

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, JANUARY 12, 2017 – 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. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday December 15, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. **Action Item:** Request for Release from Conservation Easement Lot 12, Turtlerock Estates, Turtle Township
  - B. **Action Item:** Request for Shoreland Conditional Use Permit Extension Glaciers Edge Council of the Boy Scouts of America CUP 2015 008
  - C. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:
    - 2016 047 (Center Township) JMG Trust
    - 2016 048 (Newark Township) Halley
    - 2016 049 (Lima Township) Hull Farms
  - D. Discussion Item: 911 Address Review
  - E. Information Item: 2016 Administrative Quarterly Review
- 6. Finance
  - A. Information Item: Committee Review of Payments
  - B. Action Item: Transfers

- 7. Community Development
  - A. Action Item: Loan ID: 79 (Lead Hazard Control Grant) = \$24,295
  - B. Action Item: Loan ID: 79 (0% Deferred CDBG Loan) = \$18,250
  - C. Action Item: Citizen Grievance Resolution: Subordination Request Loan ID 097338I1
- 8. Committee Reports
- 9. Directors Report
  - A. Draft Address Deed Restriction Valley
  - B. Address Neighborhood Review Prinner
- 10. Adjournment

# **Future Meetings/Work Sessions**

January 26, 2017 (8:00 am) February 9, 2017 (8:00 am) February 23, 2017 (8:00 am)



# ROCK COUNTY GOVERNMENT

Planning & Development Agency

# INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

**SUBJECT:** Request for release Conservation Easement

Lot 12, Turtlerock Estates, Turtle Township

**MEETING DATE:** January 12, 2017

#### **Summary:**

The Agency has received a request from the landowner of Lot 12 of the Turtlerock Estates Subdivision in Turtle Township to release the Conservation Easement on the Lot. This Plat was recorded in 2008 and a Conservation Easement was required for slopes greater than 16%, with the exception that areas of 16-20% slope could be used as a building site with an approved site plan. At the time, the areas exceeding 16% slope were determined based on the 2000 topographic data, the best available considering there was no field survey conducted. A small copy of the Plat is included in the packet for reference.

To consider this request, Staff reviewed the topography maps derived from the 2010 LIDAR data, which is more accurate than the previous data, and air photos. While there are some areas which slightly exceed 16% slope on the Lot, it is apparent that these areas are associated with old field terraces that have been in place since at least 1950 (based on the air photo). If these terraces are ignored and the slope is averaged across the Conservation Easement area shown on the Plat, the result is a slope of around 14%.

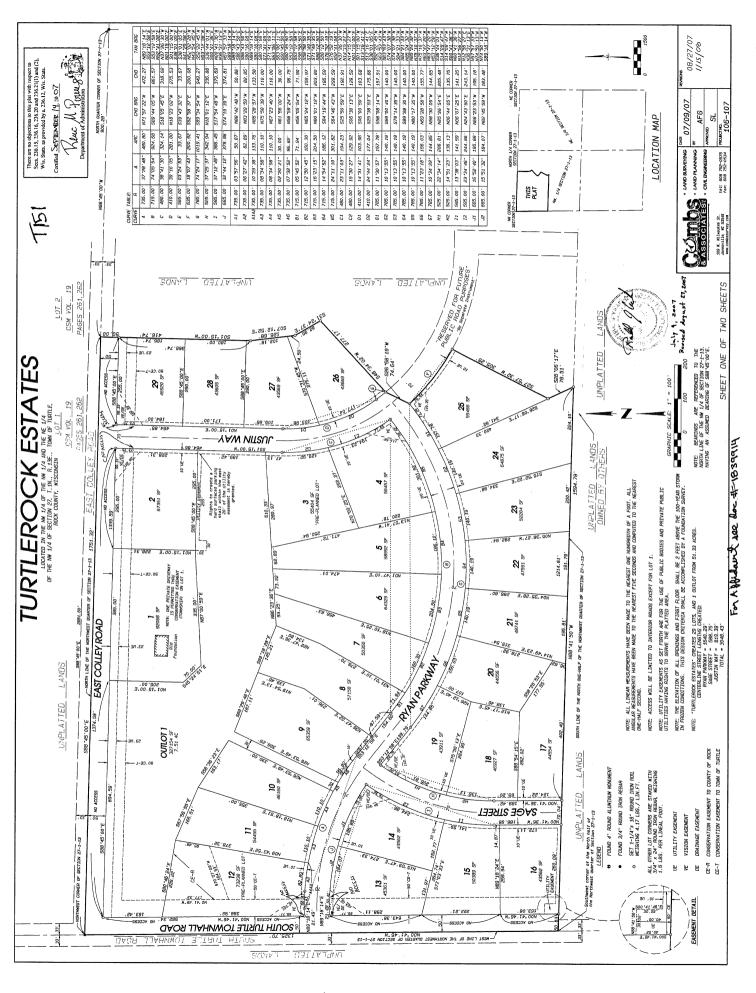
Staff also has been in contact with the Town of Turtle officials on this matter. Effectively, they indicated that since it was a County required Conservation Easement, they would not object to the release nor require separate action to approve the release.

## Recommendation(s) or Action(s):

Based on the best available data, Staff recommends that the Committee grant approval authority to Staff to sign the Partial Release of Conservation Easement Document as prepared by the landowner, or revised as necessary to facilitate recording the document.

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DOCUMENT NUMBER			
159	TLE ROCK EST E. WALTON P CAGO, IL 606	LACE, APT. 19A	
PARCEL IDENTIFICATION NO.:	001855112	2	
	·		RESERVED FOR RECORDING DATA
Conservation Easement on January 17, 2008, ir releases the following la Conservation Easement:	set forth in the Volume 32 of and from the te	e Plat of Turtlerock Es f Plats, Page 831, as D rms, conditions, restri	of the land associated with the states, which Plat was recorded occument No. 1818276, hereby ctions and/or obligations of said
Lot 12, Turtlerock to the recorded pl	t Estates, Tow at thereof.	n of Turtle, Rock Cour	nty, Wisconsin, according
This Release shall be lim the property set forth ab within Turtlerock Estate	ove, and shall	nly effect the land con remain in full force and	tained within the boundaries of deffect as to any other property
Dated this day of		, 2016	•
		ROCK COUNTY	
		By:	
		Title:	
STATE OF WISCONSIN	) )ss unty)		
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named executed the foregoing i	nstrument and	I acknowledged the sa	me.
Notary Public My Commission Expires:	A A A A A A A A A A A A A A A A A A A	Minuse.	

