

# PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, FEBRUARY 25, 2016 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

#### **AGENDA**

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Planning & Development Meeting held Thursday, January 28, 2016
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. Action Item: Preliminary Land Division Approval
    - LD 2015 042 (Newark Township) Robert Knutson
    - LD 2015 081 (Plymouth Township) Delford West
    - LD 2016 001 (Avon Township) Dennis Blaser
- 6. Finance
  - A. **Action Item:** Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances
- 7. Community Development
  - A. Action Item: Citizen Grievance CDBG Program Joseph Van Ruyven
  - B. Action Item: Rock County Policies and Procedures HOME, CDBE AND LEAD HAZARD CONROL GRANTS document amendment for Change Orders
- 8. Committee Reports
- 9. Directors Report
  - A. County Surveyor Position
- 10. Adjournment

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

March 10, 2016 (8:00 am) March 24, 2016 (8:00 am) April 14, 2016 (8:00 am) April 28, 2016 (8:00 am)



## **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

**DATE:** February 16, 2016

### **Summary:**

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

2015 042 (Newark Township) – Robert Knutson

2015 081 (Plymouth Township) - Delford West

2016 001 (Avon Township) - Dennis Blaser

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

P&D Agency Staff recommends Preliminary Approval of each of the above referenced Land Divisions with conditions as 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: LD 205 042

Received By – Date (MM/DD/YYYY):

7-10-15

## PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

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PRELIMINAR) OF THIS FORM A	MINOR LAN	D DIVISIO	THIS APPLICAT N – APPLICAT ONTAINING A	ION FOI	RM INFO	ORM	ATION	. PLEAS	E COMPL	ÈTE BO	OTH PAC	SES
1. Applicant has con (if land division is land division is fe	tacted Town, within Extra-	Rock Cou	nty Planning, I	Econom	ic & Cor	mmui	nity D	evelopm	ent Agen	cv. and	d City(s), have de	/Village termined
2. Land division is co		Town's C	omprehensive	Plan -	Future I	land	llea M	an:	-		✓ Ye: ✓ Ye	
3. Land division are									ato of Mi	condi		
If you answered <b>Y</b>	es, proceed t	o 4. If you	u answered No	p. proce	ed to <b>5</b>	. Cer	niied i	y the st	ate of wi	SCOTIST	п: те	s 🗌 No
4. Land division mee							ind Pr	eservatio	on zoning	distric	t requir	processing .
5. Land division will	require a zon	ing chang	e:			websitestissoitu				······································		s 🗸 No
			APPLICAN	IT INFO	ORMA	TIO	N				4.5	
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESE	NTATIVE	**************************************							
a. Name:	Robert Knu	utson							Telepho	ne:		
Address:	11346 S M	erlet Roa	ad		City:	Bel	oit		State:	WI	Zip:	53511
b. Name:						v-3sq	***************************************		Telepho	ne:		<del>- L.,</del>
Address:					City:				State:		Zip:	**************************************
7. AGENT (SURVEYO	R AND DEVE	LOPER)			***************************************					1		
a. Surveyor name:	Batterman	***************************************		***************************************			*************	media con	Telepho	ne:		
Address:	2857 Bartells Drive				City:	Bel	oit		State:	WI	Zip:	53511
b. Developer name:	Zach Knuts	son						Telephone:				
Address:	8897 Overl	ook Drive	€		City:	City: Roscoe			State:	IL	Zip:	61073
8. Identify the indivi	dual from <b>6.</b> (	AND REAL PROPERTY.				<b>MATERIAL PROPERTY</b>		6a.	<b>]</b> 6b.      [∕	] 7a.	☐ 7b.	
			AND DIVIS									er er er
9. Reason for land di	vision: 🗸 <b>S</b> a	7		Far	m cons	olida			nance _	Oth	er:	
10. Land division are	a location:	<del></del>	Newark		÷		SE	1/4 of			****	
11. Land division are	a is located w	Section		al Diat A	nnrova				nber(s) -			***************************************
Yes No		identify:	City(s)/Villa		phiova	LJUHS	uictio	II (EIJ) A	ilea oi a C	114(2)/	village:	
12. Land division are		- :	*			r			ſ			
13. Landowner's con		I/Town ro	<b>14.</b> Land div	unty hi	<del></del>		Sta	te highv	vay rrent zoni		. highwa	<del></del>
(Square feet or a		arcy area	(Square			30.64	1	1	a: A2	ilg or i	ianu uivi	SIOII
<b>16.</b> Number of new/a		created	1				nal lo	t(s) 18	. Future z	oning	of pare	nt lot:
by land division:		· · · · · · · · · · · · · · · · · · ·	created					1 81 -	A2	***************************************		<del>*************************************</del>
<ol><li>Covenants or res If Yes, identify co</li></ol>			on the land di	vision ai	ea:	Y 6	es 🔽	j No				
20. A residential buil			in the land d	ivision a	rea:	V Y	es [	No		***************************************		
If <b>Yes,</b> the buildir		-	ate onsite was	tewate	r treatn	************	syster	n 🗆	Public sa	~~~~~~	****	system
21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on												
be submitted by	(mm/aa/yyyy		PANIT STATI	STATE OF STREET	nm/dd/			В				
			ANT STATI									
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.												
	<del></del>								2.0			
LANDOWNER/PRIMARY	annes any or an electrical professional prof		In Des	- 100	J	1	en mangint was		DATE:	y (	<i>a</i>	015

