

# PLANNING & DEVELOPMENT COMMITTEE THURSDAY, MAY 24, 2012 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Meeting held Thursday, May 10, 2012
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. Action Item: Preliminary Approval of Land Divisions
    - LD 2012 013 (Plymouth Township) Whilden Huges
    - LD 2012 018 (Janesville Township) David Anderson
    - LD 2012 019 (Spring Valley Township) Frank Curry
- 6. Finance
  - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 7. Community Development
  - A. Action Item: Project ID 008072D1 (\$2,875)
  - B. Action Item: Project ID 020706D1 (\$10,920)
  - C. **Action Item**: Project ID 020707D1 (\$11,027)
  - D. Action Item: Project ID 020708D1 (\$8,390)
  - E. Action Item: Project ID 020709I1 and 007070I1 (\$100,770)
  - F. Potential Conflict of Interest Yes, None
  - G. Information Verification Statement
  - H. Information Item: Use of 2008 CDBG-EAP Funds for Purchase of Qualifying Substantially Damaged Property

- I. Information Item: Proposed Change to Housing Procedures Manual Concerning Loan Terms for HOME Down Payment Assistance
- 8. Planning Director's Report
  - > Planner II Position Recruitment
  - > Planner II Employment Contract
  - > Housing Consortium Idea from DOA's Division of Housing
  - > Farmland Preservation Planning
  - > Beloit Area Water Quality Planning
- 9. Committee Reports
- 10. Adjournment

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

June 14, 2012 (8:00 AM) June 28, 2012 (8:00 AM) July 12, 2012 (8:00 AM) July 26, 2012 (8:00 AM) August 9, 2012 (8:00 AM)



# **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

# INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

**SUBJECT:** Preliminary Approval of Land Division

**DATE:** May 17, 2012

# Summary:

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

- 2012 013 (Plymouth Township) Whilden Hughes
- 2012 018 (Janesville Township) David Anderson
- 2012 019 (Spring Valley Township) Frank Curry

# Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 013, 2012 018 and 2012 019 with conditions as presented.

OUNTY PLANNING, ECONOMIC & COMMUNITY
OPMENT AGENCY
OUTH MAIN STREET
MESVILLE, WI 53545

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



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2. Land division is cor	rsistent with T	own's Com	iprehensive Pl	lan – Future	Land	Use Map:				√ Yes	□No
3. Land division area	is located in a	Farmland	Preservation 2	zoning distric	t ce	rtified by the	e State	of Wisc	consin	<u>∨</u> Yes	□ No
If unumersuated Ve	se proceed to	<ol><li>If you a</li></ol>	ınswered No, I	proceed to a	٠.						mont:
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and the first of the second			APPLICANT		\TIC	ON S					
6. LANDOWNER OR A	AUTHORIZED I	ANDOWN	ER REPRESENT	TATIVE							
a. Name:	WHILDEN F	R. AND JU	JDITH A. HL	JGHES				Telepho		T	F0545
Address:	4031 S US	HIGHWA`	Y 51	City:	Ja	nesville		State:	WI	Zip:	53545
b. Name:								Telepho	ne:	<del></del>	
Address:				City:	1			State:		Zip:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)									
a. Surveyor name:	Combs And		es, Inc.					Telepho	ne:	608-75	
Address:	109 W. Milv	vaukee St	reet	City:	Ja	anesville		State:	WI	Zip:	53548
b. Developer name:	100 ///							Telepho	пе:		,
Address:				City:				State:	· .	Zip:	<u>                             </u>
8. Identify the indivi	idual from 6 (	or 7. that w	ill serve as the	e primary co	ntac	t: [] 6a.		6b. [∕	] 7a.	☐ 7b.	
9. Reason for land di		L/	AND DIVISION	ON INFOR	MΑ	HON \$ 47.	Refin	ance	Oth	er:	
9. Reason for land di	vision: 🛂 Sa		Plymouth	Litamioo		SW 1/	'4 of	SE 1	/4		
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11. Land division are	ea is located w	ithin the E	xtra-Territoria	Il Plat Appro	/al Ju						
Yes No  12. Land division are	If Yes,	identify:	City(s)/Villag								
12. Land division are	a is located at	I/Town ros	ad Co	unty highwa	у	State	high <u>w</u>	ay		. highw	
13. Landowner's cor (Square feet or a	ntiguous prop	erty area	14. Land divi	sion area				rent zon	ing of	land div	
		>K⊑o mu	(Square 1	feet or acres	): 4.4	Acres m\l	are				nt Int
16. Number of new,	/additional lot	s created	17. Future zo	feet or acres oning of new by land divis	/add ion: -	litional lot(s A-3	) 18.	Future A-1	zoning	of pare	
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Page 1 of 2

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?	APPLICATION CHECKLIST			1
1. Have you included a map clearly marked "PRILIMINARY PLAT OF SURVEY OR." CENTIFIED SURVEY MAP." (dentifying the land division area and containing all of the following information?		Yes	Nσ	Comment
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 PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:  e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:  f. Distance from all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:  g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:  g. Approximate location, dimension, the same control of the land division area:  g. Approximate location, dimension, the land division area:  g. Approximate location area with the land division area:  g. Approximate location area with the land division area:  g. Approximate location area with the land division area:  g. Approximate location area with the land division area with the land division area:  g. Approximate location area with the land division area with land div	CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
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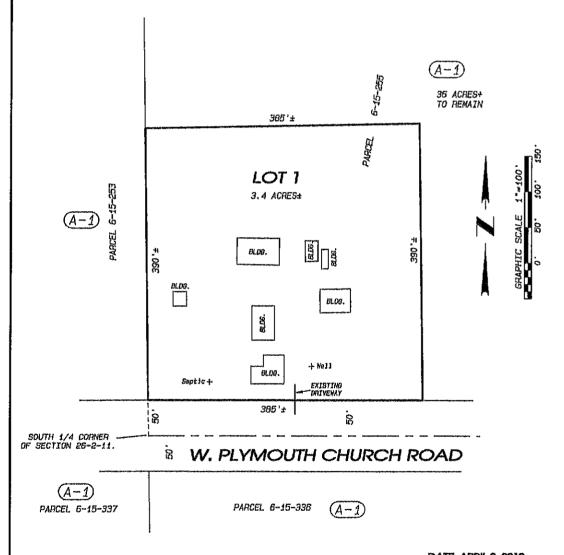
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM.