Drafted By:



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ACK HOZHAN, HOUSTDENT

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NOTARY PUBLIC, ROCK COUNTY, WISCONSIN X Sala D. PONDLE

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DATE: 9-19-20-7

Rue M. Court Pink There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified SEPTEMBER 14, 2007

TOWN BOARD RESOLUTION

PESQLVED, THAT THE PLAT OF "TURTLEFOCK ESTATES" IN THE TOWN OF TURTLE, IS HEREBY APPROVED BY THE TOWN BOARD.

TOWN CHAIRMAN Daniel # Dedong

I HEREBY CENTLEY THAT THE FOREGOING IS A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF TURILE.

DATED THIS 12th DAY OF SUPPLEMENT.

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CITY COUNCIL RESOLUTION

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GOCK COUNTY PLANNING AND DEVELOPMENT AGENCY

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\* Scott Heming

RECORDING DATA

8:38 O'CLOCK A. M., AND RECORDED IN VOLUME 33. PAGES 831 RECEIVED FOR RECORD THIS 17th DAY OF GONLARY AND 833 OF PLATS. DOCUMENT NO. 1818276

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# ROCK COUNTY GOVERNMENT

Planning & Development Agency

# INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Request for Permit Extension – Shoreland CUP 2015 008

Glacier's Edge Council of the Boy Scouts of America

MEETING DATE: January 12, 2017

## **Summary:**

The Planning and Development Committee approved a Shoreland Conditional Use Permit on November 12, 2015 for the Boys Scouts of America to construct an impoundment and pond in a ravine within the Shoreland Zoning District of the Rock River. A copy of the Staff Memo from that approval (dated November 9, 2015) is enclosed for a summary of the project. The approved permit duration was one year, which is the standard for all permits unless approved otherwise.

The project commenced around May or June 2016 after all other permits were obtained. Work is not yet finished on the project and the intention is to have it substantial completed by the end of April 2017. Therefore, prior to the expiration of the permit in November, the Boy Scouts requested a six month permit extension to maintain permit coverage through the duration of the project.

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

In consideration of the fact that the project did not start until approximately six months into the permit term and the work has been done in compliance with the permit to date, Staff recommends approving a permit extension for Shoreland CUP 2015 008 until April 28<sup>th</sup>, 2017 subject to the original conditions of approval. Staff also recommends that a prorated permit fee of \$300 (\$50 per month) be approved for this extension.



# **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

# **INTEROFFICE MEMORANDUM**

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2015 006 – Glacier's Edge Council of the Boy

Scouts of America

**DATE:** November 9, 2015

Original Staff recommendation

# **Summary:**

The Glacier's Edge Council of the Boy Scouts of America operates a camping and outdoor skills facility on 172 acres north of USH 14 along the Rock River (more commonly known as 5801 N. River Rd.). The Rock County P&D Staff has received a request from the Glacier's Edge Council for a Shoreland Conditional Use Permit (CUP) for activities associated with the construction of an impoundment on a ravine that drains into the Rock River.

The future water body will be used to teach kayaking, canoe and swimming skills along with environmental education classes for the Cub Scouts. Although the Rock River is just down the hill, Boy Scouts of America policy dictates no water based recreational activities are allowed for members of Cub Scout age if there is current in the water body. The impoundment is approximately 4 acres in size, clay lined and has an outflow device designed to keep the water level at 817'. There will also be a safety shelf of shallow water around the impoundment.

The project will involve tree removal, grading, placing fill (clay liner & earthen dam) and concrete outflow structure. As noted by the Applicant the DNR will be issuing Chapter 216, 30 and 31 Permits after their review. Additionally, the parcel is zoned Highland Conservation District Two (C-2) by the Town of Janesville. Within the C-2 District recreation camps and public or private campgrounds are a Conditional Use.

Per Section 4.213(3)(B) The Planning & Development Committee shall state in writing the grounds for granting or denying a conditional use permit.

Per Section 4.213(3)(C)Standards Applicable to All Conditional Uses. In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.

- 2. The prevention and control of water pollution including sedimentation. During construction erosion control measures shall be established to minimize runoff. The land surrounding the impoundment above the dam will remain in its natural state.
- 3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. The project appears to be designed so as not to exacerbate flooding conditions in the Rock River.
- 4. The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. The outflow structure has a plunge pool to slow the kinetic energy of the water leaving the impoundment if the level is above 817' in elevation.
- 5. The location of the site with respect to existing or future access roads. Not Applicable. There is no projection for any additional burden upon the local road network due to a rise in traffic.
- 6. The need of the proposed use for a shoreland location. The impoundment is located in a drainage just before entering the Rock River. This provides a logical spot to place a manmade structure at the bottom of the watershed.
- 7. Its compatibility with uses on adjacent land. The proposed water feature should have no effect on adjacent land uses. There are agricultural and rural residential land uses next door. The noise and traffic generation will remain the same as previously experienced by neighbors.
- 8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. Not Applicable. There will be no liquid or solid wastes generated by the project.
- 9. Location factors under which:
  - a. Domestic uses shall be generally preferred;
  - b. Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source;
  - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. Additional standards such as parking, noise, etc...maybe refer to applicable parts of the ordinance.

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

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2015 006 with the following conditions:

- 1. The dam outflow calculations in a 100-year storm event will show no additional gains in floodplain impact. Engineering calculations shall indicate the drainage functions the same as it did in an undeveloped state.
- 2. An emergency plan shall devised and submitted for approval concerning management of the dam in greater than 100-year storm event.
- 3. Erosion Control Permit is applied for and received from the Rock County Land Conservation Department.
- 4. Chapter 216, 30 & 31 Permits are received from the Wisconsin Department of Natural Resources.

- 5. Construction shall be coordinated with the Town of Janesville concerning impact on N. River Rd. Moving materials and equipment during periods of a frozen road base is preferable but, leaving an exposed soils on the construction site during winter is problematic. Therefore, adequate erosion methods will need to be submitted and approved if any earth movement is contemplated prior to spring.
- 6. This permit expires one year from the date of Committee approval.