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	П	
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,	Lind	<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:	Ø	П	
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>	Ø	О	
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:	П	П	
(1) Buildings:	V		
(2) Streets, alleys, and public ways:		앀	
(3) Driveways: (4) Rail lines:	Ø		man m d
(5) Private water wells or water supply systems:	7		none
(6) Private water wers of water supply systems.  (6) Private onsite wastewater treatment systems or public sanitary sewer			
systems:	V		
(7) Any other public utilities:		V	not shown
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	unknown
(9) Vegetative land cover type:			
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		V	none
(11) Productive agricultural soils, cultural resources, and woodlands:	V		
(12) Surface water features:	<u> </u>	Z.	none
(13) Drainageways:		<b>V</b>	none
(14) Detention or retention areas:	H		none
(15) Cemeteries: (16) Bridges/culverts:	H		none
(17) Rock outcroppings:	H	Ħ	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:	П		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:		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:	<b>V</b>		
I. Any other information required by the Agency:		V	none
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?			
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	П	·
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	П	

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

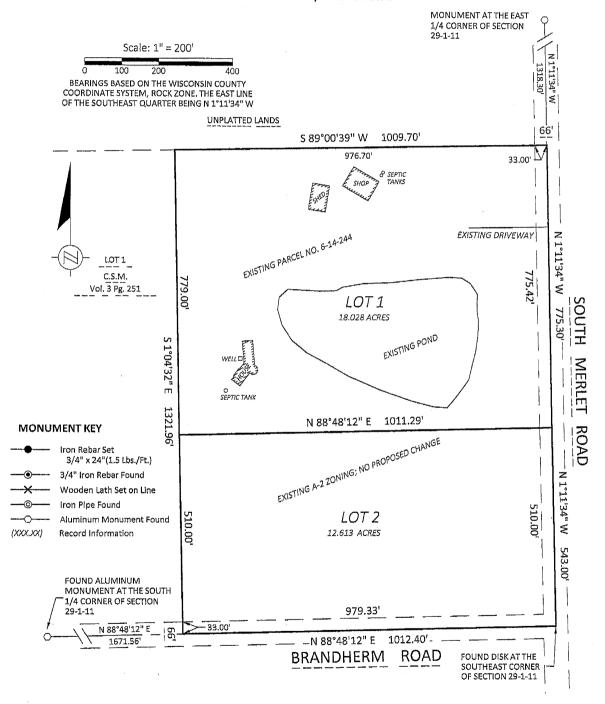
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

## PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T. 1 N., R. 11 E. OF THE 4TH P.M., NEWARK TOWNSHIP, ROCK COUNTY, WISCONSIN.



**ORDER NO: 32188** BOOK: SEE FILE FIELD CREW: JDT DRAWN BY: DGM

DATE: July 9, 2015

FOR THE EXCLUSIVE USE OF: ZACH KNUTSON 8897 OVERLOOK DRIVE ROSCOE, IL. 61073

File Name: J:\32101-32199\32188 KNUTSON\SURVEY\RHB DRAWING FILES

engineers surveyors planners

2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com





350 Feet

175

LD2015 042 SE of SE 1/4 Section29 Newark Township





TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



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t f	LD2015 042 Knutson
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" Application Number:	
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II .	