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

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

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 26, T.2N., R.11E. OF THE 4TH P.M., TOWN OF PLYMOUTH, ROCK COUNTY, WISCONSIN.



#### NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112-079 For: HUGHES

DATE: APRIL 2, 2012 REVISED: APRIL 17, 2012



- · LAND SURVEYING ONIMAJE CINAL
- CIVIL ENGINEERING

109 W. Milwaukoo 8t. Janesville, WI 59540 www.combssurvey.com

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



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Airphoto: March 2010 1 inch = 100 feet 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:	LD 2012 013
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# PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

ACENICY DEVICEM	
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
	Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  !f you answered Yes, proceed to 4. If you answered No, proceed to 5.	✓ YesNo
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	
F. Land division is in an Agricultural Resources Delayity Area, new the Real County Formula of Dynamicston Diev.	✓ Yes No
5. 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 all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided untinformation 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	<u> </u>
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:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	i i
(7) Any other public utilities:	<del></del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H
(9) Vegetative land cover type:	<del> </del>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	H
(11) Productive agricultural soils, cultural resources, and woodlands:	-
(11) Productive agricultural soils, cultural resources, and woodlands.  (12) Surface water features:	<del>             </del>
(13) Drainageways: (14) Detention or retention areas:	H
	<del>  </del>
(15) Cemeteries:	<del>    </del> -
(16) Bridges/culverts:	片
(17) Rock outcroppings:	
<ul> <li>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</li> </ul>	
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:	П
j. Preliminary concept for collecting and discharging stormwater in the land division area:	L

AGENCY REVIEW		
		(Vitsons Unformation
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 page page:	es identified on each	
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 with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
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 No, the application must be provided to other reviewing parties	before completing any f	urther sections
of this form.		DAYS ST
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. Note on Final Map; "Since Lot 1 contains existing buildings which utilize an existing private	e sewage system no soll evalu-	ation on the lot was
2. required at the time of this survey. However, soils on the lot may be restrictive	to the replacement of the	existing system."
3. Existing structures shall meet setback regulations		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
AGENCY SIGNATURE: Lolin M. Bryws	DATE:4/12/2012	
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency		
TOWN ACTION		ni di kunggar
13. Town action: Approve Approve With Conditions Den	<del>′</del>	
14. If you answered Approve With Conditions to 13., list conditions (Use additional s	heet (2a) if necessary):	
1.		
2.		
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)		
TOWN SIGNATURE:	DATE:	
TITLE:		
		- —

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

ROCK	COUNTY PLANNING AND DEVELOPMENT COMN	MITTEE ACTION
16. Committee action:	Approve Approve With Conditions	Deny
17. If you answered Appro	ove With Conditions to 16., list conditions (Use additional sho	eet (2a) if necessary):
1.		
2.		
3.		
18. Committee action rati	onale and findings of fact (Use additional sheet (2a) if necessary	ary):
COMMITTEE SIGNATURE:		NATE:
TITLE: C	hair Rock County Planning & Development Committee	

REVISED 12/2011 Page 2 of 2

1. If v	AGENCY RECOMMENDATION ou answered Approve With Conditions to 10., list conditions:
11 Y	3. Show septic and well locations for existing structures on final map
	4. Final CSM to be submitted to approved by the Planning and Development Agency on or before May 24, 201
	5, Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
	6.
	7.
	8.
	9.
	10.
. Age	ency recommendation rationale and findings of fact:
	TOWN ACTION
lf y	ou answered Approve With Conditions to 13., list conditions:
	3.
	4.
	5.
	6.
	7.
	8,
	9.
	10,
. Tov	vn action rationale and findings of fact:
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
If vo	ou answered Approve With Conditions to 16., list conditions:
	3.
	4.
	5.
	6.
	7.
	8,
	9.
	10,
Con	nmittee action rationale and findings of fact:

REVISEO 12/2011 Page 2a of 2

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

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



AGENCY USE ONLY

Application Number: <u>2012</u> 018

Received By – Date (MM/DD/YYYY):

4-27-12

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

**PLEAS  PRELIMINARY  OF THIS FORM A	MINOR LAN	D DIVISIO		ON FOR	RIM INFO	ORN	ΛΑΤΙΟ	N. PLEAS	E COMPLI	ETE BO	OTH PAG	
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:												
3. Land division area									ate of Wis	consi		
If you answered Y	es, proceed t	o <b>4.</b> If you	u answered <b>N</b> o	, proce	ed to 5							
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:												
5. Land division will	require a zon	ing chang	e:								<b>√</b> Ye	s 🗌 No
			APPLICAN	TINFO	ORMA	TIC	NC		43,5 6 7	(0)		
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	VITATIVE							,	
a. Name:	DAVID AN	DERSON	I - PATRICK	ANDE	RSON				Telepho	ne:	608-21	3-1487
Address:	3222 N. CO	DUNTY F	RD. E		City:	JΔ	NES	VILLE	State:	WI	Zip:	53548
b. Name:									Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)									,	
a. Surveyor name:	Combs And	d Associa	ates, Inc.			.,			Telepho	ne:	752-05	75
Address:	109 W. Mil	waukee S	Street		City:	Ja	nesv	ille	State:	WI	Zip:	53548
<b>b.</b> Developer name:	ame: Tele									ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi-	dual from <b>6</b> , c			_				6a.	]6b. ✓		7b.	
<u></u>	·		AND DIVISI	ON IN	IFORIV	IAT	ION	(C				
9. Reason for land div	vision: ✓ <b>S</b> a			Far	m cons	olid	-		nance 🗀	Oth	er:	
10. Land division are	a location:		Janesville				SE	· · · · · · · · · · · · · · · · · · ·	SE 1			
44 1 1 1 1 1 1 1		Section	· · · · · · · · · · · · · · · · · · ·	151 1 4				parcel nur				
11. Land division are  Yes No	If Yes,	identify:	City(s)/Villag	ge of C	ity of Ja			ion (ETJ) A	area of a C	ity(s),	/Village:	
12. Land division area		djacent to I/Town ro	•	: apply): unty hi <sub>l</sub>				tata biahu	r	-1 c	مريطة أطا	
13. Landowner's con	tiguous prope	erty area	14. Land divi	sion are	ea				rrent zoni		. highwa land divi	
(Square feet or ac			(Square f						a: A-1			
<b>16.</b> Number of new/a by land division: 0		created	17. Future zo created					lot(s)   18	. Future z A-1	oning	of parer	it lot:
19. Covenants or rest	•	e placed o	·	<del> </del>		יום		√ No				
If Yes, Identify co	· · · · · · · · · · · · · · · · · · ·											
20. A residential build		_				Z)		□ No _	16.11			
If Yes, the buildin 21. Public improvement			ate onsite was sal/plan will					em nt constru	Public sa			ystem
be submitted by (			say plan win		nm/dd/			iit constit	icaon wiii	ьеви.	1011	
		APPLIC	CANT STATE	MEN	r AND	SIC	GNA <sup>T</sup>	TURE ***	San St. Agents	W2.		
I, as the undersigned, ar contact for said landow						•				~		mary
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 statement												
	CONTACT SIG	NATURE:	.5	t-	La	#	4		DATE:	4-	25-1	12