# **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

# INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

MEETING DATE: January 12, 2017

# **Land Division Summary:**

The following owners are seeking Land Division Preliminary Approval from the P&D Committee:

2016 047 (Center Township) – JMG Trust

2016 048 (Newark Township) - Halley

2016 049 (Lima Township) – Hull Farms

# Land Division Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions with conditions as presented.

ROCK COUNTY PLANNING, ECONOMIC & CONTROL TO SELECT PROPERTY STATEMENT 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



15	AGENCY USE ONLY
	Application Number: LDZ016 047
12 12 12 13	Received By – Date (MM/DD/YYYY): 10/31/16

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

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APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR , CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	Ø		
a. Location of the land division area by section, township, and range:	Ø	$\vdash_{\Box}$	
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:	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:	Ø		
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>			
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:	$\perp \square$	Ø	NONE
(2) Streets, alleys, and public ways:		$\sqcup$	
(3) Driveways:	$\perp \square$		NONE
(4) Rail lines:	┸╩		NONE
(5) Private water wells or water supply systems:	┼┸	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		Ø	NONE
(7) Any other public utilities:		Ø	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE
(9) Vegetative land cover type:		<u> </u>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	14	V	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>	14	
(12) Surface water features:	┼┼┽╌	V	NONE
(13) Drainageways: (14) Detention or retention areas:	┼┼┼	V	NONE
(15) Cemeteries:	┼┼┼	-	NONE
(16) Bridges/culverts:	╁┼	H	NONE
(17) Rock outcroppings:	╁╫╴	岃	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:		Ø	NONE
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:		Ø	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø		
I. Any other information required by the Agency:		Ø	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?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
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?	Ø		

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

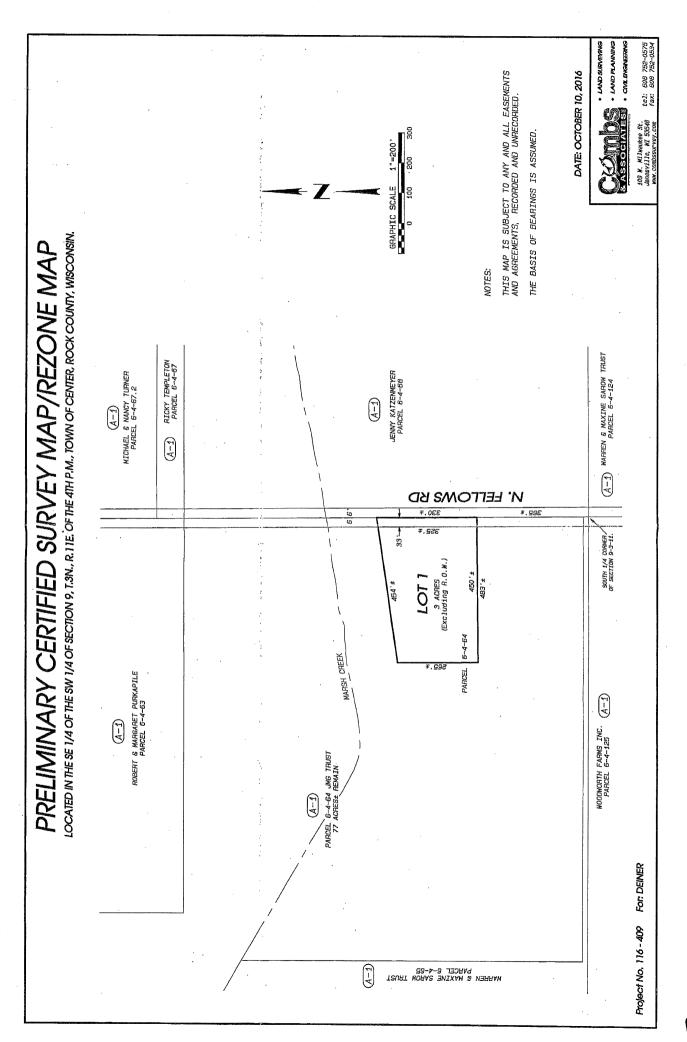
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

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

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



       Application Number:	LD2016 047 JMG Trust
0 0	

Review

# 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 the second of the second o	✓ Yes □ No				
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes				
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					
	Yes No				
<b>5.</b> Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:					
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	'a. – <b>7e</b> . After				
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing				
information has been supplied by the applicant.					
	Missing				
	Information				
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П				
land division area and containing all of the following information:					
a. Location of the land division area by section, township, and range:	<u> </u>				
<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:					
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	<u> </u>				
corner, in the land division area:					
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	П				
or PROPOSED, 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:	느닐				
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	<b>- 4</b> -				
(9) Vegetative land cover type:	H				
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):					
(11) Productive agricultural soils, cultural resources, and woodlands:	<b></b>				
(12) Surface water features:	<b></b>				
(13) Drainageways:	H				
(14) Detention or retention areas:	H				
(15) Cemeteries:					
(16) Bridges/culverts:	T T				
(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:					
<ol> <li>Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ol>					

AGENCY REVIEW				
	Missing			
k. Scale, north arrow, and date of creation:	Information			
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 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 compatible 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 co	mment, and if			
these parties have comments, said comments have been provided to the Agency:  Yes No				
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any fu of this form.	irther sections			
AGENCY RECOMMENDATION				
10. Agency recommendation:				
Utility easement(s) shall be placed on lots as requested by utility companies.				
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptance."	otable means			
3. of wastewater disposal is approved by the necessary governmental agencies."				
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):				
1/m /2 /				
AGENCY SIGNATURE: 11/23/16				
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 necessary):				
1.				
2. Approved by Town, no conditions, 12)19/1	6			
3.				
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):				
town signature: - Per email and phone discussion DATE: 12/19/16	)			
Let Clark				
TITLE: WITH TOWN CIEFE	M41-00			

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:	Approve	Approve With Condition	ns	Deny
17.	If you answered App	rove With Condition	ns to 16., list conditions (Use a	dditional s	sheet (2a) if necessary):
	1.				
	2.				
	3.				
18.	18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):				
COI	MMITTEE SIGNATURE:				DATE:
TIT	LE:	Chair – Rock County	Planning & Development Com	mittee	