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

A OF MOVING THE MENT		
AGENCY REVIEW		
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli		
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
<ol><li>Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.</li></ol>	Yes	✓ No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirem	ent.
and the same state of the same		✓ No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:		✓ No
6. Land division will require a zoning change:		✓ 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	 7a. – 7e.	After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt		
information has been supplied by the applicant.		311.B
	Mis	sing 🎥
	Inforn	nation
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	г	7
land division area and containing all of the following information:	<u> </u>	<del>_</del>
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:	<del> </del>	
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),	<del> </del>	
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	<del>                                     </del>	
division area:	[	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter	1	7
corner, in the land division area:	L	
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING		7
or <b>PROPOSED</b> , in the land division area:		
(1) Buildings:	<u> </u>	
(2) Streets, alleys, and public ways:	<del>                                     </del>	
(3) Driveways: (4) Rail lines:	┼──┢	닠
(4) Rail lines: (5) Private water wells or water supply systems:	<del>                                     </del>	╡
(6) Private wastewater treatment systems or public sanitary sewer systems:	╁═╌	╡
(7) Any other public utilities:	1	=
(8) Easements (Utility, drainageway, pedestrian way, etc.):	† †	_
(9) Vegetative land cover type:	1	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		
(11) Productive agricultural soils, cultural resources, and woodlands:	[	
(12) Surface water features:	<u> </u>	
(13) Drainageways:	<u> </u>	<u></u>
(14) Detention or retention areas:	<del> </del>	┥—
(15) Cemeteries: (16) Bridges/culverts:	- L	=
(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		7
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:		
i. Preliminary concept for collecting and discharging stormwater in the land division area:	1 [	

	AGENCY REVIEW	
		Missing Information
	k. Scale, north arrow, and date of creation:	
	1. 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:	
	Map prepared by a land surveyor licensed in Wisconsin:	Ц
	All required application form information and required party's signature on the application form:	L
7e.	A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
	Preliminary minor land division application is complete:	✓ Yes
	Preliminary minor land division application has been provided to other reviewing parties for review and co	omment, 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 form.	urther sections
4.0	AGENCY RECOMMENDATION	
	Agency recommendation: Approve Approve With Conditions Deny	
11.	If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
	1.33' half road right of way dedicated to the public at the discretion of the Town of Newark along S. Merlet Rd & V	
	2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sew	age system, no
	3. soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to replacement	ent of the system."
12. /	Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGE TITL	Economic & Community Development Agency	5
	TOWN ACTION	
13.	Town action: X Approve Approve With Conditions Deny	
14.	If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
	1,	
	2.	
	3.	
15.	Fown action rationale and findings of fact (Use additional sheet (2a) if necessary):	
	NN SIGNATURE: As perdiscussion with DATE: LE: Town Clerk 2/8/16	

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

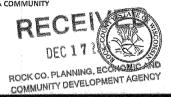
ROCK COUNTY PLANNING AND DEVELOPMENT CON	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional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

REVISED 12/2011 Page 2 of 2

	AGENCY RECOMMENDATION
11.	If you answered Approve With Conditions to 10., list conditions:
	3. Indicate septic and well locations on Final Map for proposed Lot 1.
	4. All structures shall meet setback regulations.
	5. Acceptable soil and site evaluation report received from the Rock Co. Health Dept. on proposed Lot 2.
	6. If Applicant is not creating a buildable Lot 2 then a Note on Final CSM indicating: "No building which produces wastewater allowed on lot."
	7. The Final CSM shall be submitted for review and approval to Agency Staff within one year of Preliminary Approval.
	8.
	9.
	10.
12.	Agency recommendation rationale and findings of fact:
	TOWN ACTION
4.	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
.7.	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:
	1