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Page 1 of 2

APPLICATION CHECKLIST		4.	there is the second of the second of
	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			J. GARAGE STREET, Co. C.
following information?  a. Location of the land division area by section, township, and range:		<del>                                     </del>	
b. Approximate location and dimension of all EXISTING streets and property lines,	<u> </u>	<del> </del> -	
Including name and ownership (if applicable), in and adjacent to the land division area:	<b>7</b>		
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:	Z		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family 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:	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:	✓		
(2) Streets, alleys, and public ways:	Ø		
(3) Driveways:			
(4) Rail lines:		V	None
(5) Private water wells or water supply systems:	V		
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			
(7) Any other public utilities:			Buildings have utility services.
(8) Easements (Utility, drainageway, pedestrian way, etc.):		Ø	None Proposed
(9) Vegetative land cover type:	<b>V</b>		See Air photo
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	Ø		Floodplain
(11) Productive agricultural soils, cultural resources, and woodlands:			
(12) Surface water features:	V		
(13) Drainageways:	V	✓	Need to verify location along NW Line.
(14) Detention or retention areas:		✓	
(15) Cerneteries:		V	
(16) Bridges/culverts:			ADJACENT TO SITE
(17) Rock outcroppings:			
<ul> <li>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:</li> </ul>	-	<b>V</b>	None
<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>		<b>V</b>	None
<ol><li>Preliminary concept for collecting and discharging stormwater, in the land division area:</li></ol>		V	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		
Have you provided all required application form information and has the required party signed this application form?	Ø		
Have you included a hard copy of this application form and the map, an electronic	<del>  </del>	<del></del>	
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.

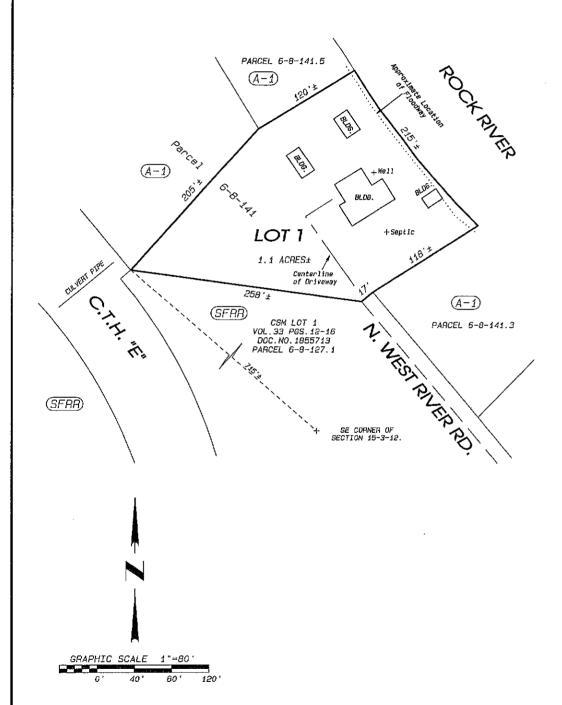
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN GOVERNMENT LOT 4 OF FRACTIONAL SECTION 15, T.3N., R. 12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



#### NOTES

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 097 For: ANDERSON

### DATE: APRIL 25, 2012



- · LAND SURVEYING
- LAND PLANNING

109 W. Milwaukee St. Janesville, NI 53548 www.combisurvey.com

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

# LD 2012 018





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



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						l	D	20	01:	2 (	1	8				H
Applic	ation	Num	ber:												_	!!
																"

# 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
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes 🔲 No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	✓ Yes 🗌 No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	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	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	
information has been supplied by the applicant.	ii uii iiiissiiig
	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:	L
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:	ļ Li
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:	<u> </u>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	[m]
(1) Bulldings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> </u>
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type: (10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	ᄪ
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	H
(14) Detention or retention areas:	F
(15) Cemeteries:	T T
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	. 🗆 🖠

1. l	f you answered Approve With Conditions to 10., list conditions:  3. Show septic and well location on Final Map.
	3. Show sentic and well location on Final Man
	4 Indicate Floodplain on Final CSM.
	5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before May 24, 2013.
	6. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
	7,
	8,
	9.
	10.
G. F	Agency recommendation rationale and findings of fact:
	TOWN ACTION
	f you answered Approve With Conditions to 13., list conditions:
	3.
	4,
	5.
	6.
**********	7.
	8,
	9.
	10.
5. T	own action rationale and findings of fact:
	ROCK COLINTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION  f you answered Approve With Conditions to 16., ilst conditions:
	3.
	4.
	5.
	6.
	7,
	8,
***********	9,
	10.
3. C	Committee action rationale and findings of fact:
	The state of the s

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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



AGENCY USE ONLY

Application Number: 2012 019

Received By – Date (MM/DD/YYYY): 5-4-12

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

**PLEASI PRELIMINARY OF THIS FORM A	MINOR LAN	DIVISIOI		ON FOR	M INFO	ORN	IATION.	PLEASE	COMPLE	ETE BO	OTH PAG	
1. Applicant has cont												
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:												
2. Land division is 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: V Yes \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \												
If you answered Yes, proceed to 4. If you answered No, proceed to 5.												
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes No												
5. Land division will	require a zon	ing change	2:								∏ Y€	es 🔽 No
			APPLICAN	TINFO	ÖRMA	TIC	N	- 37.	rania di Salah Tanggaran		" Kight d	
6. LANDOWNER OR A	AUTHORIZED	LANDOW	NER REPRESEN	NTATIVE		. ,						
a. Name:	FRANK CL	JRRY							Telepho	ne:	608-3	59-8059
Address:	16319 W. I	IAFEMA	N ROAD		City:	₿F	RODHE	AD	State:	WI	Zip:	53520
b. Name:					,				Telepho	ne:		
Address:					City:	Т			State:		Zíp:	
7. AGENT (SURVEYO	R AND DEVEL	OPER)			L					L	<u>'</u>	
a. Surveyor name:	Combs And	d Associa	ites, Inc.						Telepho	ne:	752-0	575
Address:	109 W. Mil	waukee S	Street		City:	Ja	nesville	 }	State:	wi	Zip:	53548
b. Developer name:					L	1			Telepho	ne:		
Address:					City:	П			State:		Zip:	7
8. Identify the individ	dual from 6. o	or <b>7.</b> that v	will serve as th	e prima		act:	: [7]	6a.		7a.	7b.	
			AND DIVISI						,		20 1 1 1 1 1 1	100
9. Reason for land div	/ision: ✓ Sa	. 4,	erigina di manda di kacamatan da	A CONTRACTOR			1000 - 10	Refin	ance	Oth	er;	<del></del>
	_	Town of	SPRING VA	LLEY			SW & SE	1/4 of	NW 1,	/4		
10. Land division area		Section					· · · · · ·		ber(s) -			
<ol> <li>Land division area</li> <li>Yes ✓ No</li> </ol>		ithin the E identify:	xtra-Territoria City(s)/Villag		pprova	IJur	isdiction	ı (ETJ) Aı	rea of a C	ity(s),	/Village:	
12. Land division area		-							-	<b></b>		
12		I/Town ro		unty hi				e highw			in and disc	-
<ol><li>Landowner's cont (Square feet or ac</li></ol>			(Square f			5.6 A			rent zoni a: A-1	ng or	iana aiv	ISION
16. Number of new/a			17. Future zo							oning	of pare	nt lot:
by land division: (	· · · · · · · · · · · · · · · · · · ·		created			ղ: A-	-1 (cup)		A-1			
19. Covenants or rest			on the land div	ision a	ea:	י 🗀	Yes 🔽	No				
If Yes, identify cov			Lincular formal all				V □	No.				
<ol><li>A residential build If Yes, the buildin</li></ol>			i in the land of ite onsite was					No	Public sa	nitary	v sewer	system
21. Public improveme								<del></del>	ction will		•	· · · · · · · · · · · · · · · · · · ·
be submitted by (				(1	mm/dd,	/ууу	/y):					
		APPLIC	ANT STATE	MEN	T AND	SIC	SNATU	IRE				
contact for said landowr	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 statement												
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:	54		Lu	$\frac{1}{2}$	A)		DATE:	5-	3-	12

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
TO THIS CLIENT CONTROL OF THE CONTRO	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR	1.100		Common
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:	Ø		
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			<u> </u>
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and	V		
blocks(s), numbered for reference, in the land division area:			
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family			
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 (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:	[2]	$\vdash$	
(1) Buildings: (2) Streets, alleys, and public ways:		片	
(3) Driveways:		片	
(4) Rail lines:	<del>    </del>	V	None
(5) Private water wells or water supply systems:	H		None
(6) Private onsite wastewater treatment systems or public sanitary sewer			<u></u>
systems:			
(7) Any other public utilities:	Ø		
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	None Proposed
(9) Vegetative land cover type:		7	See Air photo
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<b>V</b>		GROUNDWATER
(11) Productive agricultural soils, cultural resources, and woodlands:		✓	None
(12) Surface water features:		✓	None
(13) Drainageways:	<u> </u>	✓	None
(14) Detention or retention areas:			None
(15) Cemeteries:	井	V	None
(16) Bridges/culverts:	<u> </u>	<u> </u>	None
(17) Rock outcroppings:		✓	None
h. Approximate location, dimension, name (if applicable), and purpose of all		V	NONE
dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	╽╙	<u> Y,</u>	
Preliminary concept for connection with existing public sanitary sewer and			
water supply system or an alternative means of providing water supply and		V	NONE
treatment and disposal of sewage, in the land division area:	LJ	1.	
j. Preliminary concept for collecting and discharging stormwater, in the land			NONE
division area:	ļ⊔	Z	NONE
k. Scale, north arrow, and date of creation:	<b>1</b>		
I. Any other information required by the Agency:		7	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	$\square$		
party signed this application form?	LXJ	<u></u>	
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?			1

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

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

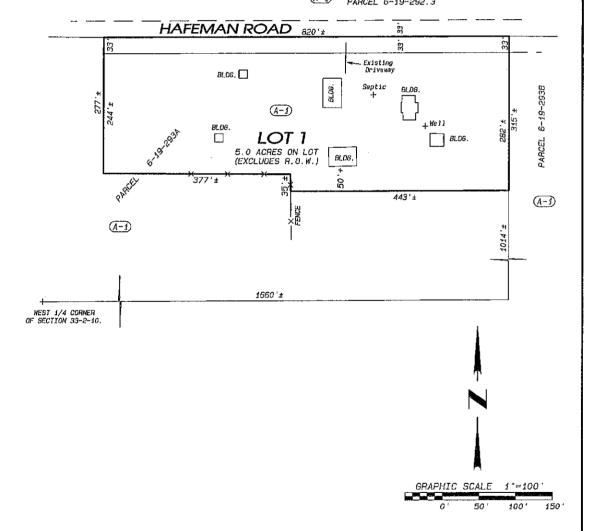
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 33, T.2N., R.10E. OF THE 4TH P.M., TOWN OF SPRING VALLEY, ROCK COUNTY, WISCONSIN.