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Dedicate 33-foot half road right of way along N Fellows Rd at the discretion of the Town of Center.
4. The parent parcel is currently Zoned A1 by the Town of Center. Based on the proposed size of Lot 1, a rezone is required.
5. The proposed boundaries of Lot 1 shall exclude any area mapped within the Regional Floodplain.
6. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates a new 3 acre lot from an existing 80.5 acre parcel in Center Township.  The parent parcel is currently zoned Agricultural District (A1) by the Town of Center and the future land use for the parcel is Agriculture, Woodlands and Scattered Residential. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for Lot 1 (3 acres) would require a rezone. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District.  A small area in the northern portion of the proposed new lot is within the Regional Floodplain. This is an approximate or "unstudied" (Zone A) floodplain, meaning no cross sections are available to determine the actual floodplain height. Development within a Zone A requires detailed studies to be completed by the owner. Furthermore, even if new development is located outside of this area, flood insurance may be required simply because it is on the property. There are many benefits to relocating lot boundaries outside of the Regional Floodplain, which is what the Agency is recommending above.
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:
·

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ROCK COUNTY PLANNING, ECONOMIC & CONTROL STORMS
DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 59545

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



51 34 44	AGENCY USE ONLY	11
軽軽軽	Application Number: <u>LD2016</u> 648	转转转转
84	Received By – Date (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 BARBARA J. & KATHERINE A. HALLEY Telephone: Address: **8578 MACK RD** City: SAUK CITY State: WI Zip: 53583 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 JANESVILLE State: WI Zip: 53548 b. Developer name: Telephone: Address: City: State: Zip: 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. ☐ 6b. 🗸 7a. LAND DIVISION INFORMATION 9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other: Town of NEWARK SE 1/4 of SE 1/4 10. Land division area location: Section 15 Tax parcel number(s) - 6-14-118 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 14. Land division area 15. Current zoning of land division (Square feet or acres): 88 (Square feet or acres): 11 area: A-1 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: by land division: 2 A-1 created by land division: A-3 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 V No 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 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.

REVISED 12/2011

LANDOWNER/PRIMARY CONTACT SIGNATURE:

Page 1 of 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?	<u> </u>		
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 ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning	<del> </del>	<del> </del>	
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to	Ø		•
the land division area:	1	🖰	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area:		ш	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family		_	
residential, in the land division area:	Ø		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	Ø		
corner or quarter corner, in the land division area:		Ш	
g. Approximate location, dimension (if applicable), and name (if applicable) of all	Ιп		
of the following, whether EXISTING or PROPOSED, in the land division area:	<u> </u>		
(1) Buildings:	<u> </u>	図	NONE
(2) Streets, alleys, and public ways: (3) Driveways:		ᄖ	
(4) Rail lines:	H	4	NONE
(5) Private water wells or water supply systems:	┼┼┼	<b>V</b>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	<del>                                     </del>		
systems:		Ø	NONE
(7) Any other public utilities:	П	V	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	NONE PROPOSED
(9) Vegetative land cover type:	Ø		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	Щ.	<u> </u>	NONE
(12) Surface water features: (13) Drainageways:	-	4	NONE
(14) Detention or retention areas:	-	V V	NONE
(15) Cemeteries:			NONE NONE
(16) Bridges/culverts:	H	N	NONE
(17) Rock outcroppings:		THE TOTAL	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all		<u> </u>	
dedicated public parks or outdoor recreation lands, or any other public or		Ø	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		Ø	110112
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>		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø	П	,,,,,,,
Any other information required by the Agency:		-	NOTHING BEOLIFOTED
Has the map been prepared at a scale not to exceed two hundred (200) feet to the	ᆜ	V	NOTHING REQUESTED
inch, with the map pages numbered in sequence if more than one (1) page is	Ø	П	
required, and total map pages identified on each page?	U.		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		***************************************
4. Have you provided all required application form information and has the required			***************************************
party signed this application form?	Ø		
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	Ø		
System usiN and the application too?			

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

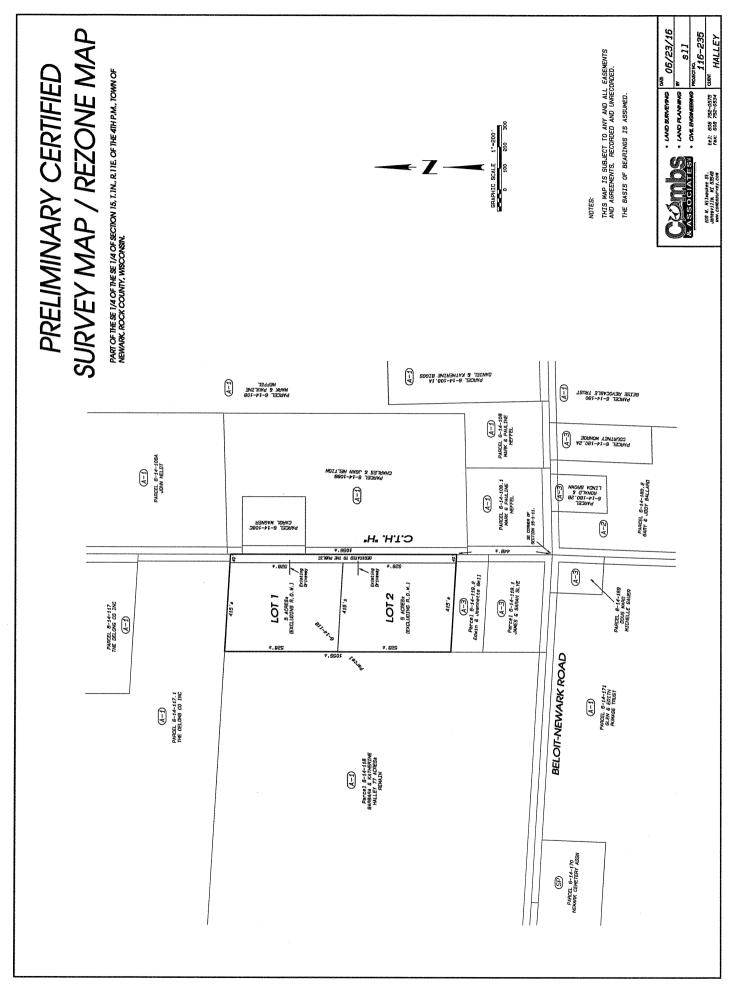
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2



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WEB: WWW.CO.ROCK.WI.US



 	LD2016 048 Halley
	!