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 081

Application Number: LD ZOL5 081

Received By – Date (MM/DD/YYYY): 12-17-15

## PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

			HIS APPLICATION									
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 cont	tacted Town,	Rock Cour	nty Planning, E	conomic 8	Con	nmunit	ty Dev	elopme	nt Agenc	y, and	City(s)/V	illage
(if land division is land division is fea		erritorial	Plat Approval	Jurisdictio	n (El	J) area	i) offic	iais and	rnese pa	rties	nave dete V Yes	No
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan – Fut	ure L	and Us	se Ma	p:		***************************************	✓ Yes	☐ No
3. Land division area							ied by	the Sta	ite of Wis	consi	n: 🗌 Yes	<b></b> ✓ No
If you answered Y							d Dunn		n manina	dictric	t roquiro	mant:
4. Land division mee	ts Town Base	Farm Trac	ct and any othe	er applicat	ле га	irmiani	a Pres	ervatio	n zoning i	aistric	z requirer Z Yes	
5. Land division will	require a zon	ing chang	2:							فسميان دمن	✓ Yes	□No
			APPLICAN	TINFOR	MA	TION						
6. LANDOWNER OR	<del>çân parament in proportion de la constantion de</del>	***********	NER REPRESEN	ITATIVE							T	
a. Name: DELFUET	<del>Duffy.</del> West								Telepho	ne:	608-987	7-6664
Address:	5641 S. Co	unty Ro	ad H	c	ity:	Orfor	rdville	)	State:	WI	Zip:	53576
b. Name:		:							Telepho	ne:		
Address:		-		c	ity:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)			**************************************	***************************************	-		-		T	yearanismyonyongoonyy
a. Surveyor name:	Jeff Garde					r			Telepho	***************************************	608-365	I
Address:	2857 Barte	lls Drive		C	ity:	Beloi	it		State:	WI	Zip:	53511
<b>b.</b> Developer name:						<del> </del>			Telepho	ne:		yearenen
Address:				C	ity:				State:	Hamer-Manager	Zip:	Company of the Compan
8. Identify the indivi-	dual from <b>6.</b> d	SAME TO SERVICE STREET	THE OWNER WHEN THE PARTY HAVE BEEN AS A PARTY HAVE BEEN AND A PARTY HAVE BEEN AS A PARTY HAVE BEEN AS A PARTY HAVE	TO SHOULD BE SHOULD BE			100	ia.	]6b. [	7a.	☐ 7b.	
			AND DIVISI		<b>SECTION SEC</b>					an Turky		
9. Reason for land di	vision: 🗸 Sa			Farm	cons			Refin		Oth	er:	
10. Land division are	a location:		Plymouth					1/4 of	NW 1/		201000	
		Section		181			,		nber(s) -			
11. Land division are Yes  No		ithin the l identify:	xtra-Territoria City(s)/Villa		roval	Jurisd	liction	(EIJ) A	rea of a C	ity(s),	Village:	
12. Land division are					-				Management of the Company of the Com			
	- Politicas	/Town ro		unty high	way			e highw			i. highway	····
<ol> <li>Landowner's con (Square feet or a</li> </ol>				sion area feet or acr	es): {	5.8 acı			rent zonii a: A-1	ng or	land divis	ion
16. Number of new/a	**************************************	<del></del>	17. Future zo						<del></del>	oning	of parent	t lot:
by land division:			L	by land div	·····	: A-3			A-1			
L9. Covenants or res			on the land div	ision area	2.	Yes		No				
If Yes, identify co- 20. A residential build			d in the land di	vision are:	a :	√ Yes	. ITI	No				vanda instrumétable e veget instrumen
If Yes, the building	~	motions.	ate onsite was				Name of the last o		Public sa	nitary	sewer sy	/stem
<b>21.</b> Public improvem	ent construct		sal/plan will			.*		constru	ction will	begir	on	
be submitted by	(mm/dd/yyyy	Caration and the second of the	State and the last to be a	242 1 223 1 2 2 2 2 2 2 2 2		'yyyy):	Children and Children			ersen	en and a second	n diament
			CANT STATE		managaran an	i Egyptissi egyptissi egyptis						
, 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												
documents, and that all to me. These statemen												
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	CONTACT SIG	NATURE:	( 1.11.1	ass					DATE:	1	2/17/2015	)

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	m	
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	О	
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:	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:	Ø		
(1) Buildings:	<b>V</b>		
(2) Streets, alleys, and public ways:		V	
(3) Driveways:	<b>V</b>		
(4) Rail lines:		V	
(5) Private water wells or water supply systems:		V	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		Ø	
(7) Any other public utilities:		V	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	
(9) Vegetative land cover type:		<b>V</b>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		<b>V</b>	
(11) Productive agricultural soils, cultural resources, and woodlands:		V	
(12) Surface water features:		<b>V</b>	
(13) Drainageways:		<b>V</b>	
(14) Detention or retention areas:		<b>V</b>	
(15) Cemeteries:		V	
(16) Bridges/culverts:		V	
(17) Rock outcroppings:		V	
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	
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:		Ø	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	
k. Scale, north arrow, and date of creation:			
I. Any other information required by the Agency:			The second secon
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?	V		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	7		
4. Have you provided all required application form information and has the required	1		
party signed this application form?	V	Ш	
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	Fee is being deliverd

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

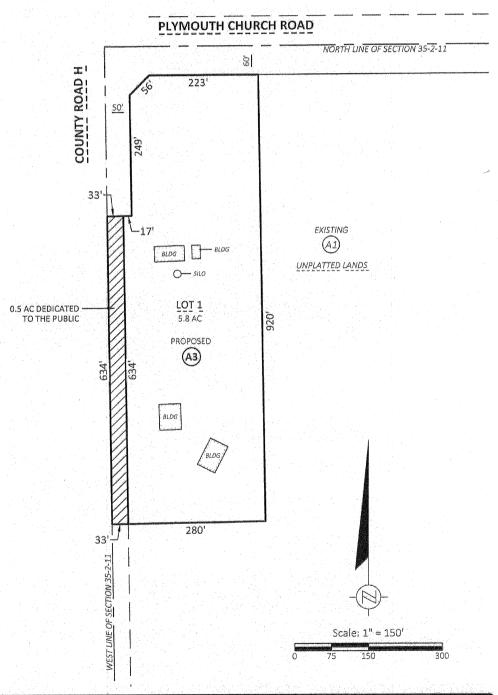
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

## PRELIMINARY CERTIFIED SURVEY MAP

BEING PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 2 N., R. 11 E., OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.