A-1 PARCEL 6-19-292.3



DATE: MAY 2, 2012 REVISED MAY 3, 2012

#### NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

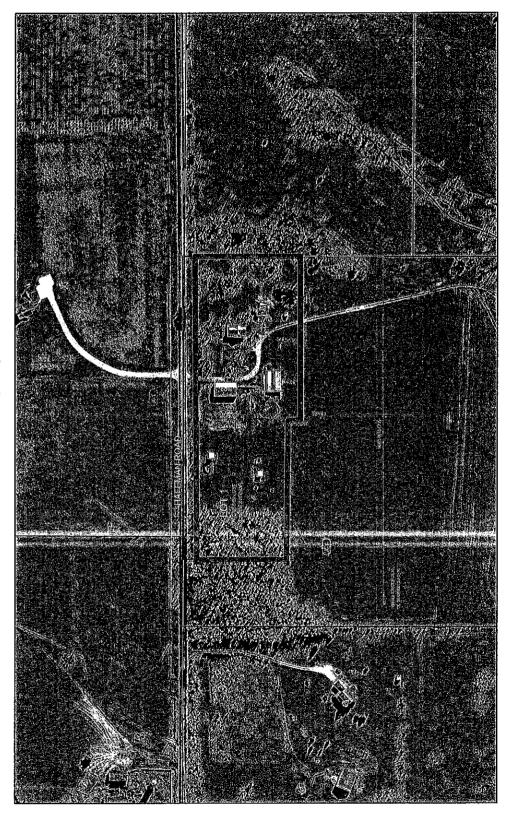
Project No. 112 - 117 For: CURRY



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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





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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



ii B Application Number: _	LD 2012 013	)) () ()
U - FF		_ ,,
II .		11
u		R

# 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 applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted to the planning agency and the planning agency and the planning agency and the planning agency age	
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
- · · · · · · · · · · · · · · · · · · ·	✓ 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	
	✓ Yes No
<b>5.</b> 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
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	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	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
<b>b.</b> Approximate location and dimension of all <b>EXISTING</b> streets and property lines, including name and	Ιп
ownership (if applicable), in and adjacent to the land division area:	_
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	П
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	-
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
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:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(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:	<u>_</u>
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	<u>Ц</u>
(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:	ا
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	<b>1</b> —?
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY RÉVIEW	
	, 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	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:	
<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	
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	ırther sections
of this form.	
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. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evalua	ition on the lot was
2. required at the time of this survey. However, solls on the lot may be restrictive to the replacement of the e	existing system."
3. Existing structures shall meet setback regulations	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Colin M. Byung DATE: 4/12/2012	
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.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE:	
TITLE:	

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

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT CO	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	

REVISED 12/2011

AGENCY RECOMMENDATION	
. If you answered Approve With Conditions to 10., list conditions:	
3. Show septic and well locations for existing structures on final map	May 24, 2
4. Final CSM to be submitted to approved by the Planning and Development Agency on or	
5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 mon	ths of the first approval.
6.	
7.	
8.	
9,	
10.	
2. Agency recommendation rationale and findings of fact:	
TOWN ACTION	
If you answered Approve With Conditions to 13., list conditions:	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
5. Town action rationale and findings of fact:	
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
If you answered Approve With Conditions to 16., list conditions:	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
8. Committee action rationale and findings of fact:	

REVISED 12/2011 Page 2a of 2

Rock County - Produc	otion 05/16/12	COMMITTEE	APPROVAL REPORT				Page 1
Account Number Na		early Pront ation Spent Exp	YTD enditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1017200000-63103 LE		50.00 0.0% 5/10/12 -VN#04572	0.00 O PROFORMA	0.00 PRINTWORKS	1,250.00	1,132.26	
	•		CLOSING BALANCE		117.74		1,132.26
	, F	EAL PROPERTY	PROG-TOTAL-PO			1,132.26	
INCURRED BY REAL PRO AND HAVE BEEN PREVIO A. BILLS AND ENCUM B. BILLS UNDER \$10	IDER \$10,000 TO BE PAID UP	COVERING THE ITE ARE TO BE TREATE RRED TO THE COUNT	MS ARE PROPER D AS FOLLOWS Y BOARD. THE DEPARTMENT HE			, D	EPT-HEAD
		MAY 2 4	2012 DATE			Cl	HAIR

Rock County - Production	05/16/12 COMMIT	TEE APPROVAL REPORT			Page 2
Account Number Name	Yearly Pront Appropriation Spent E		Encumb Unenci Amount Bala		Total
646451.0000-64904 SUNDRY EXPENSE P12	2,438.00 0,0% 200192-PO# 05/16/12 -VN#018	0.00 8613 LANGE ENTER	0.00 2,438 RPRISES INC	1,170.00	
		CLOSING BALANCE	1,268	3.00	1,170.00
,	ADDRESS SIGNS	PROG-TOTAL-PO		1,170,00	
I HAVE EXAMINED THE PRECEDING BILL INCURRED BY ADDRESS SIGNS. CLAIMS AND HAVE BEEN PREVIOUSLY FUNDED. A. BILLS AND ENCUMBRANCES OVER 1 B. BILLS UNDER \$10,000 TO BE PAI C. ENCUMBRANCES UNDER \$10,000 TO	COVERING THE ITEMS ARE PROTECTED THESE ITEMS ARE TO BE TREAD TO THE COUD.	DPER ATED AS FOLLOWS UNTY BOARD.			
	COMMITTEE APPROVES THE ABO				_DEPT-HEAD
		DATE			CHAIR

MAY 2 4 2012



### **ROCK COUNTY GOVERNMENT**

Planning & Development Agency

# **INTEROFFICE MEMORANDUM**

TO:

Rock County Planning & Development Committee

THROUGH:

Paul Benjamin, Director, Planning & Development Agency

FROM:

David Somppi, Community Development Manager

SUBJECT:

Actions for P&D Agenda

DATE:

May 16, 2012

### **ACTION ITEMS:**

1. Project ID: # 008072D-1 Funding Source: CDBG – EAP Grant

Recommend Total Amount: \$2,875

Project ID: # 020706D-1 Funding Source: CDBG – Small Cities

Recommend Total Amount: \$10,920

3. Project ID: # 020707D-1 Funding Source: CDBG – Small Cities Recommend Total Amount: \$ 11,027

4. Project ID: # 020708D-1 Funding Source: CDBG – Small Cities Recommend Total Amount: \$ 8.390

5. Project ID: # 020709I-1 and 007070I-1

Funding Source: CDBG - Small Cities and Lead Hazard Control Demonstration Grant

Recommend Total Amount: CDBG - Small Cities: \$ 30,410

Lead Hazard Control Demonstration Grant: \$ 70,360

TOTAL: \$ 100,770

Staff Recommendation:

Staff recommends approval of the above noted requests.