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

Review

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
	☐ Yes ✓ No
If you answered <b>Yes</b> , proceed to <b>4</b> . If you answered <b>No</b> , proceed to <b>5</b> .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equiroment
The Land and Short Meets fown base farm made and any other applicable farmland freservation zoning district fr	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ 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	
information has been supplied by the applicant.	
	Missing
	Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
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	
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	
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:	П
(2) Streets, alleys, and public ways:	<del> </del>
(3) Driveways:	H
(4) Rail lines:	
(5) Private water wells or water supply systems:	H
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	Ħ
(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	H H
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	H
(13) Drainageways:	H
(14) Detention or retention areas:	<b>F</b>
(15) Cemeteries:	H
(16) Bridges/culverts:	H
(17) Rock outcroppings:	i i
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:	П

AGENCY REVIEW	
	Missing
k. Scale, north arrow, and date of creation:	Information
I. Any other information required by the Agency:	H
<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:	
<b>7c.</b> Map prepared by a land surveyor licensed in Wisconsin:	
<b>7d.</b> 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 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 co	mment, and if
these parties have comments, said comments have been provided to the Agency:	
If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any fu	urther sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve V Approve With Conditions Deny	
<b>11.</b> If you answered <b>Approve With Conditions</b> to <b>10.</b> , list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 & 2 until acce	ptable means
<ol> <li>of wastewater disposal is approved by the necessary governmental agencies."</li> </ol>	
12. Agency recommendation rational and findings of fact (Use additional sheet (2a) if necessary):	
/ == 0	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
<b>14.</b> If you answered <b>Approve With Conditions</b> to <b>13.</b> , list conditions (Use additional sheet (2a) if necessary):	
1.	
2. See documentation from Town in file	
3.	
<b>15.</b> Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
,	
TOWN SIGNATURE: DATE:	<b></b>
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 CO	DMMITTEE ACTION
16. Committee action: Approve Approve With Conditions	☐ Deny
17. If you answered Approve With Conditions to 16., list conditions (Use addition	al sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if ne	ecessary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Dedicate 40-foot half road right of way along N County Hwy H to the County of Rock.
4. Driveway access points shall meet Town of Newark and County of Rock standards, where applicable,
5. and the approved locations shall be shown on the final CSM.
6. The parent parcel is currently Zoned A1 by the Town of Newark. Based on the proposed size of Lots 1&2, a rezone is required for the new lots.
7. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division creates two new 5 acre lots from an existing 88 acre parcel in Newark Township. The parent parcel is currently zoned Agricultural District (A1) by the Town of Newark and the future land use for the parcel is Agriculture, Woodlands and Scattered Residential based on the Comp. Plan. The A1 District is not certified by DATCP for the Farmland Preservation Program. The proposed new lots would require the approval of a rezone from A1 to A3 by the Town. The remaining parent parcel meets the minimum lot size of the A1 district.  The Town of Newark's Zoning Ordinance requires that all driveways shall be a minimum of 470 feet apart.
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.  19. Committee action rationale and findings of fact:
18. Committee action rationale and findings of fact:

Page 2a of 2

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US. CO. PLANNING, ECONOMIC AND WEB: WWW.CO.ROCK.WI.US. COMMUNITY DEVELOPMENT AGENCY.



AGENCY USE ONLY

Application Number: D2016 049

Reserved By - Date 11-10-16

# PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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(if land division is land division is fea	MICHIEL TOTAL	Territorial	Plat Approva	l Jurisdic	tion (E	TJ) are	ea) of	ficials an	d these p	arties l	have det	ermined
		Town's C	omnrohomaiu	- Di	-			-			✓ Yes	☐ No
Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No												
Jou disweiled I	es, proceed t	04. IT YO	u answered N	<ol><li>proce</li></ol>	ed to 5	_	- 25					
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	her appli	icable F	armla	nd Fr	eservati	on zoning	distric	_	-
5. Land division will	require a zon	ing chang	e:								✓ Ye	tunui
1702 ( \$ 1.00 C)	Viget in		APPLICAN	VT INF	ORMA	TIO	W.					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIV								
a. Name:	HULL FAR	MS INC					۰,		Teleph	one:		
Address:	6312 E BC	WERS L	AKE RD		City:	MIL	TON		State:	WI	Zip:	53563
b. Name:					***************************************				Teleph		1 - 1 -	122300
Address:					City:	Π	7.		State:	T	Zip:	T
7. AGENT (SURVEYO							•		I			1
a. Surveyor name:			OCIATES, IN	4C			,		Teleph	one:		
Address:	109 W MIL	WAUKE	E ST		City:	JAN	(ESV	/ILLE	State:	WI	Zip:	53548
b. Developer name:				·					Teleph	one:		
Address:		****	***************************************	-	City:		;		State:		Zip:	T
8. Identify the indivi	dual from 6.	or <b>7.</b> that	will serve as t	he prima	ary con	tact:		6a. [	] 6b. [	7a.	☐ 7b.	
- (X)			AND DIVIS	0///	FORN	IATI	ON:					ů.
). Reason for land div	vision: [✓] Sa	1		Far	m cons	olida			~	Oth	er:	
LO. Land division are	a location:	Town of Section						1/4 of	NE 1	<u> </u>	109	
L1. Land division are  ☐ Yes ☑ No	a is located w	ithin the I	Extra-Territori City(s)/Villa	ial Plat A	pprova	l Juris	dicti	in (ETJ) A	Area of a	City(s)/	Village:	
L2. Land division are:			(check all tha		:					***************************************		
3 landoumer's see		I/Town ro		ounty hi	ghway	[		te high			. highwa	
<ol> <li>Landowner's con (Square feet or a</li> </ol>				feet or		3.2			irrent zon ea: A-1	ing of I	and divis	sion
L6. Number of new/a by land division:	additional lot	s created	17. Future z	oning of	f new/a division	dditic		ot(s) 18	Future A-1	zoning	of paren	ıt lot:
.9. Covenants or res	trictions will l	be placed	on the land di	ivision a	rea:	□ Ye	es 🗸	No			***************************************	
If Yes, identify co				25			· ·	71		***************************************		
20. A residential build If Yes, the building	ng utilizes a:	Priv	ate onsite wa	stewate	r treati		syste				sewer s	ystem
<ol><li>Public improvem be submitted by</li></ol>	ent construct (mm/dd/yyy)	ion propo /):	sal/plan will		ublic in mm/dd			t constr	uction wi	l begin	on	
2 2 2	i i	APPLI	CANT STAT					URE				
, as the undersigned, ar contact for said landown APPLICATION FORM INF locuments, and that all o me. These statemen	ner. I do herel FORMATION, re Information is	applying for by verify the eviewed and correct, ac	or a minor land at I have reviev d completed th ccurate, and tru	I division wed the R nis applica ue to the	in uninc IOCK CO ation for best of r	orpora UNTY m, an	ated R PRELIA d sul	lock Cour MINARY I mitted all ge and be	MINOR LA	ND DIVI on as re	SION — quired pe	er said
ANDOWNER/PRIMARY	Y CONTACT SIG	SNATURE:	Rel	el y	1 Cu		1		DATE: _	9-1	1-16	
***************************************												