ORDER NO: 32319

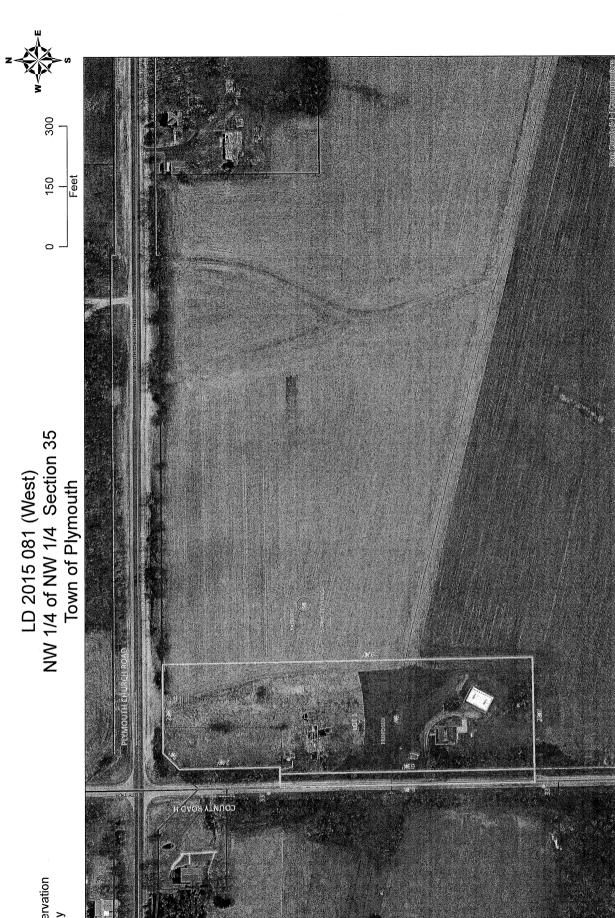
BOOK: SEE FILE FIELD CREW: --DRAWN BY: CM DATE: DECEMBER 17, 2015 FOR THE EXCLUSIVE USE OF: DUFFY WEST 5641 S COUNTY ROAD H ORFORDVILLE, WI 53576

Batterman
engineers surveyors planners
2857 Bartells Drive Beloit, Wisconsin 53511

2857 Bartells Drive 608,365,4464

Drive Beloit, Wisconsin 53511 www.rhbatterman.com





- Farmland Preservation - County Highway

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:	LD2015 081 West Trust
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II .	i

## 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 applied)	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 <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 re	equirement:
	✓ Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ 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 unti	il all missing
information has been supplied by the applicant.	-
	Missing
To A STATE OF THE	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:	<u> </u>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	
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(4) Rail lines:	
(5) Private water wells or water supply systems:	
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(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
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(12) Surface water features;	
(13) Drainageways: (14) Detention or retention areas:	<del>    </del>
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(16) Bridges/culverts:	<del>                                     </del>
(17) Rock outcroppings:	H
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division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division areas	П

k. Scale, north arrow, and date of creation:    Any other information required by the Agency:	AGENCY REVIEW	
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TOWN SIGNATURE: Approved by Town Board DATE: 2/9/16	717 46763	
	15. Town action rationale and initings of fact (ose additional sneet (2a) if necessary):	
TITLE: as perducussion with Town clerk		
	TITLE: as perducussion with Town clerk	

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

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

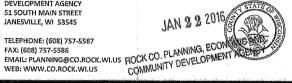
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COM	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 necessity	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

14

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final CSM: "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
5. to the replacement of the existing system."
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 separates an existing farmstead area from the parent parcel. The new lot contains a limited amount of area that is actively being farmed (approximately 0.8 acres along proposed east property line according to 2015 air photo). It appears this area could be reduced based solely on the air photo, but building setbacks and the well and/or septic system location(s) may need to be considered when field survey work is conducted.
The Town may want to consider managing future nonfarm development on the parent parcel (approximately 147 acres remaining) with a deed restriction.
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.
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9.
10.  18. Committee action rationale and findings of fact:
Lo. Committee action rationale and infolings of lact.
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ROCK COUNTY PLANNING, ECONOMIC & CONTROL OF THE PROPERTY STREET JANESVILLE, WI 53545



