1) page is required, and total map page					
page:					
<b>7c.</b> Map prepared by a land surveyor licensed in Wisconsin:					
	I. All required application form information and required party's signature on the application form:				
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map	in a format compatible	п			
with the Agency's Geographic Information System (GIS), and application fee:					
8. Preliminary minor land division application is complete:		✓ Yes			
<ol><li>Preliminary minor land division application has been provided to other reviewing these parties have comments, said comments have been provided to the Agency</li></ol>					
If you answered <b>No</b> , the application must be provided to other reviewing parties					
of this form.	before completing any is				
AGENCY RECOMMENDATION					
10. Agency recommendation: Approve Approve Approve With Conditions	Deny				
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):					
1.33' half road right-of-way (ROW) dedicated along W. Caledonia Rd. in front of Lot 3 at the discretion of the Town of Porter.					
2. Show well and septic locations for existing structures on Lot 1.					
3. Existing structures shall meet setback regulations.					
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):				
AGENCY SIGNATURE: Colin M. Ryvus	DATE:2/6/2013				
TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency					
TOWN ACTION	erune Santa era				
13. Town action: Approve Approve With Conditions Der	ıy				
14. If you answered Approve With Conditions to 13., list conditions (Use additional	sheet (2a) if necessary):				
1.					
2.					
3.					
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	;				
TOWN SIGNATURE:	DATE:				
TITLE:					

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

#### ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

51 N. MAI**N ST.** 

JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND VEYELOPMENT CON	MMITTEE ACTION
<b>16.</b> Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if nece	ssary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

REVISED 12/2011

NOCK COUNTY
AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system
4. 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.
5. Note on Final Map: "No Building which produces wastewater allowed on Lot 3"
6. Proposed Lot 1 shall include existing access unless logical reason is given for preliminary layout indicating access by easement
7, Recommend, a Town of Porter Conservation Easement or Deed Restriction for steep slopes (<12%,) 75' shoreland buffer, floodplain, wetlands & woodlands on Lots 1 & 3
8. Documentation of payment of Managed Forest Land withdrawal tax if required by the DNR.
9. Final CSM to be submitted to and approved by the Planning and Development Agency on or before Mo./Day/Yr., 2014
10. 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 approva
12. Agency recommendation rationale and findings of fact:
Agency experience indicates access by easement is potentially problematic in the future. The proposed Lot 1 frontage along W. Caledonia Rd. does not have any point where safe access is feasible. Therefore, Lot 1 needs to incorporate the existing driveway. Tax Parcel 6-16-118.6 is enrolled in the Managed Forest Land Program. Proposed Lot 1 may or may not qualify for the program. Early removal of land requires a withdrawal tax. The Town of Porter Memorandum of Agreement with the Agency indicates consideration of Environmentally Sensitive Areas, Cultural Resources, Productive Agricultural Soils, Woodlands protection and preservation. The area can be delineated by using Soil Type RrE of the "Soil Survey of Rock County, Wisconsin" - USDA Soil Conservation Service. This boundary would encompass almost all of the elements of concern (i.e. groundwater protection area).
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:

Rock County - Produ	uction	02/21/13	COMMITTE	E APPROVAL REPORT		2013.		Page 1
Account Number	Name	Yearl Appropriatio	y Prcnt n Spent Exp	YTD penditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	⊤otal
1017200000-63103	LEGAL FORMS	1,250.0 P1301092-PO# 02/18 P1301163-PO# 02/18			0.00 DOCUMENT SY PLYMOUTH TRE		146.08 183.05	
				CLOSING BALANCE		920.87		329.13
		REAL	PROPERTY	PROG-TOTAL-PO			329.13	
I HAVE EXAMINED THE INCURRED BY REAL PE AND HAVE BEEN PREVI A. BILLS AND ENCU B. BILLS UNDER \$2	ROPERTY DESCI IOUSLY FUNDEI UMBRANCES OVI	RIPTION. CLAIMS COV D. THESE ITEMS ARE ER \$10,000 REFERRED	ERING THE ITE TO BE TREATE	EMS ARE PROPER ED AS FOLLOWS	29.13			
C. ENCUMBRANCES UPLANNING & DEVELOPM	MENT				EAD.			DEPT-HEAD
	FEB 2 8	2013		DATE				CHAIR

## Memorandum of Understanding (MOU) Between Rock County Health Department And Rock County Planning and Development Agency

### Background

Rock County has received a U.S. Housing and Urban Development (HUD) Office of Healthy Homes Lead Hazard Control grant funds to conduct a Lead Hazard Control program. The purposed of this program is to conduct lead hazard control projects on qualifying housing units.

To promote and support the Rock County Lead Hazard Control Program, the Rock County Health Department proposes the creation of a program in which trained Health Department employees will identify lead hazards for rental property owners and provide information on proper lead paint hazard remediation techniques. This identification of lead hazards by staff of the Rock County Health Department in rental properties will require the use of the XRF lead monitoring device.

### Parties to the Agreement

Rock County Health Department hereafter referred to as RCHD, and Rock County Planning and Development Department, hereafter referred to as Planning.

### Purpose of the Agreement

RCHD shall conduct educational visits to rental property on behalf of the property owner to determine the lead paint risks associated with their rental units. Identification of lead in the rental units will be determined by the use of an XRF lead monitoring device (XRF).

Planning has ownership of the XRF and is responsible for the secure storage, use, and maintenance of the device. RCHD will borrow the XRF for use with educational visits at rental properties. This agreement explains the responsibilities of Planning and RCHD in this shared use of the XRF.

#### **Process**

- 1. The storage location for the XRF is in the Planning Department.
- 2. RCHD staff will sign out the XRF from Planning according to established sign out policy (date, time, RCHD staff).

- 3. RCHD staff who are certified lead assessors and instructed on the use of the XRF, will sign out the equipment.
- 4. RCHD will verify that the equipment is in working order before the XRF is checked out
- 5. RCHD will be responsible for the proper use of the XRF.
- 6. RCHD staff will return the equipment and sign in equipment (date, time, RCHD staff).
- 7. Planning is responsible for proper secure storage and maintenance of the XRF.
- 8. RCHD staff will use the XRF for work related activities only.

This Memorandum of Understanding will become effective upon date signed by both Departments and will be reviewed annually.

Approved by:
Rock County Health Department
Director
Date:
Rock County Planning and Development Agency
Director
Director
Date:

#### **ROCK COUNTY, WISCONSIN**



Planning, Economic & Community Development Agency 51 South Main Street Janesville, WI 53545 Phone: 608-757-5587

Fax: 608-757-5586

Website: www.co.rock.wi.us

### **MEMORANDUM**

Date:

February 21, 2013

To:

Planning and Development Committee

From:

Paul Benjamin, Director, Rock County Planning and Development

Re:

Appeal of decision to deny subordination request

On January 19, 2013, a property owner who has a CDBG loan from the Rock County Planning, Economic & Community Development Agency (Agency) applied for a subordination of the Agency's loan to a new first mortgage loan on the property. This new loan would bring a lower interest rate and also lower monthly payments on the first mortgage loan. The application was denied. Following the denial, the property owner inquired of the agency the reasons why the application was denied. The Agency responded by stating: "Their new loan would be \$95,900, the existing Rock County loan is \$19,317. That sums to \$115,217. The home is valued at \$116,889. They don't have enough equity for us to agree to a subordination." The property owner responded in writing to request an appeal of the Agency's to the Rock County Planning and Development Committee. Please find attached a statement from the property owner describing the reasons why the application for subordination should be approved.

### REQUEST FOR REVIEW OF STAFF/COMMITTEE DECISION Attachment to Appendix K Loan No. 020343-D-1

- 1. During the time when many others were agreeing to ARM loans, I made the wise decision to purchase my home through a fixed rate mortgage.
- 2. My financial records show that my mortgage payments have always been received in a timely manner and that there has never been a delinquency in payment.
- 3. My credit rating is exemplary.
- 4. I refinanced in 2008 because of a decrease in interest rates. Your office approved my subordination/alteration request in order to complete that process.
- 5. I have continued to make improvements to my home.
- 6. Refinancing my home at this time would again be a wise decision due to the drop in interest rates.
- 7. My home's assessed value will forever be related to the state of the economy. The fact that the economy will always be in a constant state of change means that there will also be times that the assessed value of my property will increase.
- 8. The constant factor in this entire situation is **me** as this property's homeowner. Being that I have proven to be responsible and one that chooses to act upon opportunities through which I may more effectively satisfy the loans held against my home, is why I am asking you to amend the initial determination made for my subordination/alteration request.