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST	1. 13a	1	¥ · 7 ·
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	1		Comment
CENTIFIED SURVEY MAP", identifying the land division area and containing all at the			
- Siloving intormation!	-	-	
a. Location of the land division area by section, township, and range:	Ø	П	
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residential, in the land division area:	N		
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corner or quarter corner, in the land division area:	Ø		
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(2) Streets, alleys, and public ways:		片片	
(3) Driveways:		井	
(4) Rail lines:		片	NOVE
(5) Private water wells or water supply systems:	爿	H	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:		✓	NONE
(7) Any other public utilities:	Ø	П	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V	Ħ	
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		Ø	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:		V	NONE
(12) Surface water features:		Ø	NONE
(14) Detention or retention areas:		<u> </u>	NONE
(15) Cemeteries:			NONE
(16) Bridges/culverts:	Щ.	<u> </u>	NONE
(17) Rock outcroppings:	<u> </u>	Y	NONE
	Ш		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:	Ш	Ø	
i. Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and	П	N	NONE
treatment and disposal of sewage, in the land division area:		M	
j. Preliminary concept for collecting and discharging stormwater, in the land			
division area:		Ø	NONE
k. Scale, north arrow, and date of creation:	Ø	П	
I. Any other information required by the Agency:	Ħ	一一	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	Ø		
required, and total map pages identified on each page?	_		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	Ø		
4. Have you provided all required application form information and has the required			
party signed this application form?	Ø		
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	Ø		
System (GIS), and the application fee?			Linguis

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

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

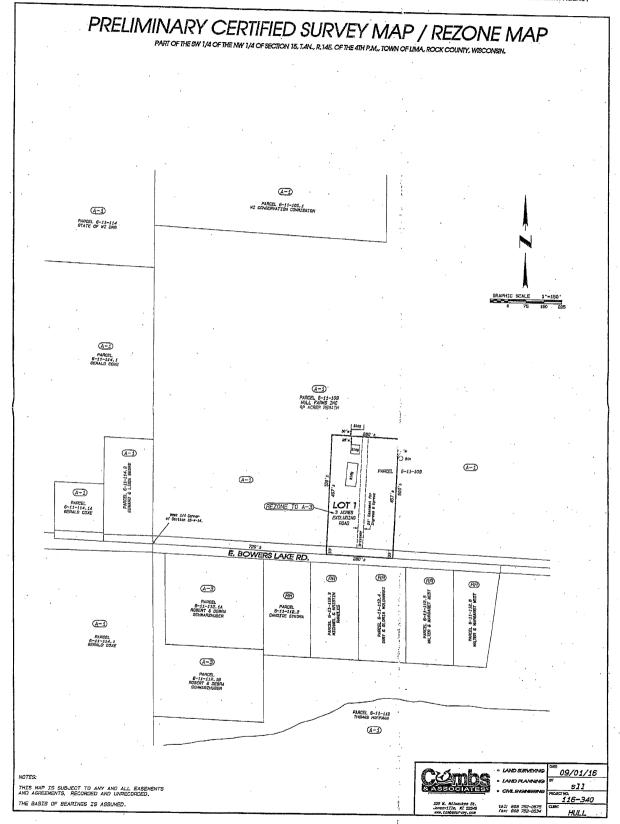
JANESVILLE, WI 53545

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Page 2 of 2

NOV 1 0 2016

ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY



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



H H U	LD2016 049 Hull Farms
Application Number:	
1) }!	•

# 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
	📝 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: 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	a 7e. After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until	
Information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	AND 7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
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	<u></u>
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),	П
numbered for reference, in the land division area:	<u></u>
<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	<u> </u>
corner, in the land division area:	L_J
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	<u> </u>
(1) Bulldings:	<u> </u>
(2) Streets, alleys, and public ways:	<del> </del>
(3) Driveways: (4) Rail lines:	<del></del>
(4) Rail lines: (5) Private water wells or water supply systems:	<del>                                     </del>
(6) Private water wens or water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H
(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Syrface water features:	<u> </u>
(13) Drainageways:	H
(14) Detention or retention areas:	H
(15) Cemeterles:	
(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:	
<ol> <li>Preliminary concept for collecting and discharging stormwater in the land division area;</li> </ol>	

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	AGENCY REVIEW										
		Missing Information									
	k. Scale, north arrow, and date of creation:	simormation»									
	Any other information required by the Agency:	H									
	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	П									
	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:										
7e.	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:	الحا									
	Preliminary minor land division application is complete:	✓ Yes									
	Preliminary minor land division application has been provided to other reviewing parties for review and co										
	these parties have comments, said comments have been provided to the Agency: Yes No										
	If you answered <b>No</b> , the application must be provided to other reviewing parties before completing any form.	urtner sections									
	AGENCY RECOMMENDATION										
10											
	Agency recommendation: Approve Approve With Conditions Deny										
77.	If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) If necessary):										
	1. Utility easement(s) shall be placed on lots as requested by utility companies (where applica	ble).									
	2. Dedicated a 33 foot half road right of way at the discretion of the Town of Lima.										
	3. Final CSM shall be submitted to and approved by the Agency within one year after prelimi	nary approval.									
12.	Agency recommendation rationals and findings of fact (Use additional sheet (2a) if necessary):										
	112-1										
AGI	ENCY SIGNATURE: DATE: 12/10/16										
		,									
TIT											
	Economic & Community Development Agency										
-	TOWN ACTION	a in the second second second									
	Town action: Approve Approve With Conditions Deny										
14.	If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):										
	1. The final CSM shall include a note that the the 3.2 parcel (Lot 1) cannot be divided.	······································									
	2. A new driveway will be installed on the A1 lot. It must meet the requirements of a driveway.	The driveway									
	3. will be created on Lima Center Rd 150 feet from the north Lima Church lot line and with a minimum	of 40 ft culvert.									
15.	Town action rationale and findings of fact (Use additional sheet (2a) If necessary):										
ΤO	WN SIGNATURE: DATE:										
TITI	(separate document sent from Town in file)										