AGENCY USE ONLY
Application Number: 1DZ016 001

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

## PRFI IMINARY MINOR I AND DIVISION — ADDITION EORM

* * * * * * * * * * * * * * * * * * *		<u> </u>						L-11-7-1			
**PLEASE <i>PRELIMINARY</i> OF THIS FORM AI	MINOR LAN	D DIVISION		ON FORM	1 INFC	RMATI	ON. PLEA	SE COMPLI	ETE BO	OTH PAGE	
1. Applicant has cont (if land division is v land division is fea	acted Town, within Extra-	Rock Cour	ity Planning, E	conomic	& Con	nmunity	/ Develop	ment Agend	cy, and	d City(s)/\	/illage ermined
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan – Fu	ture L	and Us	е Мар:		- Particular de la constantina della constantina	√ Yes	□ No
3. Land division area	is located in	a Farmlan	d Preservatio	n zoning o	district	certific	ed by the	State of Wi	sconsi	n: 🔽 Yes	□ No
If you answered Ye	***************************************	<del></del>			**********	-			·		
4. Land division meet				er applica	ible Fa	ırmland	Preserva	tion zoning	distri	ct require  Ves	eninteres.
5. Land division will	require a zor	ing change						anieli dali ila	المستعددات	✓ Yes	☐ No
		. j	APPLICAN	IT INFO	RMA	TION					
6. LANDOWNER OR	<del></del>		NER REPRESEI	NTATIVE		e art two shortestigns,					***************************************
a. Name:	DENNIS B	LASER	***************************************					Telepho	one:	879-23	16
Address:	6617 S LE	E ROAD			City:	BRO	DHEAD	State:	WI	Zip:	53520
b. Name:			****	·				Telepho	one:		
Address:					City:			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	LOPER)									
a. Surveyor name:	RH BATTE	RMAN				, in		Telepho	one:	365-44	64
Address:	2857 BAR	TELLS DI	RIVE		City:	BELC	IT	State:	WI	Zip:	53511
<b>b.</b> Developer name:								Telepho	one:		*************
Address:					City:			State:	T	Zip:	
8. Identify the indivi	dual from 6.	or <b>7.</b> that	will serve as th	he primar	y cont	act:	☐ 6a.	☐6b. [-	7a.		
			AND DIVIS	ION INF	ORIV	IATIO	N			100	
<ol><li>Reason for land div</li></ol>	vision: 🔲 <b>S</b>	ale/owner	ship transfer	Farm	cons	olidatio	n 🗌 Re	finance 🗌	Otl	ner: TRUST	CREATION
10. Land division are	a location:	Town of	AVON		***************************************	١	IW 1/4	of NW 1	/4		and a supplier of the supplier
		Section						umber(s) -			
11. Land division are		vithin the I Identify:	xtra-Territori City(s)/Villa		prova	l Jurisdi	ction (ETJ	) Area of a (	City(s)	/VIllage:	
12. Land division are	ALCOHOL:	djacent to I/Town ro		t apply): ounty high	ıway		State hig	hway	∪,:	S. highwa	У
13. Landowner's con			14. Land div					Current zon	ing of	land divis	slon
(Square feet or a 16. Number of new/a			(Square 17. Future z	feet or ac				area: A1			
by land division:		s Gealed		by land d			ai iot(s)	<b>L8.</b> Future: A1	zoninį	g or paren	t lot:
19. Covenants or res	trictions will		on the land di		····	Yes	✓ No			***************************************	
20. A residential building of Yes, the building	ding is curre	itly located				Yes	********	Publics	anitar	y sewer s	vstem
21. Public improvem		·····	***************************************				***************************************	truction wil	************		y
be submitted by	(mm/dd/yyy	y): NA		(m	m/dd,	/уууу):	NA				
		APPLI	CANT STAT	EMENT	AND	SIGN	ATURE				
I, as the undersigned, ar contact for said landow APPLICATION FORM INF documents, and that all to me. These statemen	ner. I do here FORMATION, r Information i	by verify th eviewed an s correct, ac	at I have review d completed th curate, and tru	ved the RC nis applicat ne to the b	CK CO ion for est of r	<i>UNTY PF</i> m, and s ny know	RELIMINAR submitted liedge and	Y MINOR LAI all information belief, with a	VD DIV on as r all info	/ISION — equired permation ac	er said ccessible
LANDOWNER/PRIMAR	V CONITACT CI	CNATURE	00	$\chi$	$\mathcal{L}_{\mathcal{L}_{\mathcal{L}_{\mathcal{L}}}}$	K	2	DATE:	JAN	UARY 14,	2016

APPLICATION CHECKLIST			
	Yes	No	Comment
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	П	and the second s
a. Location of the land division area by section, township, and range:	Ø	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:	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		
<ul> <li>d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area;</li> </ul>			
<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:	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:	Ø		The second secon
(1) Buildings;	<b>☑</b>	П	
(2) Streets, alleys, and public ways:	V		
(3) Driveways:			
(4) Rail lines:	<u> </u>		NA
(5) Private water wells or water supply systems:	<u> </u>		NA
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			NA
(7) Any other public utilities:	m	Ø	NA NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	十十		NA .
(9) Vegetative land cover type:	Image: Control of the	卌	7.7.7
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	十一		NA
(11) Productive agricultural soils, cultural resources, and woodlands:	Ø		
(12) Surface water features:	ΙП	<b></b>	NA
(13) Drainageways:		V	NA
(14) Detention or retention areas:		V	NA
(15) Cemeteries:			NA
(16) Bridges/culverts:			NA .
(17) Rock outcroppings:			NA
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:			NA
<ol> <li>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:</li> </ol>		Ø	NA
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>	П	Ø	NA
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:			NONE 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?		$\downarrow \Box$	
Have you provided all required application form information and has the required party signed this application form?	Ø	П	
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

Page 2 of 2

## PELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, T. 1 N., R. 10 E., OF THE 4TH P.M., AVON TOWNSHIP, ROCK COUNTY, WISCONSIN.