### **INFORMATIONAL ITEMS:**

- 1. Use of 2008 CDBG-EAP Funds for Purchase of Qualifying Substantially Damaged Property.
- 2. Proposed Change to Housing Procedures Manual Concerning Loan Terms for HOME Down Payment Assistance

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

REQUEST FOR COMMITTEE ACTION

**DATE:** May 24, 2012

Project ID(s)

08072 D-1

MINAMMEN

Project Recommended By

Dave Somppi

Funding Source(s)

CDBG-EAP Emergency Assistance Grant

HOUSEHOLD INFOR	RMATION									
Household Size:	2	Annual	Income:	\$ 36,3	331	Location	: City o	of Edge	erton	
ASSESSED VALUE	INFORMAT	ION								
Land	\$ 28,30	)0	Fair	Market	Value	\$ 113,4	00			
Buildings	\$ 84,10	00	Whe	n Deter	mined	2011		The second second		
Total	\$ 112,40	00		. 4. 195.5 . 197.557 . 1987.5	· · · · · · · · · · · · · · · · · · ·	and the second s				
MORTGAGES OR LI	ENS									
1. \$ 76,142			3.	\$			TOTAL	. MORT	GAGE(S)	
2. \$			4.					6,142		
Available Equity	\$ 37,258	3	Is there	5% owr	er equ	ity in the pr	Same and the second of the		⊠ No □	
VERIFICATIONS										
	⊠ Ins	urance	◯ Tax	 (es	$\square$	Γitle and Μα	rtgage		Ownership	
Disclosure of Pote				· · · · · · · · · · · · · · · · · · ·	None	$\square$	-5-5-			
SUMMARY OF PROI	POSED WO	RK								
CDBG – EAP Project property was referred flows through the Chouse. Since the syear. This has lead company's dry baseleaking water along CDBG-EAP required Funds for this project.	ed by the I lity. During ummer of I to a dam ement sys the walls ements and	Rock County V g the summer of 2008, water le g basement and tem installed of and directs it to d will address a	OAD. The of 2008, to aks into the indoor on the norm of a sump of a structural of the indoor of the	ne house he base he north air quali th and w pump. al and he	e is 115 ment flo and we ty issue vest side Conducted	years old. It poded on the est side of the s. The applies of the base of this projecting this projecty hazard in	t is locate north and basem cation proment. The ment. The ject is infor this h	ed near nd west ent seve roposes This sys complia ome.	the creek that side of the eral times per to have the tem collects	
TYPE OF PROJE RECOMMEND TO		OJECT BID (	)F	CDBG I \$ 2,87	1	nergency Assi	stance G	rant		
or in the state of			COMMIT	TEE A	CTION	TSKI NIGO VIERO O SONIESTE STEEN SONIESTE AANOONEEN AANOONEEN AANOONEEN AANOONEEN AANOONEEN AANOONEEN AANOONEE	an garage and the second are produced that is a second and		कार्यकारात्रात्राच्या संस्थानकारात्रात्राच्या स्थापने केल्यास्थ्रात्राच्या प्रस्था स्थापने स्थापने स्थापने स्थ	
APPROVE		DENY	Co	mmitte	e Appr	oved Bid To	tal	\$		
Signature of Plani	ning & De	velopment Co	mmittee	Chair	_	 Date				

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE

REQUEST FOR COMMITTEE ACTION

mannan

Date: May 24, 2012

Project ID(s) 020706-D-1

Neale Thompson

Fundina Source(s)

CDBG-Small Cities for Rock County

HOUSEHOLD INFOR	PMATION	tisse don hammanni oʻnin ilosu osvini oʻmenka		APTAIL THE STATE OF		रे हैं हैं है सार्वे नार ज्यान्यक्षात्राण हार वाहर सम्बद्धात	uniai tu Annun istaina ku	निर्देशिक्षेत्रक्षेत्रसम्बद्धाः स्वर्गास्त्रसम्बद्धाः स्वर्गास्त्रसम्बद्धाः स्वर्गास्त्रसम्बद्धाः स्वर्गास्त्र	enne magneti (Milaji) Ajajagagagaji gasar
Household Size:	talan 1 manasa mananan menanggalan sa	Annual Inc	ome:	\$17,164		Location:	Town of	Beloit	
and the second control of the second control		i		Sented in a mean of senior					
ASSESSED VALUE	NFORMATION		······································					0	
Land	\$ 10,600		Appra	aised Val	lue	\$ 73,400			
Buildings	\$ 56,700		:	n Apprais		2011			
Total	\$ 67,300	······································	Туре	of Appra	iisal	FMV		O Santa Control Control	
MORTGAGES OR LI	ENS								
1. \$ 56,626			4. \$			TOTAL MORTGAGE(S		E(S)	
2. \$			5.	\$		\$ 56,626			
3. \$			6.	\$			φ 50,020		
Available Equity	\$16,774	ls t	here 5	% owner	r equity	in the pro	perty? \	∕es ⊠	No 🗌
VERIFICATIONS Income Disclosure of Pote	│ Insurar		Taxe Yes		⊠ Tit None	le and Mo	rtgage	Own	ership
SUMMARY OF PROF	POSED WORK		* . t . b t					······································	
This two-story house i kitchen sink drain, sig handrail, and three rebid that had additiona deferred loan payable durability, livability, an	nificant electrica placement windo I services propos when the house	I improvements ows. Home ow sed and was m e is sold. Com	s, some ⁄ner did ìore resp	wall and c use \$365 c consive to	eiling re of the dis the need	pair from ea scretional an ds of the hou	rlier roof leak nount to seled isehold. Loa	s, baseme ct a higher n will be a	nt plumbing 0%
TYPE OF PROJE RECOMMEND TO		CT BID OF		CDBG-S <b>\$ 10,920</b>		ab Loan	and the second s		<del>бийский дах</del> и
कर-कर-च्या गर्यक्रम्य व विविद्यालन्स्वस्थानमस्य व व्यवस्थानस्याच्यालन्याल्याक्रम्या व्यवस्थानस्य विवयस्य राज्य		COI	MMITT	TEE ACT	ION	terronia de que a esta en la companya de de la companya de la companya de la companya de la companya de la comp		gagger kennemar valgagen ger ger grænnske kondeltrigisk	eligidados ejidoscasos conservanços ejó norma secu r
APPROVE	DE	NY	Cor	mmittee /	Approv	ed Bid To	tal \$		
Signature of Plannin	g & Developme	ent Committee	Chair	· · · · · · · · · · · · · · · · · · ·		Date			

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE

REQUEST FOR COMMITTEE ACTION

Mannan

Date: May 24, 2012

Project ID(s) 020707-D-1

Project Recommended By Neale Thompson

runaing Source(s	(CDBG-SMai	Cities for Rock County	ann an			
HOUSEHOLD INFOR	RMATION					
Household Size:	1 Annual I	ncome: \$32,848 Locatio	on: Town of Turtle			
A COECCED VALUE	INFORMATION					
ASSESSED VALUE	CONTROL OF THE CONTRO	Appraised Value # 127 (	200			
Land	\$ 47,800 \$ 90,600	Appraised Value \$ 127,000  When Appraised 2011				
Buildings Total	\$ 138,400	When Appraised 2011  Type of Appraisal FMV				
I Otal	Ψ 100,400	Type of Applaisal Tilly	enter a community to the form of the first terms of			
MORTGAGES OR LI	ENS					
1. \$ 85,320		4. \$	TOTAL MORTGAGE(S)			
2. \$		5. \$	\$ 85,320			
3. \$		6. \$	Ψ ΟΟ,ΟΣΟ			
Available Equity	\$41,680 <sub>[5</sub>	s there 5% owner equity in the p	oroperty? Yes 🛛 No 🗌			
VERIFICATIONS						
<b>X</b>	NZ 1	7 <b>T</b>	Mortage Dunorobin			
Income		☑ Taxes ☑ Title and N	Mortgage Ownership			
Disclosure of Pote	ential Conflict of Interes	t Yes 🔝 None 🖂				
SUMMARY OF PROI	POSED WORK					
minor electrical impro storm/screen unit, and	vements, a wall and door bu d fourteen replacement wind	ovements. Upon HQS inspection, wor ilt to close off basement from outside, ows. Loan will be a 0% deferred loan y issues and secure the durability, lival	stairway handrails, kitchen door payable when the house is sold.			
TYPE OF PROJE RECOMMEND TO	ECT OTAL PROJECT BID O	CDBG-SC Rehab Loar F <b>\$ 11,027.00</b>	1			
COMMITTEE ACTION						
APPROVE	DENY	Committee Approved Bid	Total \$			
Signature of Plannin	na & Development Commit	tee Chair Date				

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION** 

MINIMAN

**DATE:** May 24, 2012

Project ID(s)

020708-D 1

Project Recommended By Dave Somppi

Funding Source(s)	) CDBG – Sma	all Cities Program		an nakao mana panja jaja ina mana kana mana ina ina ina ina ina ina ina ina ina		
HOUSEHOLD INFOR	MATION					
Household Size:	Construit on a research of construint and the second second of the secon	come: \$ 26,800	Location: City of Evansvill	le ,		
ASSESSED VALUE I	NFORMATION					
Land	\$ 33,200	Fair Market Value	\$ 114,900	***** * ** * * * * * * * * * * * * * *		
Buildings	\$ 82,100	When Determined	2011			
Total	\$ 115,300	Type of Appraisal	► V f I			
MORTGAGES OR LIE	ENS			vice of the contract of the co		
1. \$ 65,500	** *** **** **** *********************	3. \$	TOTAL MORTG	AGE(S)		
2. \$	1987 a Santani and an a santani an an an Andrea (a ) and an Andrea (a	4. \$	\$ 65,500	<u></u>		
Available Equity	\$ 49,400 Is t	there 5% owner equity	y in the property? Yes	⊠ No □		
VERIFICATIONS						
		Taxes 🛭 Ti	tle and Mortgage 🔲 (	Ownership		
Disclosure of Pote	ential Conflict of Interest	Yes None		·		
SUMMARY OF PROF	POSED WORK	Personal Committee Committee Committee and Committee Com	The first section of the section of			
in April, 2012. The wiring is largely known installed. A (longting requires tuckpointing will be installed. Moreover, will a second these projects will a second the	HQS inspection found that ob & tube. A new 200 AM me) previous owner addecing. The project proposes to the wiring will be re-	at the electrical service of MP electrical service paid many splices that new have these items addeplaced to Code. The odd safety defects with the	as purchased through a ban requires a substantial replac anel with dedicated circuits ed to be eliminated. The o dressed. A new 200 AMP s chimney will be tuckpointed. he house. The loan is prop	cement. The needs to be chimney also service panel. Conducting		
TYPE OF PROJE	CT DTAL PROJECT BID OF		LL CITIES PROGRAM			
PLANNING & DEVELOPMENT COMMITTEE ACTION						
APPROVE	DENY	Project T	Total \$			
Signature of Plann	ing & Development Comr	mittee Chair	Date			

# ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

MILINAMINE

Date: May 24, 2012 Project ID(s) 020709 I-1 and 007070D-1

Project Recommended By

CONTINUED ON NEXT PAGE:

David Somppi

Funding Source(s)

CDBG-Small Cities - Lead Hazard Demonstration Grant

HOUSEHOLD INFORM	ATION						
No. of Units:	6	Incomes:	All are Low Income	Location:	City of Edgerton		
No. of Persons:	14	No. of Children:	6	No of Children under 6:	4		
ASSESSED VALUE IN	FORMATION						
Land	\$ 30,500		Fair Market Value	\$ 186,900			
Buildings	\$ 154,500		When Determined	2011			
Total	\$ 185,000		1 1				
MORTGAGES OR LIEN	<b>N</b> S						
1. \$ 163,712			4. \$		TOTAL MORTGAGE(S)		
2. \$	mana anama maretam anama e anama da cana met ana da abar ana 1996 ni 1996 ni 1996 ni 1996 ni 1996 ni 1996 ni 1		5. \$				
3. \$	те с 1933 година (п. 1112 година пред 1945 година подрежения выполния выпуртива выводи под вымования выпуртива		6. \$	a de la servició de redució de la composició de la compos	\$ 163,712		
Available Equity	\$ 23,188	· · · · · · · · · · · · · · · · · · ·	Is there 5% owner equity in the property? Yes ⊠ No □				
VERIFICATIONS	i da industria della si stati ti distribi i dell'internationale	eur i a rosset di Augunia dei i i i i vi andi i ar i i i i i	The second se		**************************************		
	⊠ Insura	ance 🛚	│ Taxes	Title and Mortg	gage 🏻 Ownership		
Disclosure of Poten		en multiplement comment of the comment	Yes 🗌 None		3490 EZ OWIICIOIIIP		
			\ \text{	* ** *** *** ** ** ** ** ** ** ** ** **	and a second discount of the second s		
SUMMARY OF PRO	OPOSED WOR	K					
Wisconsin. Planni hazards that has control that has control the building is a 6-litems were found to the Replacement of 84-front Building Façar Stairway & er Bathrooms and Ap Basement - Stabion The project propose address these lead 2/3 of the total project of the total project from 1/3 of the total proje	ng staff is wor hildren under hunit apartmer o need lead had windows, wrade and Porchartment interioral paint ses to have lead hazards. Ject cost of the ject cost of the duction Grant Cities loan will	king with the He begin years of age a at. All tenants an azard reduction ap window exter as — Stabilize p bilize paint and bors — Encapsulat Dow ad hazard contro a lead hazard co a assessments, be for 0% interes	ealth Dept. to provide as and 1 child with an eleval re low income. Upon control activities: iors & replace rotted work aint, cover wooden surfinstall floor covering. Ite 'Clawfoot' Tubs, Encanspouts - Replace of work conducted by centrol work will be from the clearances, inspections est amortized for 240 meters.	sistance to a sted blood lead onducting risk od. Faces.  apsulate and rtified lead at the Lead Hazehe CDBG-Sm, and sample onths to be respectively.	replace leaded surfaces patement contractors to ard Control Reduction Grant. hall Cities grant. testing will be from the Lead		
month. The units within the Rock Co				seholds and	the rents will be maintained		

# ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION



PROJECT AMOUNTS: LEAD HAZARD CONTROL DEMONSTRATION GRANT PROGRAM Lead Hazard Control Activities: Total - \$ 91,230 - 2/3 of Cost: \$ 60,820 Lead Risk Assessments – Clearances – Inspections: 100% of cost \$ 4,140 Lead Sample Testing: 100% of cost \$ 5,400 Lead Hazard Control Demonstration Grant Program: TOTAL \$ 70,360						
CDBG – SMALL CITIES PROGRAM Lead Hazard Control Activities: Total - \$ 91,230 1/3 of cost: \$ 30,410						
	PROJECT TOTAL: \$ 100,770					
	LEAD HAZARD CONTROL DEMONSTRATION GRANT:		\$ 70,360.00			
Funding Source:	CDBG SMALL CITIES PROGRAM		\$ 30,410.00			
Funding Source:	Recommended Total Project Amount		Φ 400 770 00			
	\$ 100,770.00					
COMMITTEE ACTION						
APPROVE DENY Committee Approved Bid Total \$						
Signature of Planning & Development Committee Chair Date						



# COUNTY OF ROCK 51 S. Main Street Janesville, WI 53545 (608) 757-5587 www.co.rock.wi.us

DATE:

May 16, 2012

TO: FROM: Rock County Planning & Development Committee David Somppi. Community Development Manager

SUBJECT: Informational Item - Purchase Of Property With Substantially Damaged

Structures Using 2008 CDBG-EAP Funds.

Rock County, through its contract for administration of CDBG-Emergency Assistance Program funds, has funds available to purchase properties that were substantially damaged during the flooding of 2008.

The proposed property is currently working with the Planning Agency on having the structures on the property demolished.

If the sale process proceeds, this process will be conducted in accordance with all applicable regulations for the use of CDBG funds for property acquisition. In accordance with CDBG-EAP program requirements, the offer to purchase will be based on the current value of the land only. Assistance that the owner received from insurance, FEMA, CDBG, and / or other sources will be deducted from the offer amount.

The final disposition of the property will be in conformance with all applicable regulations and the approval of the appropriate Rock County Committees. If Rock County chooses to acquire this property, it may be combined with adjacent Rock County property or made available for sale to adjoining land owners or the general public.



# COUNTY OF ROCK 51 S. Main Street Janesville, WI 53545 (608) 757-5587 www.co.rock.wi.us

DATE:

May 16, 2012

TO: FROM: Rock County Planning & Development Committee David Somppi, Community Development Manager

SUBJECT:

Informational Item - Proposed Change to Housing Procedures Manual

Concerning Loan Terms for HOME Down Payment Assistance

Rock County is a member of the HOME Program Consortium with the Cities of Beloit and Janesville, Community Action, Inc., and Neighborhood Housing Services.

Currently, Rock County receives about \$90,000 annually to provide down payment and housing rehabilitation assistance. The Cities of Beloit and Janesville also use a portion of the HOME Program funds to provide down payment assistance. Funding for the HOME Program Consortium is monitored by the U.S. Department of Housing and Urban Development.

During several communications, a recent monitoring visit and review of the HOME Consortium's annual reports, the HUD field office has expressed a strong preference that members of the Rock County HOME Consortium adopt the same standards and policies for administering their programs. For Down Payment Assistance, Rock County makes its funds available in the form of 0% interest deferred payment loans, with full repayment upon resale. The Cities of Beloit and Janesville make down payment assistance available in the form of a forgivable loan. For each year that the buyer occupies the property, a total of 20% of the original principal will be deducted. After 5 years, the total loan amount will be forgiven in full.

To address this concern and to create a consistent policy for Rock County HOME Program Consortium members, Rock County staff is preparing an amendment to the <u>Housing Procedures Manual</u> that will make down payment assistance funded by the HOME program available in the form of a forgivable loan.