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 PLAN	NING AND DEVELOPI	MENT COMMITTEE ACTION	
16. Committee	action: Approve	Approve With Condi	litions Deny	
17. If you answe	ered <mark>Approve With Conditio</mark>	ns to 16., list conditions (Us	se additional sheet (2a) if necessary):	
1.				
2.				
3,				
18. Committee	action rationale and findings	of fact (Use additional shee	et (2a) If necessary):	
COMMITTEE SIG	NATURE:		DATE:	
TITLE:	<u> Chair – Rock Count</u>	y Planning & Development C	Committee	

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AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. The Rock County Treasurer shall certify that property taxes have been paid prior to approval by Agency.
4. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
5.
6.
7,
8.
9,
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates a portion of a building site and land from the parent parcel in Lima Township. The a number of buildings will be on new Lot 1 (consisting of approximately 3.2 acres included the road right-of-way) and the remaining parent parcel (consisting of approximately 92.3 acres) will include structures and farm land.  The parent lot is currently zoned Agricultural District One (A1) by the Town of Lima. Due to the lot size of the new Lot, a rezone to Agricultural-Residential District Three (A-3) has previously been requested and approved by Town (as of October 27, 2016).
A soil evaluation for a replacement septic system has been received for Lot 1 and filed by the Health Department, therefore, no conditions of approval are recommended in that regard.
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 Planning Administrative Quarterly Report

		Q1			Q2			Q3			Q4		Yea	Year End Totals		
	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	# Apps	Denial	Appr	
2010																
ВОА	2	1	1	0	0	0	2	2	0	1	0	1	5	3	2	
LD	11	0	8	15	0	10	21	0	16	20	-0	24	67	0	58	
BP	4	0	4	21	0	21.	- 6	0	- 6	9	0	9	40	0	4!0	
SLP	7	0	- 7	13	0	13	10	0	10	10	0	10	40	0	40	
2011		i i i i i i i i i i i i i i i i i i i														
ВОА	0	0	0	2	0	2	1	1	0	1	0	1	4	1	3	
LD	9	0	12	17	0	9	17	0	14	18	0	14	- 61	0	53	
SLP	6	0	රි : ග	11	0	11	10	0	10	5	0	- 5	25	(i)	25	
2012	3	U	- 5	11	0	11	9	0	9	8	0	- 8	31	0	31	
BOA	0	0		2	•	1	0	6	0	4						
LD	11	0	0 14	19	0	2 14	0 6	0	0 12	1 14	1 0	0 8	3 50	1 0	2	
BP	7.7	0 - 1		ТЭ	0.5	14	0	0	4	14 2	0	2 2	17	0	48	
SLP	5	0	5	13	0	13	12	0	12	6	0	- 6	36	0	17 36	
2013				13	v	13	12	U	12	U	U	U	20	U	- 30	
BOA	1	0	1	2	0	2	2	0	1	4	2	2	9	2	6	
LD	13	0	11	10	0	9	18	0	17	10	. 0	11	51	0	48	
BIP	4)	0.	4	9)	(0)	9.1	10	0	10	5	0	15.	28	0	28	
SLP	0	0	0	2	0	2	10	0	10	9	0	9	21	0	21	
2014																
воа	2	1	1	3	1	2	2	0	2	0	0	0	7	2	5	
LD	14	0	9	18	0	11	19	0	9	0	0	0	51	0	29	
BP	(0)	0	0	(6)	(i)	6	(6):	0	6	0	0)	(0)	12	(0)	1,2	
SLP	2	0	2	17	0	17	16	0	16	10	0	10	45	0	45	
2015																
воа	2	0	2	5	1	4	3	2	1	1	0	1	11	3	8	
LD	25	0	4	15	0	22	22	O	8	19	Ō	-6	81	0	40	
E BP	14	- (0)	1/4	1.9)	(6)	1,9	12	0	12	1/4	0	14	59	0	59%	
SLP	2	0	2	24	0	24	11	0	11	10	0	10	47	0	47	
2016																
BOA	1	0	1	6	1	5	4	1	3	4	0	4	15	2	13	
LD	14	0	14	18	.0	18	11	0	11	14	0	14	57	0	<i>57</i>	
BP-4	8	(0)	- 8	21	S 105.	21	10	0.0	100	10	(0)	10	4(9)	0	40	
SLP	- 8	0	8	15	0	15	18	0	18	13	0	13	54	0	54	

01/03/2017

# **Rock County**

# **COMMITTEE REVIEW REPORT**

FOR THE MONTH OF DECEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
10-1720-0000-63100	OFC SUPP & EXP				
		P1600812	12/05/2016	JP MORGAN CHASE BANK NA	8.93
			REAL PROF	ERTY DESCRIPTION PROG TOTAL	8.93
I have reviewed the	preceding paymer		al \$8	.93	
		Commit	tee	·	

# **Rock County**

# COMMITTEE REVIEW REPORT

FOR THE	MONTH OF	DECEMBER	2016
FUR ITE		DECEMBER	2010

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
13-1730-0000-62420	MACH & EQUIP R	Л			
		P1603334	11/14/2016	TOPCON SOLUTIONS STORE	70.00
13-1730-0000-63100	OFC SUPP & EXP				
		P1600688	11/12/2016	STAPLES BUSINESS ADVANTAGE	145.62
13-1730-0000-64702	SEC CORNER MO	NUM			
		P1602356	10/07/2016	HARRIS ACE HARDWARE LLP	12.99
				SURVEYOR PROG TOTAL	228.61
I have reviewed the	e preceding payme	nts in the tota	al \$2	28.61	
Date:		De	pt		
		Committ	ee		

# **Rock County**

# COMMITTEE REVIEW REPORT

FOR THE MONTH OF DECEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP				
01 0100 0000 00100	5. 5 5511 G 2X	P1600688	12/01/2016	STAPLES BUSINESS ADVANTAGE	16.40
				PLANNING PROG TOTAL	16.40
64-6451-0000-64904	SUNDRY EXPENSE				
		P1600224	11/17/2016	LANGE ENTERPRISES INC	5,163.44
				ADDRESS SIGNS PROG TOTAL	5,163.44
64-6460-0000-62119	OTHER SERVICES				
		P1600130	12/15/2016	WISCONSIN PARTNERSHIP FOR HOUS	802.42
64-6460-0000-63110	ADMIN.EXPENSE	P1603375	11/30/2016	NEIGHBORWORKS BLACKHAWK	300.00
		P1003375	11/30/2016	NEIGHBORWORKS BLACKHAWK	300.00
		HOUS	ING GRANT C	LEARING ACCOUNT PROG TOTAL	1,102.42
64-6900-0000-63107	PUBL & LEGAL				
		P1600225	11/30/2016	JANESVILLE GAZETTE INC	113.58
			BOAF	RD OF ADJUSTMENT PROG TOTAL	113.58