DATE: JANUARY 14, 2015

#### TOWN OF SPRING VALLEY MIKE PICKEL 036 0016400101 40 ACRES W AVON NORTH TOWNLINE ROAD \$ 89°08'17" E 360.00' 33 297 363.00 NW CORNER -(A1) **SECTION 2-1-10** DENNIS BLASER 002 00200601 CSM VOL 4 PG 218-219 SHED EE-ROAD LOT 1 N 0°01'43" 3.00 ACRES INCLUDING S 0°01'43" ROAD RIGHT OF WAY PROPOSED A2 ZONING ANDREW SVOBODA N 89°08'17" W 360.00 002 003001002 DENNIS BLASER CSM VOL 13 PG 256 002 002006 4.8 ACRES **61.2 ACRES REMAINING** (A1)ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE LATEST INFORMATION AVAILABLE FROM THE ROCK COUNTY PLANNING (A1)WADE PORTER 002 00200602 CSM VOL 22PG 374-376 Scale: 1" = 200' 5.1 ACRES 200 100 BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, ROCK ZONE. **ORDER NO: 32335** OWNER BOOK; SEE FILE **DENNIS BLASER** FIELD CREW: 6617 S LEE ROAD engineers surveyors planners DRAWN BY: RHL BRODHEAD WI 53520 2857 Bartells Drive Beloit, Wisconsin 53511

608,365,4464

www.rhbatterman.com

200 L Feet (FA)

LD2016 001 (Blaser) NW 1/4 of NW 1/4 Section Town of Avon

0 -

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



		1.00046	004 Di
i Applica	tion Numbe		001 Blaser
		· ·	<del></del>
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 applications)	
	✓ 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 re	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 <b>8.</b> An Agency recommendation ( <b>10.</b> ) will not be provided unti information has been supplied by the applicant.	
THE THOUGHT THE OUT OF THE OPPHISH THE	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 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:	П
(1) Buildings: (2) Streets, alleys, and public ways:	<del></del>
(2) Streets, alleys, and public ways: (3) Driveways:	H
(4) Rail lines:	П
(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;	<u> </u>
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	<u> </u>
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:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	

REVISED 12/2011

Page 1 of 2

AGENCY REVIEW	
	*Missing
k, Scale, north arrow, and date of creation:	
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:	
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible	
with the Agency's Geographic Information System (GIS), and application fee:	[7] Vo.
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 continuous 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 fi	
of this form.	21 11101 300110113
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):	
1. Dedicate a minimum of a 33' half road right-of-way along W Avon North Townline Rd at the discreti	on of the Town.
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acce	
3. of wastewater disposal ja approved by the necessary governmental agencies"	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
11 Ma	
AGENCY SIGNATURE: DATE:	
TITLE: Administrator - Rock County Planning,	
Economic & Community Development Agency	
TOWN ACTION	
13. Town action: X Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	-
1. No conditions of approval for LD, as confirmed	
2. with Town Board Chairman 2/10/16. Rezone we	2.5
3. also approved as of 2/2/16. (AB)	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
	1 1
town signature: Date: As of 2	2/2/16
TITLE: Per Discussion with Jum Board Chris	
III4ki	

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	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 necessity	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

Page 2 of 2

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
4. CSM's subject to local approval shall be recorded with the Rock Co, Register of Deeds within 6 months of their last approval.
5.
6.
7.
8.
9.
10.
12. Agency recommendation rationale and findings of fact:
The proposed Land Division separates three acres from the parent parcel. Based on the 2015 air photo, the land is currently not being farm and apparently the landowner has it enrolled in the Conservation Reserve Program (CRP). The land is in the A-Prime Zoning District of the Town of Avon. It appears a rezone would be required from the Town, as indicated on the application. It is referenced on the application that the reason for the land division is the creation of a Trust. If the land division is approved, the Town may want to consider managing future non-farm development on the parent parcel (approximately 61 acres remaining) with a deed restriction.
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:

2015... 02/17/2016

#### **Rock County**

### COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6900-0000-62100	CONTRACTED SE	CONTRACTED SERV P1504023 12/31/2015 LUBKEMAN,J	LUBKEMAN,JODI L	150.0	150,00	
	Budget 3,632.00	YTD E 21,625	. *	YTD Enc 0.00	Pending 150.00	Closing Balance (18,143.84)
		BOARD O	ADJUSTME	NT PROG TOTAL	150.00	

I have examined the preceding bills and encumbrances in the total amount of \$150.00

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

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

Date:	FEB 2 5 2016	Dept Head	
		Committee Chair	

2016...

### **Rock County**

### COMMITTEE APPROVAL REPORT

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt	
64-6400-0000-63100	OFC SUPP & EXP	, , , , , , , , , , , , , , , , , , , ,					
		P1600308	01/18/2016	OFFICE PRO INC		49.90	
		P1600688	01/19/2016	STAPLES ADVANTA	AGE	86.98	
	Budget	YTD I	Ехр	YTD Enc	Pending	Closing Balance	
	2,500.00	(	0.00	0.00	136.88	2,363.12	
64-6400-0000-63200	PUBL/SUBCR/DUE	S					
		P1600949	01/01/2016	WISCONSIN COUNTY CODE ADMINIST		100.00	
	Budget	YTD I	Ξхр	YTD Enc	Pending	Closing Balance	
	848.00		0.00	0.00	100.00	748.00	
			PLANNI	NG PROG TOTAL	236.88		
64-6420-0000-63300	TRAVEL	A De la company ( ) of the compa					
		P1601054	02/08/2016	FORWARD JANESV	ILLE INC	1,150.00	
	Budget	YTD I	Ξхр	YTD Enc	Pending	Closing Balance	
	4,500.00		0.00	0.00	1,150.00	3,350.00	
	ECONOMIC I	DEVELOPM	ENT PROGRA	AM PROG TOTAL	1,150.00		
64-6460-0000-63110	ADMIN.EXPENSE	TO THE DAY OF THE PROPERTY OF		A VARIE SOLO SOLO SOLO SOLO SOLO SOLO SOLO SOL			
0.1 0.100 0000 00 1 70	ADMINITION ENTOR	P <b>1</b> 601051	02/05/2016	NEIGHBORWORKS	BLACKHAWK REGI	300.00	
	Budget	YTD I	Ехр	YTD Enc	Pending	Closing Balance	
	5,215.00		1.27	0.00	300.00	4,860.73	
	HOUSING GR	ANT CLEA	RING ACCOU	NT PROG TOTAL	300.00	( ) A second sec	

I have examined the preceding bills and encumbrances in the total amount of

\$1,686.88

Claims covering the items are proper and have been previously funded. These items are to be treated as follows: A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

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

Date:	FEB 2 5 2016	Dept Head	
		Committee Chair	

## CITIZEN GRIEVANCE RESOLUTION APPLICATION – ROCK COUNTY COMMUNITY DEVELOPMENT

TO: GOVERNING COMMITTEE CHAIR
FROM: OSEPH VAN RUYVEN [NAME]  8911 CTY F Edgerlow WI 53534
[PROPERTY ADDRESS] Edgenton WI 53534
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): Payment in Full of the
SECOND HTG ON ABOVE HENTIANED PROPERTY.
Several issues (legal and OTHER) Relating
TO THE PROPERTY PROHIBIT SALE of PROPERTY
AND I would like to explore other options
Signed: Date <u>2-9-2016</u>
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
FOR OFFICE USE ONLY
Date Request Received: 2-9-10 CM Loan ID:
Grievance Governing Committee: Danning + Committee Mtg. Date:
Committee Decision:

Date Notification of Decision Letter Sent to Applicant:

#### **CHANGE ORDER POLICY**

While we do our best to write detailed scope of work for rehab project using HOME and CDBG funds, there is often the need for additional work. In some instance, the contractor requires an immediate response approving a change order. For example, if a roof is ripped off and replacement of the underlayment is required and immediate response is required. We have also had instances where there were problems with the well, resulting in no water for the homeowner.

As a result of some recent experiences, we are requesting a change in the policies regarding approval of change orders. Our proposed policy would read as follows:

- 1. If a routine change order is received for less than \$2,500 the program administrator may immediately approve the change order, subject to approval by Planning and Development staff. This action will be reported to the appropriate committee at their next meeting.
- 2. If a change order is requested that impacts the health and safety of the homeowner (no heat, no water, roof repair) and the change order is less than \$5,000, the program administrator may immediately approve the change order, subject to approval by Planning and Development staff. This action will be reported to the appropriate committee at their next meeting.
- 3. Any routine change order above \$2,500 and all change order over \$5,000 must be approved by the appropriate committee. If necessary, a special meeting will be called if the need is immediate.

This change order policy would be incorporated into revised policies and procedures.