**Rock County** 

# **COMMITTEE REVIEW REPORT**

01/03/2017

FOR THE MONTH OF DECEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
I have reviewed the	preceding payments	s in the tota	ıl \$6	,395.84	
Data		Da	4		
Date:		De	-pι		
		Committ	ee		

# **ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN**

Date:	January, 2017					Project ID: 79 (LHC Grant)				
Project	Project Recommended By:					WPHD				
Project Funding Source						Lead Hazard Grant				
				HOUSEHOLD	INFORM	ATION				
Househ	sehold Size 4			Household		\$47,228 Project			City of	
-				Income			location	1	Edgerton	
	FAIR MAI	RKET VAL	UE INFO	RMATION		ASSESS	ED VALU	E INFORM	MATION	
LAND			\$24,300	O	LAND			\$24,400	)	
BUILDII	NGS		\$77,600	)	BUILD	BUILDINGS			)	
TOTAL			\$101,90	00	TOTAL	•		\$102,40	00	
	\$1000 to 1000			MORTGAG	GE AND L	IENS				
1.	(Bank)		\$84,952	2	2.					
3.						DSED ROCK TY LOAN	(	\$24,295	5 (including HH)	
TOTAL	MORTGA	GES	\$103,20	D2 (including		TO VALUE	(WITH	NA		
AND LII	ENS (with	new	1	ed CDBG loan)	1	COUNTY L	•			
loan)										
				ELIGIBILITY	VERIFICA	TIONS				
$\boxtimes$						Title in N	lame			
$\boxtimes$	Loan to	Value les	s than 12	.0%	$\boxtimes$	Mortgage Current				
$\boxtimes$		•	r rehab)	less than	$\boxtimes$	Taxes Current				
		0 (NA for	CDBG)			6 61	<u> </u>		· · · · · · · · · · · · · · · · · · ·	
	Insuranc						Conflict of Interest Signed			
	Flood In	surance (	if require	ed)		Lead Pamphlet received and signed				
SUMM	ARY OF W	/ORK:								
1				loan in the amou						
				components as		indow rep	lacement	t. Non lea	id work to be	
done in	icludes re	pair of el	ectrical a	nd plumbing haz	ards.					
Reques	Requested Loan Amount:							\$24,295		
COMM	ITTEE ACT	TION								
	APPRO	VE				DENY				
LOAN A	MOUNT		ED		\$24,29		DECEMBER OF THE STATE OF THE ST			
					, - 1,20					
Signatu	Signature-Committee Chair				Date					

# ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	January, 2017			Project	: ID:	79 (CDBG)				
Project Recommended By:					WPHD					
Project Funding Source					CDBG Program Income					
HOUSEHOLD INFORMATION										
Househ	sehold Size 4 Household					8	Project		City of	
				Income	' '		location	1	Edgerton	
	FAIR MAI	RKET VAL	UE INFO	RMATION		ASSESS	ED VALU	E INFORN	L	
LAND			\$24,300	)	LAND			\$24,400	)	
BUILDI	NGS		\$77,600		BUILDI	NGS		\$78,000		
TOTAL			\$101,90	00	TOTAL			\$102,40	00	
				MORTGAG	E AND LI	ENS				
1.	(Bank)		\$84,952	2	2.			-		
3.					PROPO	SED ROCI	<	\$18,250	)	
					COUNT	TY LOAN				
TOTAL	MORTGA	GES	\$103,20	)2	LOAN	TO VALUE	(WITH	1.01		
AND LIE	ENS (with	new			ROCK (	COUNTY L	OAN)			
loan)										
				ELIGIBILITY V	ERIFICAT	rions				
			$\boxtimes$	Title in N	lame					
$\boxtimes$	Loan to	Value les	s than 12	0%	$\boxtimes$	Mortgag	ge Current	t		
$\boxtimes$		alue (afte	•	less than	$\boxtimes$	Taxes Cu	Taxes Current			
	Insurance	0 (NA for	CDRG)		[2]	Conflict of Interest Signed				
			• • •	1)						
	Flood In	surance (	it require	ea)	$\boxtimes$	Lead Pamphlet received and signed				
SUMMA	ARY OF W	/ORK:								
This loa	n is matc	hed with	the lead	hazard grant in th	ie amoui	nt of \$21,2	295. Worl	k to be do	one includes	
				ge and porch com						
				electrical and plu				•		
Requested Loan Amount:						\$18,250				
COMM	ITTEE AC	ΓΙΟΝ								
	☐ APPROVE				DENY					
LOAN A	MOUNT	APPROVE	D		\$18,25	0				
Circustum Committee Chair					Date					
Signature-Committee Chair							l l			

# CITIZEN GRIEVANCE RESOLUTION APPLICATION – ROCK COUNTY COMMUNITY DEVELOPMENT

TO: GOVERNING COMMITTEE CHAIR
FROM: [NAME]
[PROPERTY ADDRESS]
This grievance is regarding:  (Select One) □ Denial of Program Assistance ☑ Subordination Request □ Other
I am not satisfied with the resolution rendered by a Rock County Community Development designated official and request that the following matter be forwarded to and discussed by the appropriate committee at the next public meeting:
Grievance Description (Use additional paper if needed): Blackhawk Community Credit Union
and are requesting approval for lien subordination in
order to modify the first mortgage and second mortgage. The modification will consist of combining the first and second mortgage into
one mortgage to make the payments more affordable for Linda. This is
a no-cash out hardship modification.
Signed: Date
Return to: Rock County Planning, Economic and Community Development Agency 51 S. Main St. Janesville, WI 53545 Fax: (608) 757-5586 Email: planning@co.rock.wi.us
[Per Rock County Community Development Policies and Procedures Manual]  THE DECISION OF THE GOVERNING BODY IS FINAL
Date Request Received: 2/29/16 Loan ID: 097338I1  Grievance Governing Committee: PHD Committee Mtg. Date: 1-12-17
Committee Decision:
Date Notification of Decision Letter Sent to Applicant: