

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, AUGUST 22, 2013 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI

AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Meeting held Thursday, August 8, 2013
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
 - A. Action Item: Preliminary Land Division Approval
 - LD2013 027 (Rock Township) Donaldson
 - LD2013 028 (Milton Township)) Van Altena
 - LD2013 030 (Center Township) Galena Way Farm
 - LD2013 032 (Johnstown Township) Reed
- 6. Demonstration of New Rock County GIS Website
- 7. Finance
 - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 8. Community Development
 - A. **Action Item:** Resolution Authorizing 2013 Lead-Based Paint Hazard Control Healthy Homes Grant Program Award Agreement For Rock County
 - B. Action Item: Additions to Housing Procedure Manual
 - C. Information Item: Consideration of Request for Community Development Block Grant Emergency Assistance Funds to Purchase a Flood-Damaged Property.
- 9. Committee Reports
- 10. Directors Report
 - A. Shoreland Impervious Surface Enforcement
 - B. Community Development Block Grant (CDBG) Southern Housing Region
- 11. Adjournment

Future Meetings/Work Sessions

September 12, 2013 (8:00 AM) September 26, 2013 (8:00 AM) October 10, 2013 (8:00 AM) October 24, 2013 (8:00 AM)



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: August 15, 2013

Summary:

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

- LD2013 027 (Rock Township) Donaldson
- LD2013 028 (Milton Township) Van Altena
- LD2013 030 (Center Township) Galena Way Farm Ltd
- LD2013 032 (Johnstown Township) Reed

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Division LD2013 027, 028, 030 and 032 with conditions as indicated.

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: 2013 027

Received By – Date 7-2-13

| PRELIMINARY MINOR LAND | BUILDION! | ADDITION | |
|--------------------------|-----------|-----------------------------|--|
| DDELIMINIADV MINIOPIANID | | $\Delta PPIII \Delta IIIIN$ | |
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| PRELIMINA | AKŢ IVI | INUR | LAND | DIV | | <i>/</i> /\ | | .ICAII | | ı Ç | |
|--|---|---|--|------------------------------------|-----------------------------------|--------------|---------------------------------|-----------------------------------|--------------------|---|---|
| PRELIMINARY A | MINOR LAND ND PREPARE I | DIVISION A MAP CO | <i>– APPLICATIO</i> NTAINING AL | ON FOR L INFO | M INFO | ORM ON A | AS IDENTIFIED C | E COMPLETI ON PAGE 2 C | BOTH F THIS | FORM | .** |
| 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: | | | | | | | | | | | |
| 2. Land division is cor | nsistent with | Town's Co | mprehensive | Plan – I | Future L | .and | Use Map: | | | Yes | ☐ No |
| 3. Land division area | is located in | a Farmland | d Preservation | n zoning | g district | t cei | rtified by the St | ate of Wisco | nsin: [| Yes | ☐ No |
| If you answered Ye | es, proceed to | 4. If you | answered No | , proce | ed to 5. | | | | | | |
| 4. Land division meet | | ., | | er appli | cable Fa | arml | and Preservation | on zoning di | strict re | Yes | □NO |
| 5. Land division will | require a zoni | ng change | | | ı | | | | L | Yes | ∠ No |
| C. Carlotte | | | APPLICAN | TINF | ORMA | TIC | ON | Tarak a wasan sanasana | | and the second | |
| 6. LANDOWNER OR | AUTHORIZED | LANDOWI | NER REPRESEN | IVITATIV | Ε | | | | | | |
| a. Name: | ARTHUR D | ONALDS | SON | | | | | Telephon | e: | | |
| Address: | РО ВОХ 97 | 76 | | | City: | ВЕ | ELOIT | State: V | ۷I | Zip: | 53512-0976 |
| b. Name: | BUYER: TI | M ROAC | Н | | | | | Telephon | e: 60 | 8-436 | 3-9966 |
| Address: | 5304 S. DF | RIFTWOC | D DR. | | City: | JΑ | NESVILLE | State: \ | VI | Zip: | 53546 |
| 7. AGENT (SURVEYO | L | | | | | | | | | | |
| a. Surveyor name: | COMBS AN | ND ASSC | CIATES, IN | IC. | | | | Telephon | e: 75 | 2-057 | 75 |
| Address: | 109 W. MIL | WAUKE | E ST. | | City: | JΑ | NESVILLE | State: \ | ٧I | Zip: | 53548 |
| b. Developer name: | | | | | | | | Telephon | e: | | |
| Address: | | | | | City: | Τ | | State: | | Zip: | |
| 8. Identify the indivi | dual from 6 | or 7 that v | will serve as th | ne prim | | tact | : ☐ 6a. ☐ | 6b. 🗸 | 7a. | 7b. | |
| B. Identity the maivi | adai ii oiii oi | or 71 tinde | AND DIVIS | IONIN | JFORN | ΛAT | ION | | | | |
| 9. Reason for land di | vision: 🗸 Sa | <u> na ana anile na anile na anile n</u> | and the tree tree to be a first to be a second | | | | | nance 🗌 | Other: | *************************************** | A 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 |
| | | Town of | | | | | NW 1/4 of | F SW 1/4 | l | | |
| 10. Land division are | a location: | Section | 25 | | | | Tax parcel nu | mber(s) - 6 | -17-22 | 2 | |
| 11. Land division are √ Yes No | | vithin the E identify: | xtra-Territori City(s)/Villa | al Plat | Approva CITY OI | al Ju F J | risdiction (ETJ) . NESVILLE | Area of a Cit | y(s)/Vil | lage: | |
| 12. Land division are | a is located a | djacent to | (check all tha | t apply |): | | | <u></u> | luc b | :l | |
| | | I/Town ro | | | ighway | | State high | way urrent zonin | U.S. h | | |
| 13. Landowner's cor (Square feet or a | cres): 21 ACF | RES M\L | 14. Land div (Square | feet or | acres): | | ACRES MIL ar | ea: R-1 | | | |
| 16. Number of new/ by land division: | | s created | 17. Future z created | | of new/a d divisio | n: F | ₹-1 | B-2 & M | | paren | |
| 19. Covenants or res | | | | ivision a | area: | | Yes 🔽 No | | | | |
| If Yes, identify co | venants or re | strictions: | الماهما ا | Vivial | arca: | | Yes 🗸 No | | | | |
| 20. A residential buil | | itiy located Driv | a in the land c ate onsite wa | iivision i stewa t | area: er treat | | | Public sar | itary s | ewer s | ystem |
| If Yes, the building utilizes a: Private onsite wastewater treatment system . Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on | | | | | | | | | | | |
| be submitted by | (mm/dd/yyy | y): NONE | | | (mm/dc | yy\t | уу): | | | | |
| | | APPLI | CANT STAT | EMEN | IT AND |) SI | GNATURE | Cara income and an extra | | - Same | a <u>a anna a a</u> |
| I, as the undersigned, a contact for said landow APPLICATION FORM IN documents, and that al to me. These statemer | ner. I do here FORMATION, r Linformation is | by verify th eviewed an scorrect, a | at I have reviev d completed th ccurate, and tru | wed the his appli- ue to the | ROCK CC cation fo e best of | orm, my | and submitted a knowledge and b | Il information elief, with all | as requ informa | Jired pe ation a | er said ccessible |
| LANDOWNER | RY CONTACT SI | GNATURE: | Stu | | Lid | 4 | 5 | DATE: | 7-2 | 2-1 | 3 |

REVISED 12/2011

Page 1 of 2

| APPLICATION CHECKLIST | | | |
|---|-----------------|----------|---------------------------|
| | Yes | No | Comment 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 | | |
| a. Location of the land division area by section, township, and range: | 7 | 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: | ✓ | | |
| 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: | Ø | | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area: | | | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area: | | | |
| (1) Buildings: | | V | NONE |
| (2) Streets, alleys, and public ways: | V | ᄔ | |
| (3) Driveways: | ┼ ┞ | V | NONE |
| (4) Rail lines: | - - | V | NONE |
| (5) Private water wells or water supply systems: | ┼└┴ | V | NONE |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | | V | NONE |
| (7) Any other public utilities: | $\vdash \sqcap$ | 7 | NONE |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | | Ħ | NONE PROPOSED |
| (9) Vegetative land cover type: | V | | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | V | | WET SOILS NW CORNER (GIS) |
| (11) Productive agricultural soils, cultural resources, and woodlands: | | V | NONE |
| (12) Surface water features: | | V | NONE |
| (13) Drainageways: | | V | NONE |
| (14) Detention or retention areas: | | V | NONE |
| (15) Cemeteries: | | V | NONE |
| (16) Bridges/culverts: | | V | NONE |
| (17) Rock outcroppings: | | V | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area: | | Ø | NONE |
| 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: | V | | |
| 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 | | | |
| required, and total map pages identified on each page? | | | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | V | | |
| 4. Have you provided all required application form information and has the required party signed this application form? | Ø | | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS) and the application fee? | Ø | | |

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

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

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

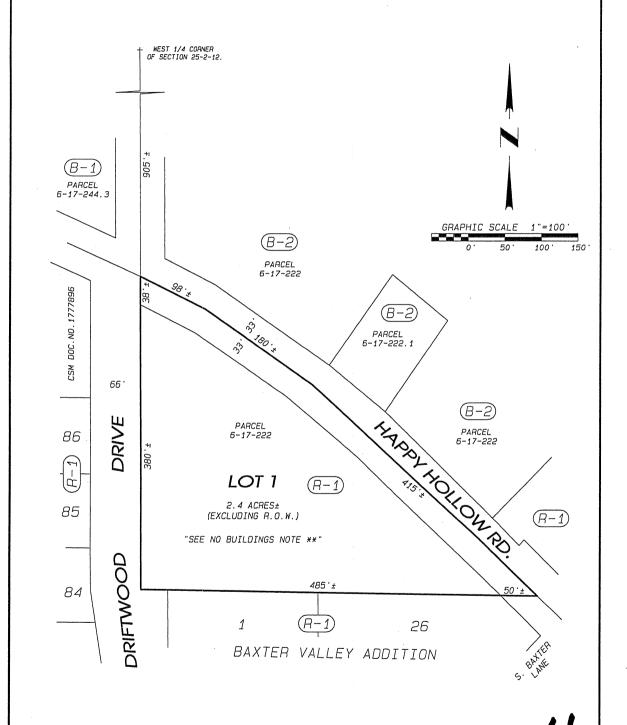
JANESVILLE, WI 53545

REVISED 12/2011

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PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.2N., R. 12E. OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



**NOTE: NO BUILDING WHICH PRODUCES WASTEWATER ALLOWED ON LOT 1 UNTIL ACCEPTABLE MEANS OF WASTEWATER DISPOSAL IS APPROVED BY THE NECESSARY GOVERNMENTAL BODIES.

NOTE: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 210

For: ROACH

DATE: JULY 2ND, 2013



LAND SURVEYING

LAND PLANNING

• CIVIL ENGINEERING

109 M. Milwaukee St. Janesville, WI 53548 tel: 608 752-0575 www.combssurvey.com fax: 608 752-0534 TELEPHONE: (608) 757-5587 FAX: (608) 757-5586 EMAIL: PLANNING@CO.ROCK.WI.US WEB: WWW.CO.ROCK.WI.US



| 0 0 0 0 0 | Application Number: | 11 |
|-----------------------|---------------------|----|
| ;; ;; | | 11 |

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

| AGENCY REVIEW | |
|--|--|
| ${f L}$. 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. | |
| 1. 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 |
| 5. 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 until | |
| information has been supplied by the applicant. | i ali missing |
| Thornation 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 | П |
| corner, in the land division area: | |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING | |
| or PROPOSED, in the land division area: | |
| (1) Buildings: | П |
| (2) Streets, alleys, and public ways: | |
| (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: | |
| (12) Surface water features: | <u> </u> |
| (13) Drainageways: | <u> </u> |
| (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: | 4 |
| | |
| 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 dispessed of reverse in the land | |
| 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: | |
| p. reasonably concept for concerns and discharging stuffillwater in the failu division and . | |

| Missing Information | AGENCY REVIEW | |
|--|--|-------------------------|
| 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: 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to other reviewing parties for review and comment, and if yees a North state of the Agency: 8. Preliminary minor land division application must be provided to other reviewing parties for review and comment, and if yees not supply the provided to other reviewing parties for review and comment, and if yees not supply the provided to other reviewing parties for review and comment, and if yees not supply the provided to other reviewing parties for review and parties | | |
| 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 7 Yes No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 1. Note on Final CSM 'No building which produces wastewater allowed on Lot 1 until acceptable means of wastewater disposal 2. is approved by necessary governmental bodies." 3.35' Half ROW dedication at the discretion of the Town of Rock. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): TITLE: Administrator - Rock County Planning, Economic & Community Development Agency TOWN ACTION 13. Town action: Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 1. Output Department of the prove of the map in a formation and findings of fact (Use additional sheet (2a) if necessary): DATE: TOWN SIGNATURE: DATE: TOWN SIGNATURE: DATE: | k. Scale, north arrow, and date of creation: | |
| 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 1 If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 1. Note on Final CSM "No building which produces westewater allowed on Lot 1 until acceptable means of wastewater disposal 2. is approved by necessary governmental bodies." 3. 35' Half ROW dedication at the discretion of the Town of Rock. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE: Administrator - Rock County Planning, Economic & Community Development Agency TOWN ACTION 13. Town action: 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): DATE: | 1. Any other information required by the Agency: | |
| 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 1 If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 1. Note on Final CSM "No building which produces westewater allowed on Lot 1 until acceptable means of wastewater disposal 2. is approved by necessary governmental bodies." 3. 35' Half ROW dedication at the discretion of the Town of Rock. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE: Administrator - Rock County Planning, Economic & Community Development Agency TOWN ACTION 13. Town action: 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): DATE: | 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages | |
| 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 9. Preliminary minor land division application has been provided to the Agency: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, and if the special parties have comments and if the provided to other reviewing parties for review and comment, and if these parties have comments, and if the special parties have comments, and if these provided to the Agency: 9. Preliminary minor land division application is complete: 9. Preliminary minor land division application is complete: 9. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these provided to the Agency: 9. Preliminary minor land division application is complete: 9. Preliminary minor land division application is complete: 9. Pagency recommendation: 10. Agency recommendation: 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 12. Agency recommendation: 13. Town action: 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 15. Town action: 16. Agency recommendation: 17/15/2013 18. Town action: 19. DATE: | numbered in sequence if more than one (1) page is required, and total map pages identified on each | |
| 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: 8. Preliminary minor land division application is complete: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 9. Preliminary minor land division application has been provided to other reviewing parties before completing any further sections of this form. 8. AGENCY RECOMMENDATION 10. Agency recommendation: AGENCY RECOMMENDATION 11. If you answered Approve With Conditions to 10, list conditions (Use additional sheet (2a) if necessary): 1. Note on Final CSM "No building which produces wastewater allowed on Lot 1 until acceptable means of wastewater disposal 2. is approved by necessary governmental bodies." 3. 35' Half ROW dedication at the discretion of the Town of Rock. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE: Administrator - Rock County Planning, Economic & Community Development Agency 13. Town action: Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): 16. DATE: 17/15/2013 17. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): | | |
| 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: 8. Preliminary minor land division application is complete: | | <u> </u> |
| with the Agency's Geographic Information System (GIS), and application fee: Yes | | <u> </u> |
| 9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: Yes No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION | | |
| these parties have comments, said comments have been provided to the Agency: | 8. Preliminary minor land division application is complete: | ✓ Yes |
| If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: | | |
| AGENCY RECOMMENDATION 10. Agency recommendation: | | |
| AGENCY RECOMMENDATION 10. Agency recommendation: | | urther sections |
| 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 CSM "No building which produces wastewater allowed on Lot 1 until acceptable means of wastewater disposal 2. is approved by necessary governmental bodies." 3. 35' Half ROW dedication at the discretion of the Town of Rock. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): AGENCY SIGNATURE: Administrator - Rock County Planning. Economic & Community Development Agency TOWN ACTION 13. Town action: 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: DATE: DATE: DATE: DATE | | e sego as in a literace |
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| 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: | | |
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| 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): TOWN SIGNATURE: DATE: | 2. | |
| TOWN SIGNATURE: DATE: | . 3. | |
| TOWN SIGNATURE: DATE: | 15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| TOWN SIGNATURE. | | |
| TITLE: | 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 C | OUNTY PLANNI | NG AND DEVE | LOPMENT CO | OMMITTEE ACTION |
|------------------------------|-----------------------|------------------------------|---------------------|-------------------------------|
| 16. Committee action: | Approve | ✓ Approve With | Conditions | Deny |
| 17. If you answered Approve | With Conditions to | o 16. , list conditio | ns (Use addition | nal sheet (2a) if necessary): |
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |
| 18. Committee action rations | ale and findings of f | act (Use additiona | ıl sheet (2a) if ne | ecessary): |
| COMMITTEE SIGNATURE: | | | | DATE: |
| TITLE: Cha | ir – Rock County Pla | anning & Developr | nent Committee | 2 |

6

REVISED 12/2011 Page 2 of 2

| 13. If you answered Approve With Conditions to 10, list conditions: 3. Utility easements put on iot as requested by utility companies. 4. Final CSM to be submitted and approved by the Planning and Development Agency one year after Proliminary Approve 5. Certified Survey Vaps that are subject to local approval must be recorded within 6 months of their seat approval and 24 months of the first approve 6. 7. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: Applicant is proposing for rezone Lot 1 from Light Industrial to Local Commercial Town of Rock. The Lot is writhin Zone D of the Rock County Airport Overlay Zoning District. Commercial land uses are allowed with review and approval that take in consideration Southern Wisconsin Regional Airport functionality. 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. 11. Town action rationale and findings of fact: 12. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 11. Town action rationale and findings of fact: | | AGENCY RECOMMENDATION |
|--|-------------------------|--|
| 4. Final CSM to be submitted to and approved by the Planning and Development Agency one year after Proliminary Approva 5. certified Survey Waps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval of 6. 7. 8. 9. 10. 12. Agency recommendation rationale and findings of fact: Applicant is proposing to rezone Lot 1 from Light Industrial to Local Commercial Town of Rock. The Lot swithin Zone D of the Rock County Airport Overlay Zoning District. Commercial land uses are allowed with review and approval that take in consideration Southern Wisconsin Regional Airport functionality. 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. 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. | L 1. If you answ | vered Approve With Conditions to 10., list conditions: |
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| 17. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. | | |
| 4. 5. 6. 7. 8. 9. 10. | 17. If you ansv | |
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| 7. 8. 9. 10. | 5. | |
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| 9. 10. | 7. | |
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| 18. Committee action rationale and findings of fact: | 10. | |
| | 18. Committe | e action rationale and findings of fact: |
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Page 2a of 2

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



AGENCY USE ONLY

AGEN

| TELEPHONE: (608) 757- | 5587 | | 13 | THE STATE OF | | II Roce | eived By – I | Data | | _ | |
|--|---------------------|-------------------|----------------------------------|---|-------------|--------------------------|--------------|---------------------|-----------|----------------|---------|
| FAX: (608) 757-5586 EMAIL: PLANNING@CO | .ROCK.WI.US | | N. | K | I | | 1/DD/YYYY | | 7- | 9-13 | 3 |
| WEB: WWW.CO.ROCK. | WI.US | | | | | 2222 | ===== | ====== | :===: | ====== | ====== |
| PRELIMIN | MOVA | MNO | DILAMS | 1 | mar | | ADA | IGA. | 16 | 11. | |
| | GULU. | | NL fills | | | | | | 11. | | M |
| **PIFAS | E DO NOT CO | MPI FTF T | THIS APPLICAT | TON FO | DN/IINI | TII VOU HA | WE DEVI | TUE DO | CK CO | LINTY | |
| PRELIMINARY OF THIS FORM A | MINOR LAN | D DIVISIO | N – APPLICATI | ION FOR | RM INFO | ORMATION | . PLEASI | E COMPL | ETE BO | TH PAG | |
| 1. Applicant has con | | | | | | | | | | | |
| (if land division is land division is feat | within Extra- | Territorial | Plat Approval | Jurisdic | tion (E7 | 「J) area) off | icials and | d these p | arties | have dete | ermined |
| 2. Land division is co | nsistent with | Town's C | omprehensive | Plan – | Future I | Land Use M | ap: | | | ✓ Yes | No |
| 3. Land division area | | | | | | | y the Sta | ate of Wi | sconsi | n: 🗌 Yes | ☐ No |
| If you answered Y 4. Land division mee | | | | | | | eservatio | n zoning | distric | | |
| 5. Land division will | require a zor | ing chang | e: | | · · · | | | | | ∐ Yes ✓ Yes | |
| | | | | IT INE | DRIMA | TION | | 建 种种型的 | | V ICS | |
| 6. LANDOWNER OR | | | | | | | | 3147 | | | |
| a. Name: | T | | - ANN VAN | | | | | Telepho | one. | 921-00 | 47 |
| Address: | 4946 E. C | | | , | City: | MILTON | | State: | WI | Zip: | 53563 |
| b. Name: | | | | | 1 | 111121011 | | Telepho | | 2.5. | 100000 |
| Address: | | | | ···· | City: | 1 | | State: | 1 | Zip: | |
| 7. AGENT (SURVEYO | R AND DEVE | LOPER) | VIII. | | City. | 1 | | State. | 1 | | |
| a. Surveyor name: | I | | OCIATES, IN | IC. | | | | Telepho | one: | 752-057 | 75 |
| Address: | 109 W. MII | | | | City: | JANESV | IIIF | State: | WI | Zip: | 53548 |
| b. Developer name: | | | | | | [-, | | Telepho | 1 | 1 | 100010 |
| Address: | | | | | City: | | | State: | T | Zip: | [|
| 8. Identify the indivi | dual from 6. | or 7. that | will serve as th | ne prima | , | act: | 6a. | <u> </u> | 」 了7a. | 7b. | |
| | | | AND DIVISI | | | | | | | | |
| 9. Reason for land di | | | | | | | Refin | ance [| Oth | er: | |
| 10. Land division are | a lagation. | Town of | MILTON | | | NE | 1/4 of | SE 1 | /4 | | |
| TO. Land division are | a rocation: | Section | 10 | | | Тах ра | rcel nun | nber(s) - | 6-13- | 72 | |
| 11. Land division are Yes No | | | xtra-Territoria City(s)/Villa | | pproval | Jurisdictio | n (ETJ) Ai | rea of a C | City(s)/ | Village: | |
| 12. Land division area | a is located a | djacent to | (check all that | t apply): | | | | | | | |
| 40 1 1 | | l/Town ro | | unty hig | | Sta | te highw | | | . highway | |
| 13. Landowner's con (Square feet or ac | . , | • | | | | 5 AND 0.5 | 1 | rent zoni a: A-1 | ing of I | and divis | ion |
| 16. Number of new/a by land division: | _ | s created | 17. Future zo created | - | | | t(s) 18. | Future z A-1 | oning | of parent | : lot: |
| 19. Covenants or rest | trictions will l | • | | | | | No | | | | |
| 20. A residential build | ding is curren | tly located | | | | | No | | | | |
| If Yes, the buildin | <u> </u> | | ite onsite was | r | | nent systen provement | | | | sewer sy | stem |
| be submitted by (| | | saiy piari wili | ł . | nm/dd/ | | CONSTITUT | ction will | pegiii | | |
| | | APPLIC | ANT STATE | MENT | FAND | SIGNATU | JRE | | | | |
| I, as the undersigned, an contact for said landowr | | | | | | | | | | | nary |
| APPLICATION FORM INF | ORMATION, re | viewed and | d completed this | s applica | tion for | m, and subm | itted all i | nformatio | n as red | quired per | |
| documents, and that all to me. These statement | | | | | | | | | | | essible |
| | | . , | XP. | 0 (| 16 | / | | , | 7/ | cr / 1 | , |
| LANDOWNER/PRIMARY | CONTACT SIG | INATURE: | 1 · Caular | | | | D | ATE: | 4 | 0/1. | 2 |
| REVISED 12/2011 | 4 | | | Page 1 of | f2 | | | | | | _ |

| APPLICATION CHECKLIST | | | |
|--|--|--------------|--------------------------------|
| | Ŷěs | Nő | 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 th | e 🔽 | Ш | |
| following information? | | | |
| a. Location of the land division area by section, township, and range: | | Ш | |
| b. Approximate location and dimension of all EXISTING streets and property lines | 5, | П | |
| including name and ownership (if applicable), in and adjacent to the land | | Ш | |
| 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: | | Ц | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family | V | П | |
| résidential, in the land division area: | | ш | |
| f. Distance from all PROPOSED $lot(\frac{1}{2})$ and outlot(s) point of beginning to section | | П | |
| corner or quarter corner, in the land division area: | | | |
| g. Approximate location, dimension (if applicable), and name (if applicable) of al | " 🗆 | | |
| of the following, whether EXISTING or PROPOSED, in the land division area: | | [7] | NONE |
| (1) Buildings: | - | H | NONE |
| (2) Streets, alleys, and public ways: | | H | |
| (3) Driveways: (4) Rail lines: | | 7 | NONE |
| (5) Private water wells or water supply systems: | TH. | V | NONE |
| (6) Private waste wastewater treatment systems or public sanitary sewer | | | NONE |
| systems: | | V | NONE |
| (7) Any other public utilities: | $\Box\Box$ | V | NONE |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | | 닏 | ACCESS EASEMENT |
| (9) Vegetative land cover type: | | 片 | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | - - | 님 | GIS MAPS INDICATE STEEP SLOPES |
| (11) Productive agricultural soils, cultural resources, and woodlands: | | | NONE |
| (12) Surface water features: | ᆂ | N | NONE |
| (13) Drainageways: (14) Detention or retention areas: | $ \Box$ | N | NONE |
| (15) Cemeteries: | | 7 | NONE |
| (16) Bridges/culverts: | | V | NONE |
| (17) Rock outcroppings: | | V | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all | | l | NONE |
| 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 | | | NONE |
| water supply system or an alternative means of providing water supply and | | | |
| treatment and disposal of sewage, in the land division area: | | | |
| j. Preliminary concept for collecting and discharging stormwater, in the land | | | NONE |
| division area: k. Scale, north arrow, and date of creation: | | П | |
| l. Any other information required by the Agency: | 一一 | N | NOTHING REQUESTED |
| Any other information required by the Agency. Has the map been prepared at a scale not to exceed two hundred (200) feet to th | e | | |
| 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? | V | | |
| 4. Have you provided all required application form information and has the required | | | |
| party signed this application form? | | | |
| 5. Have you included a hard copy of this application form and the map, an electroni | c E | | |
| copy of the map in a format compatible with the Agency's Geographic Information | n 🛮 | | |
| System (GIS), and the application fee? | 1 | 1 | 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:

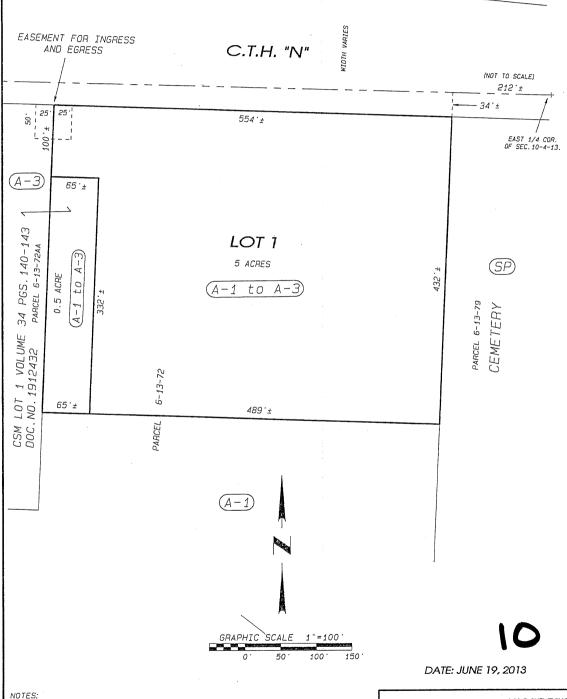
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

JANESVILLE, WI 53545

Page 2 of 2

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T.AN., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 172C For: VAN ALTENA



· 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



| 17 | |
|-------------------------|------------------------|
| " " Application Number: | LD 2013 028 Van Altena |
| 11 | |

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) | able) officials |
| | Yes No |
| | Yes No |
| , | ✓ Yes 🔲 No |
| If you answered Yes, proceed to 4. If you answered No, proceed to 5. | |
| 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re | |
| | Yes No |
| 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: | YesNo |
| 6. Land division will require a zoning change: | ✓ Yes 🗌 No |
| 7. Preliminary minor land division application is complete: | ✓ Yeş 🗌 No |
| If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 78 | a. – 7e . After |
| all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until | all missing |
| information has been supplied by the applicant. | |
| | Missing Information |
| 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: | Ц |
| 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: | L |
| 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 | П |
| or PROPOSED, in the land division area: | L_J |
| (1) Buildings: | |
| (2) Streets, alleys, and public ways: | |
| (3) Driveways: | <u> </u> |
| (4) Rail lines: | ᆜ |
| (5) Private water wells or water supply systems: | 片 |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | <u> </u> |
| (7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.): | 片 |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): (9) Vegetative land cover type: | 片片 |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | H |
| (11) Productive agricultural soils, cultural resources, and woodlands: | |
| (12) Surface water features: | H |
| (13) Drainageways: | |
| (14) Detention or retention areas: | |
| (15) Cemeteries: | |
| (16) Bridges/culverts: | |
| (17) Rock outcroppings: | |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or | _ |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the | |
| land division area: | |
| i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an | |
| alternative means of providing water supply and treatment and disposal of sewage, in the land division area: | |
| j. Preliminary concept for collecting and discharging stormwater in the land division area: | П |

| AGENCY REVIEW | |
|--|--|
| | Missing Information |
| k. Scale, north arrow, and date of creation: | |
| 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: | |
| 8. Preliminary minor land division application is complete: | - Louis |
| 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 No , the application must be provided to other reviewing parties before completing any f | |
| of this form. | |
| AGENCY RECOMMENDATION | |
| 10. Agency recommendation: Approve Approve With Conditions Deny | Andreas and the State of the St |
| 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): | |
| Acceptable soil and site evaluation report recieved on Lot 1. | |
| Utility easements put on lots as requested by utility companies. | |
| 3.40 foot 1/2 ROW dedicated to Rock County along County Trunk Highway N. | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| | |
| AGENCY SIGNATURE: Loli M. Byrus DATE: 7/25 | /13 |
| AGENCY SIGNATURE: DATE: DATE: | |
| TITLE: Administrator - Rock County Planning, | |
| Economic & Community Development Agency | Commence of the second of the |
| 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): | <u></u> |
| | |
| 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 DEV | ELOPMENT COMMITTEE ACTION |
|---|---|
| 16. Committee action: Approve Approve Wit | h Conditions Deny |
| 17. If you answered Approve With Conditions to 16., list conditions | ons (Use additional sheet (2a) if necessary): |
| 1. | |
| 2. | |
| 3. | |
| 18. Committee action rationale and findings of fact (Use addition | nal sheet (2a) if necessary): |
| COMMITTEE SIGNATURE: | |
| TITLE: Chair – Rock County Planning & Develor | oment Committee |

| l1. If you answ | AGENCY RECOMMENDATION vered Approve With Conditions to 10., list conditions: |
|---|---|
| | nal CSM to be submitted to and approved by the Planning and Development Agency one year after date of preliminary approva |
| *************************************** | ertified 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 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| .2. Agency rec | commendation rationale and findings of fact: |
| reviewed and STH 26 whic | ion of the existing joint access to a residential/residential joint access on CTH N has been d approved by the P&D and Public Works Committees. The parent parcel has access on the will become a local road once the new 4 lane STH 26 is opened. The parent parcel see production land is of sufficient size to remain zoned A-1. |
| 1 If you answ | TOWN ACTION |
| .4. If you answ | vered Approve With Conditions to 13., list conditions: |
| 3. 4. | |
| 5. | |
| | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | on rationale and findings of fact: |
| i.j. TOWN actic | ni radionale and initings of fact. |
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| | |
| | |
| | |
| | |
| | ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION |
| L7. If you answ | wered Approve With Conditions to 16. , list conditions: |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| | e action rationale and findings of fact: |
| | |
| | |
| | |
| | |
| | |

13

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

WFB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY

Application Number: 4D2013 030

Received By – Date (MM/DD/YYYY):

7/13/13

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM. 1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ✓ Yes No 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: √ Yes No 3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No If you answered Yes, proceed to 4. If you answered No, proceed to 5. 4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No ☐ Yes 🗸 No 5. Land division will require a zoning change: APPLICANT INFORMATION 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE a. Name: GALENA WAY FARM LTD Telephone: 290-9412 Zip: 53156 Address: W1467 N. BLUE SPRING LAKE PALMYRA WI Citv: State: b. Name: Telephone: City: State: Zip: Address: 7. AGENT (SURVEYOR AND DEVELOPER) a. Surveyor name: COMBS AND ASSOCIATES, INC Telephone: 752-0575 City: **JANESVILLE** Zip: 53548 Address: 109 W. MILWAUKEE ST. State: WI b. Developer name: Telephone: Address: City: State: Zip: ☐ 6b. 8. Identify the individual from 6. or 7. that will serve as the primary contact: ☐ 6a. √ 7a. 7b LAND DIVISION INFORMATION 9. Reason for land division: 🗸 Sale/ownership transfer 🔲 Farm consolidation 🔲 Refinance 🔲 Other: Town of CENTER SW 1/4 of SW 1/4 10. Land division area location: Tax parcel number(s) - 6-4-263 Section 32 11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: City(s)/Village of FOOTVILLE Yes No If Yes, identify: 12. Land division area is located adjacent to (check all that apply): U.S. highway ✓ Local/Town road ✓ County highway State highway **13.** Landowner's contiguous property area 14. Land division area 15. Current zoning of land division (Square feet or acres): 7.3 ACRES MIL (Square feet or acres): 51.2 ACRES M\L area: A-3 16. Number of new/additional lots created 17. Future zoning of new/additional lot(s) 18. Future zoning of parent lot: A-3 by land division: ONE created by land division: A-3 ☐ Yes 🗸 No 19. Covenants or restrictions will be placed on the land division area: If Yes, identify covenants or restrictions: **20.** A residential building is currently located in the land division area: ✓ Yes □ No If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system 21. Public improvement construction proposal/plan will 22. Public improvement construction will begin on be submitted by (mm/dd/yyyy): NONE (mm/dd/yyyy): APPLICANT STATEMENT AND SIGNATURE I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary

I, as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION — APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE:

Rouall of Comb

DATE: 7/12/13

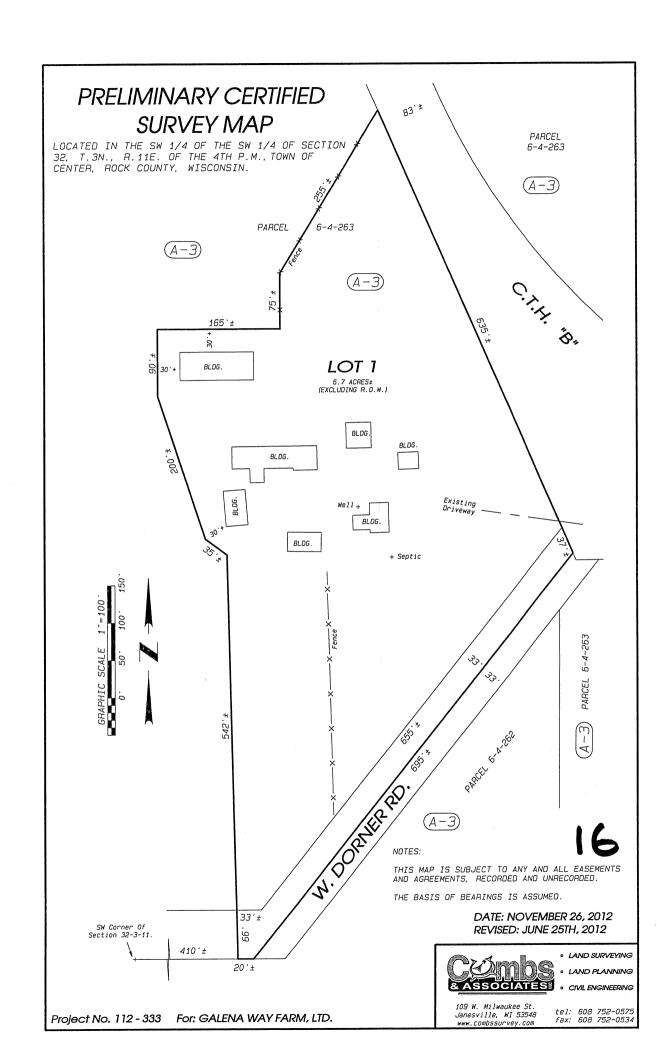
| APPLICATION CHECKLIST | | | |
|---|--------------------|--------------|--|
| ALL EICATION CITECALIST | Yes | ₹No | Comment |
| 1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR | tatelogue, Take | APAN, TANK | F. The control of the |
| CERTIFIED SURVEY MAP", identifying the land division area and containing all of the | | | |
| following information? | [7] | | |
| a. Location of the land division area by section, township, and range: | V | _Ц_ | |
| 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: | V | | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | Ø | | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | Ø | | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section 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: | | Ц | |
| (1) Buildings: | V | ᆜ | |
| (2) Streets, alleys, and public ways: | | | |
| (3) Driveways: | | ᆜ | |
| (4) Rail lines: | 님 | V | NONE |
| (5) Private water wells or water supply systems: | V | _Ц_ | |
| (6) Private onsite wastewater treatment systems or public sanitary sewer systems: | | | |
| (7) Any other public utilities: | \(\lambda\) | | BLDGS. HAVE UTILITIES |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | | V | NONE PROPOSED |
| (9) Vegetative land cover type: | V | | SEE AIR PHOTO |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | V | | GIS INDICATES HYDRIC SOILS |
| (11) Productive agricultural soils, cultural resources, and woodlands: | | <u> </u> | NONE |
| (12) Surface water features: | | ✓ | NONE |
| (13) Drainageways: | | \checkmark | NONE |
| (14) Detention or retention areas: | 닏ᆜ | | NONE |
| (15) Cemeteries: | ᆜᆜ | <u> </u> | NONE |
| (16) Bridges/culverts: | \sqcup | <u> </u> | NONE |
| (17) Rock outcroppings: | ш | ✓ | NONE |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or | | V | NONE |
| private reservation, including any conditions, in the land division area: | | | |
| 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: | 7 | П | |
| Any other information required by the Agency: | Ħ | 一 | NOTHING REQUESTED |
| 2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the | | <u></u> | |
| 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? | [7] | | |
| 3. Has the map been prepared by a land surveyor licensed in Wisconsin? | Ø | ᆜ | , |
| 4. Have you provided all required application form information and has the required party signed this application form? | Ø | | · |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | Ø | | |

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

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

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

Page 2 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



| II . | |
|------------------------|------------------------|
| 11 | |
| 11 | ID 2012 020 Calama Way |
| 11 | LD 2013 030 Galena Way |
| " Application Number: | - 1 |
| II Application Number. | |
| II | |
| H | |
| 11 | |

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

| A CENTON DEPUELA | |
|--|---------------------|
| AGENCY REVIEW | |
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli | cable) officials |
| | ✓ Yes No |
| | ✓ Yes No |
| 3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: | ☐ Yes 📝 No |
| If you answered Yes , proceed to 4 . If you answered No , proceed to 5 . | |
| Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district remains | 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 |
| | |
| | ✓ 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 | П |
| 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: | |
| 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: | <u> </u> |
| | |
| (5) Private water wells or water supply systems:(6) Private onsite wastewater treatment systems or public sanitary sewer systems: | - |
| (7) Any other public utilities: | 片 |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | |
| (9) Vegetative land cover type: | |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | H |
| (11) Productive agricultural soils, cultural resources, and woodlands: | |
| (12) Surface water features: | H |
| (13) Drainageways: | H |
| (14) Detention or retention areas: | П |
| (15) Cemeteries: | |
| (16) Bridges/culverts: | n |
| (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: | |

REVISED 12/2011 Page 1 of 2

| AGENCY REVIEW | |
|--|--|
| | Missing |
| | Information |
| k. Scale, north arrow, and date of creation: | H |
| I. Any other information required by the Agency: | <u> </u> |
| 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages | П |
| numbered in sequence if more than one (1) page is required, and total map pages identified on each | L |
| page: 7c. Map prepared by a land surveyor licensed in Wisconsin: | П |
| 7d. All required application form information and required party's signature on the application form: | П |
| 7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible | ll-md |
| with the Agency's Geographic Information System (GIS), and application fee: | |
| 8. Preliminary minor land division application is complete: | ✓ Yes |
| 9. Preliminary minor land division application has been provided to other reviewing parties for review and co | mment, and if |
| these parties have comments, said comments have been provided to the Agency: 🗹 Yes 🗌 No | |
| If you answered No , the application must be provided to other reviewing parties before completing any for | urther sections |
| of this form. | |
| AGENCY RECOMMENDATION | eren eren eren an eren eren eren eren er |
| 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): | |
| 1.33' half road right of way (ROW) dedicated along W. Dorner Rd at the discretion of the Tow | n of Center. |
| Show well and septic locations for existing structures on Lot 1. | |
| 3. Existing structures shall meet setback regulations. | |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| AGENCY SIGNATURE: Lolin M. Byrus DATE: 7/25/2013 | and the state of t |
| 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 ${\bf 51}$ N. MAIN ST.

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

| ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION | | | | |
|---|--------------------|--|---------------------------|--|
| 16. Committee action: | Approve | ✓ Approve With Conditions | Deny | |
| 17. If you answered Approve | e With Condition | s to 16., list conditions (Use additional | sheet (2a) if necessary): | |
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |
| 18. Committee action ration | ale and findings o | of fact (Use additional sheet (2a) if nece | essary): | |
| COMMITTEE SIGNATÜRE: | | | DATE: | |
| TITLE: Cha | ir – Rock County | Planning & Development Committee | | |

REVISED 12/2011 Page 2 of 2

| | AGENCY RECOMMENDATION |
|----------------|--|
| 1. If | you answered Approve With Conditions to 10., list conditions: |
| | 3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system |
| | 4. no soil evaluation on the lot was required at the time of this survey. Soils on the lot may be restrictive to the replacement of the existing system. |
| | 5. Proposed lot lines must include the system area with the building which utilizes the system. |
| | 6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after the date of Preliminary Approva |
| | 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approva |
| | 8. |
| | 9. |
| | 10. |
| 2. A | gency recommendation rationale and findings of fact: |
| The pesul | parent parcel for proposed new lot for the existing farm buildings is currently zoned A-3. The tant new lot, approximately 6.7 acres, fits within the Town of Center's ordinance for A-3 zoning. |
| 4 16 | TOWN ACTION |
| 4. 11 | you answered Approve With Conditions to 13., list conditions: |
| | 3. |
| | 4. |
| | 5. |
| | |
| | 7. |
| | 8. |
| | 9. |
| | 10. |
| 15. 1 | own 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. C | ommittee action rationale and findings of fact: |
| _ | |
| | |
| | |
| | |
| | |

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

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



AGENCY USE ONLY

Application Number: <u>2013</u> 032

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

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

| **PLEAS PRELIMINARY OF THIS FORM A | MINOR LAN | D DIVISIO | | ION FOI | RM INF | ORN | ΛΑΤΙΟΝ | . PLEAS | E COMPL | ETE B | OTH PAG | |
|---|--|--|---------------------------------------|-------------------------|--|-------------------|-----------|------------------|--------------------|---------|----------------|---------------------|
| Applicant has con (if land division is land division is feature) | tacted Town, within Extra- | Rock Cou | nty Planning, E | conom | ic & Co | mm | unity De | evelopm | ent Agen | cy, an | d City(s)/ | Village termined |
| 2. Land division is co | nsistent with | Town's C | omprehensive | Plan – | Future | Land | d Use M | lap: | | | Z Ye | s No |
| 3. Land division are: | a is located in | a Farmlaı | nd Preservatio | n zonin | g distric | t ce | rtified b | y the Sta | ate of Wi | cons | in: 🗌 Ye | s No |
| If you answered Y | | | | | | | | | | | | * |
| 4. Land division mee | 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1 | and the second second second second | | er appli | icable F | arm | land Pro | eservatio | n zoning | distri | ct require | |
| 5. Land division will | require a zor | ing chang | | | | | | | | | Ye | s 🛭 No |
| 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | er in seed of the seed of the seed | | APPLICAN | IT INFO | ORMA | TIC | ON | | | | | |
| 6. LANDOWNER OR | | ~ | NER REPRESEN | VITATIVE | | | | 1077-1-1-1 | T | | | |
| a. Name: | Roger Ree | d | | | , | · | | | Telepho | ne: | 866 | -7/149 |
| Address: | 3217 N. Ta | arrant Ro | ad | | City: | Mi | Iton | | State: | WI | Zip: | 53563 |
| b. Name: | | | ************************ | | · | , | | | Telepho | ne: | | |
| Address: | | | | | City: | | | | State: | | Zip: | |
| 7. AGENT (SURVEYO | R AND DEVE | LOPER) | | | | | . : | | r | | | |
| a. Surveyor name: | Bob Leuen | berger of | RH Batterm | an & C | 0 | | | | Telepho | ne: | 365-44 | 64 |
| Address: | 2857 Barte | Ils Drive | | | City: | Ве | loit | | State: | WI | Zip: | 53511 |
| b. Developer name: | | | | | | | | | Telepho | ne: | | |
| Address: | | | | | City: | | | | State: | | Zip: | |
| 8. Identify the individual | dual from 6. (| | | | | | | 6a. |]6b. [✓ |]7a. | ☐ 7b. | i e e |
| | 1 | A STATE OF THE PARTY OF THE PAR | AND DIVISI | And the State of Street | STATE STATE OF THE | Late Mark | | | | | | |
| 9. Reason for land div | vision: [✓] S a | r | | Far | m cons | olid | | Refin | | Oth | er: | |
| 10. Land division are | a location: | | Johnstown | | | _ | | 1/4 of | NE 1, | | | |
| 11 Land division are | a is leasted to | Section | | I Die 4 A | | | | | nber(s) - | | | |
| 11. Land division are: Yes No | If Yes, | identify: | City(s)/Villag | ge of | | Jur | Isaictio | n (E13) Ai | rea or a C | ity(s), | village: | |
| 12. Land division area | - | djacent to I/Town ro | | : apply): unty hi | | | □ Sta | te highw | .av [| 7115 | i. highwa | |
| 13. Landowner's con (Square feet or ac | tiguous prope | erty area | 14. Land divi | sion are | ea | 35 1 | | 15. Cur | rent zoni a: A1 | | | |
| 16. Number of new/a | | | | | | | | | | oning | of parer | nt lot: |
| by land division: 1 | | | created I | | | | | | NA | | • | |
| 19. Covenants or rest | | | on the land div | ision ar | ea: | □ \ | res 🗸 | No | | | | |
| If Yes, identify cov 20. A residential build | | | lin the land di | vision n | **** | $\overline{\Box}$ | /00 17 | No | | | | |
| If Yes, the building | _ | · | ite onsite was | | | | - | • | Public sa | nitarı | / sewer s | vstem |
| 21. Public improveme | | | | | | | | | ction will | | | 7 |
| be submitted by (| mm/dd/yyyy | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | nm/dd/ | | | (N) | | | | |
| | | APPLIC | ANT STATE | MENT | [AND | SIG | SNATU | JRE | | | and the second | |
| 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. | | | | | | | | | | | | |
| to me. mese statement | ane being illa | ae to muut | Comerar action | PII LINE | Pat-1 01 P | OCK | County, | its ageilts | s, employe | :es, an | u UIIICIdis | |
| LANDOWNER/PRIMARY | CONTACT SIG | NATURE: | WW | 1 | - lu | J | | , _D | ATE: | // | 9/13 | 5 |

REVISED 12/2011

Page 1 of 2

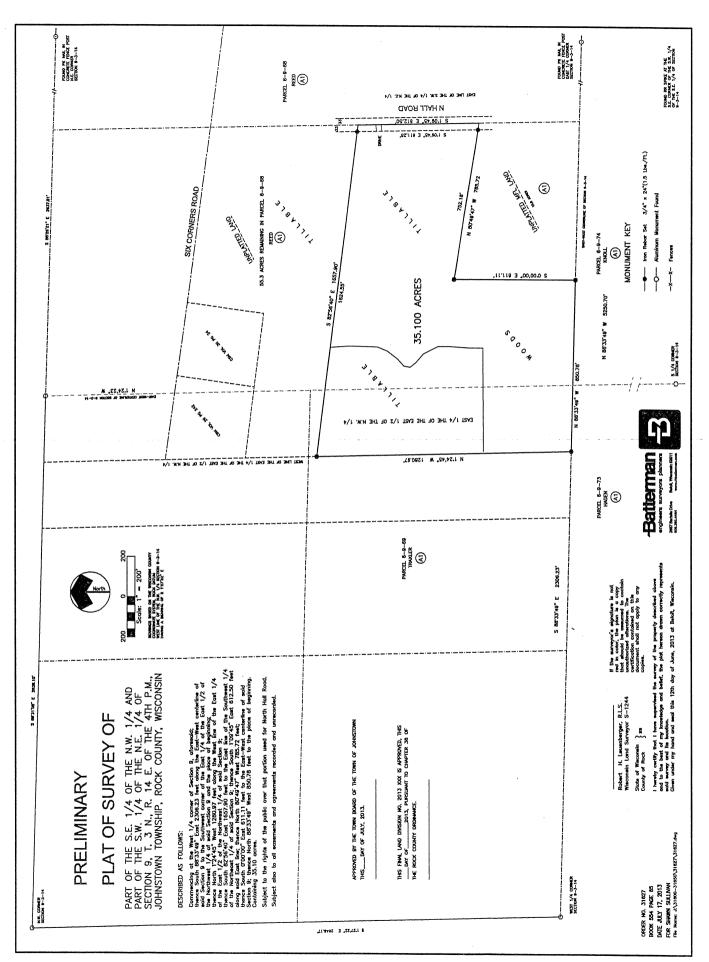
| APPLICATION CHECKLIST | | | |
|---|----------------------------|-------------------------|----------------------|
| | Yes | No | Comment |
| Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information? | V | | |
| a. Location of the land division area by section, township, and range: | V | $\vdash \sqcap$ | |
| b. Approximate location and dimension of all EXISTING streets and property lines, | T- | | |
| 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: | Ø | | |
| d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area: | V | | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: | V | | · |
| 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: | V | | |
| (1) Buildings: | | V | NA |
| (2) Streets, alleys, and public ways: | 12 | V | NA |
| (3) Driveways: | | Ø | NA |
| (4) Rail lines: (5) Private water wells or water supply systems: | ├ | | NA |
| (5) Private water wells or water supply systems:(6) Private onsite wastewater treatment systems or public sanitary sewer | | V | NA |
| systems: | | \checkmark | NA |
| (7) Any other public utilities: | | $\overline{\mathbf{V}}$ | NA |
| (8) Easements (Utility, drainageway, pedestrian way, etc.): | | N | NA |
| (9) Vegetative land cover type: | V | Ħ | |
| (10) Environmentally sensitive areas (Floodplain, steep slope, etc.): | | V | NA |
| (11) Productive agricultural soils, cultural resources, and woodlands: | V | | |
| (12) Surface water features: | | Ø | NA |
| (13) Drainageways: | | \checkmark | NA |
| (14) Detention or retention areas: | | V | NA |
| (15) Cemeteries: | 닏닞 | | NA |
| (16) Bridges/culverts: | 누片 | | NA |
| (17) Rock outcroppings: | \vdash \sqcup \sqcup | V | 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 |
| 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 | FUTURE WELL & SEPTIC |
| J. Preliminary concept for collecting and discharging stormwater, in the land division area: | | \square | NA |
| k. Scale, north arrow, and date of creation: | | | |
| I. Any other information required by the Agency: | | V | NA |
| 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? | 7 | ᅵᅵ | |
| 4. Have you provided all required application form information and has the required party signed this application form? | . 🛚 | | |
| 5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee? | 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



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



| 11 | | LD 2013 032 Reed | 1 |
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PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

| AGENCY REVIEW | |
|--|--|
| 1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli | cable) officials |
| and these parties have determined land division is feasible: | ✓ Yes No |
| 2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: | ✓ Yes No |
| 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 V 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. | i an imssing |
| Information has been supplied by the applicant. | Missing |
| | Information |
| 7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the | |
| land division area and containing all of the following information: | |
| a. Location of the land division area by section, township, and range: | |
| b. Approximate location and dimension of all EXISTING streets and property lines, including name and | |
| ownership (if applicable), in and adjacent to the land division area: | |
| c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all | |
| EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area: | |
| d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), | |
| numbered for reference, in the land division area: | |
| e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land | |
| division area: | |
| f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter | |
| corner, in the land division area: | |
| g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING | r |
| 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: | |
| (12) Surface water features: | <u> </u> |
| (13) Drainageways: | |
| (14) Detention or retention areas: | <u> </u> |
| (15) Cemeteries: | <u> </u> |
| (16) Bridges/culverts: | |
| (17) Rock outcroppings: | ┼ |
| h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or | - Proof |
| outdoor recreation lands, or any other public or private reservation, including any conditions, in the | 4 |
| 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: | |
| i. Fremminary concept for conecting and discharging stormwater in the land division area: | 1 11 |

| AGENCY REVIEW | |
|---|--|
| | Missing |
| k. Scale, north arrow, and date of creation: | Information |
| 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: | <u> </u> |
| 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: | |
| 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 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 | - |
| 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 Plat of Survey: "No building which produces wastewater allowed on lot." | |
| 2.33' half road right-of-way dedicated to the Town of Johnstown at their discretion. | |
| 3. | T-144-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1- |
| 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): | |
| 11. M. L 2 | 3 |
| AGENCY SIGNATURE: OCM III. LIMING DATE: 172911 | |
| TITLE: Administrator - Rock County Planning, | |
| Economic & Community Development Agency | |
| TOWN ACTION | |
| 13. Town action: Approve Approve With Conditions Deny NA// Did | not Review |
| 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: | |
| IIIL. | |

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

| | ROC | K COUNTY PLAN | INING AND DEVELOPMENT | COMMITTEE ACTION |
|-----|---------------------|----------------------|---------------------------------------|---------------------------------|
| 16. | Committee action: | Approve | ✓ Approve With Conditions | ☐ Deny |
| 17. | If you answered App | rove With Condition | ns to 16., list conditions (Use addit | ional sheet (2a) if necessary): |
| | 1. | | | |
| | 2. | | | |
| | 3. | | | |
| 18. | Committee action ra | tionale and findings | of fact (Use additional sheet (2a) i | f necessary): |
| со | MMITTEE SIGNATURE: | | | DATE: |
| TIT | LE: | Chair - Rock County | / Planning & Development Commit | tee |

REVISED 12/2011 Page 2 of 2

| | AGENCY RECOMMENDATION |
|--------------------------|---|
| 11 If you are wored Appe | rove With Conditions to 10., list conditions: |
| 3. | ove with conditions to 10., list conditions. |
| 4. | |
| | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| | tion rationale and findings of fact: |
| COUNTY ORDINANG | of Survey contains the reference "PURSUANT TO CHAPTER 38 OF THE ROCK CE." That should be changed to "PURSUANT TO CHAPTER 4 OF THE ROCK CE." |
| | TOWN ACTION |
| 14. If you answered App | rove With Conditions to 13., list conditions: |
| 3. | |
| 4. | |
| 5. | |
| .6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| 15. Town action rational | e and findings of fact: |
| | |
| | |
| | |
| | |
| | |
| | |
| ROC | K COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION |
| | rove With Conditions to 16., list conditions: |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| | tionale and findings of fact: |
| - Simmittee decion to | |
| | |
| | |
| | |
| | |
| | |

Page 2a of 2

COMMITTEE APPROVAL REPORT

| Account Number | Account Name | PO# | Inv Date | Vendor Name | | Inv/Enc Amt |
|--|---------------|---|------------|-------------------|---------|-----------------|
| 64-6460-0000-63110 | ADMIN.EXPENSE | P1300376 | 07/17/2013 | FEDERAL EXPRESS O | ORP | 138.14 |
| | | , | -11771177 | | | |
| | Budget | YTD E | Exp | YTD Enc | Pending | Closing Balance |
| | 33,030.00 | 15,320 | .83 | 138.13 | 138.14 | 17,432.90 |
| | HOUSING GR | RANT CLEAF | RING ACCOU | NT PROG TOTAL | 138.14 | |
| 64-6900-0000-63107 | PUBL & LEGAL | | | | | |
| | | P1300375 | 07/31/2013 | BELOIT DAILY NEWS | | 34.90 |
| | Budget | YTD E | Exp | YTD Enc | Pending | Closing Balance |
| | 188.00 | | .24 | 34.90 | 34.90 | 22.96 |
| the state of the s | | BOARD OF | ADJUSTME | NT PROG TOTAL | 34.90 | |

I have examined the preceding bills and encumbrances in the total amount of \$173.0

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: | AUG 2 2 2013 | Dept Head | - |
|-------|--------------|-----------------|---|
| | | Committee Chair | _ |

COMMITTEE APPROVAL REPORT

08/13/2013

| Account Number | Account Name | PO# | Inv Date | Vendor Name | | inv/Enc Amt |
|--|------------------|-------------------|---------------|--------------------------------|-------------------|---------------------------|
| 10-1720-0000-64200 | TRAINING EXP | P1302665 08/06/20 | 08/06/2013 | WISCONSIN REAL PROPERTY LISTER | ROPERTY LISTER | 120.00 |
| | Budget 475.00 | YTD E | Exp 0.00 | YTD Enc 0.00 | Pending 120.00 | Closing Balance 355.00 |
| ###################################### | REAL | PROPERT | / DESCRIPTION | ON PROG TOTAL | 120.00 | |

I have examined the preceding bills and encumbrances in the total amount of \$120.00 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.

| Committee Chair | |
|-----------------|--|

| RESOLUTION NO. | RES | OLU | JTION | NO | |
|----------------|-----|-----|-------|----|--|
|----------------|-----|-----|-------|----|--|

| AGENDA NO. | |
|------------|--|
| | |

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

Planning & Development Committee INITIATED BY

Planning & Development Committee SUBMITTED BY



Colin Byrnes; David Somppi DRAFTED BY

July 30, 2013 DATE DRAFTED

AUTHORIZING 2013 LEAD-BASED PAINT HAZARD CONTROL HEALTHY HOMES GRANT PROGRAM AWARD AGREEMENT FOR ROCK COUNTY

WHEREAS, the United States Government, through the U.S. Department of Housing & Urban Development (HUD) Healthy Homes and Lead Hazard Control Programs, has made available \$98,300,000.00 in FY2013 funds nationwide for local and County governments to implement programs to reduce lead levels in children under 6; and,

WHEREAS, the Rock County Board of Supervisors, at its meeting on January 10, 2013, approved the preparation and filing of an application for Rock County to receive funds from this Program; and

WHEREAS, HUD has approved a Lead-Based Paint Hazard Control-Healthy Homes Grant for Rock County for \$2,500,000; and,

WHEREAS, the purpose of this Grant is to provide funding to address lead hazards in 81 homes occupied by low income families with children under 6; and,

WHEREAS, this Grant will provide the financial resources to assist low income households with improving their housing, reduce the number of children in Rock County with elevated blood lead levels, save costs associated with treatment of children with elevated blood lead levels, improve Rock County's housing stock and property tax base, and provide resources for public education, training, and administrative expenses.

NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors on this ______ of _____, 2013, hereby accepts the Lead-Based Paint Hazard Control-Healthy Homes Grant Program Award for \$2,500,000 from the U.S. Department of Housing & Urban Development, and authorizes the County Board Chair to sign the respective Grant Agreement; and,

BE IT FURTHER RESOLVED, that the 2013 Rock County budget be amended as follows:

| Budget at A/C Description | 01/01/2013 | Increase (Decrease) | Amended Budget |
|--|------------|------------------------|-------------------|
| Revenue Federal Aid Revenue 64-6465-2013-42100 | \$ 0 | \$ 2,500,000 | \$ 2,500,000 |
| Expense Administration Expense 64-6465-2013-63110 | \$ 0 | \$ 230,000 | \$ 230,000 |
| Home Rehabilitation 64-6465-2013-64913 | \$ 0 | \$ 2,070,000 | \$ 2,070,000 |
| Healthy Homes Program Expense 64-6465-2013-64604 | \$ 0 | \$ 200,000 | \$ 200,000 |

AUTHORIZING 2013 LEAD-BASED PAINT HAZARD CONTROL HEALTHY HOMES GRANT PROGRAM AWARD AGREEMENT FOR ROCK COUNTY

Page 2

| Respectfully Submitted, | |
|--|---|
| PLANNING & DEVELOPMENT COMMITTEE | FINANCE COMMITTEE ENDORSEMENT |
| Alan Sweeney – Chair | Reviewed and approved on a vote of |
| Mary Mawhinney – Vice Chair | |
| | Mary Mawhinney, Chair |
| Wayne Gustina | |
| Marilynn Jensen | |
| Phillip Owens | |
| | |
| FISCAL NOTE: | |
| This resolution authorizes the acceptance and expenditur Homes and Lead Hazard Control Programs. Matching full loan funds and personnel services from Rock County, the | ands will be provided from CDBG revolving |

Sherry Oja Finance Director

LEGAL NOTE:

The County Board is authorized to accept grant funds pursuant to sec. 59.52(19), Wis. Stats. As an amendment to the adopted 2013 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

Jeffrey . Kuglitsch Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended

Craig Knutson

County Administrator

Resolution Authorizing 2013 Lead-Based Paint Hazard Control – Healthy Homes Grant Program Award Agreement for Rock County

Executive Summary

Rock County has received a \$2,500,000 grant from the U.S. Department of Housing & Urban Development (HUD) Lead-Based Paint Hazard Control Program. Submitting the application for this program was approved by the County Board at its meeting on January 10, 2013.

This grant will fund a program to provide grants for owner- and renter-occupied properties to reduce lead hazard and housing-related health hazards on their property. The Program is intended to reduce the number of children in Rock County with elevated blood lead levels.

The properties will be occupied or available to be occupied by low income households with children under 6, especially those with elevated blood lead levels. A total of 114 Rock County housing units are proposed to have identified lead hazards addressed through this Program. The housing units and funding are proposed to be split: 40 for the City of Beloit, 40 for the City of Janesville, and 34 for Rock County outside of the Cities of Beloit & Janesville. The housing units, program and administrative funds will be evenly split between owner- and renter-occupied properties.

A total of \$1,978,400 will be made available from the Grant for lead hazard control and healthy homes activities. A total of \$230,000 is proposed for administrative purposes. A total of \$291,600 is proposed for public education, inspections, testing, training, and equipment.

The Rock County Planning Agency, Rock County Health Department, the Cities of Janesville and Beloit, and local governments in Rock County will work together on this program. A mutual cooperation agreement for this grant is being developed between the Rock County Planning & Development Agency, the Rock County Health Department, and the Cities of Beloit and Janesville.

Program match will be provided by \$ 88,920 over the 3-year grant period for additional lead hazard reduction work from Community Development Block Grant revolving funds from Rock County, the City of Beloit, and the City of Janesville. An additional \$227,614 in match will be provided over the 3-year grant period in personnel services from Rock County, the City of Beloit, and the City of Janesville.

Rock County is the grantee. The City of Janesville will be the lead agency. They will compile financial and monitoring information and conduct required marketing and public education activities. The Planning & Development Agency will handle draw requests and financial reporting. The Rock County Health Department will be conduct required testing. Rock County and the Cities of Beloit and Janesville will administer individual lead hazard control and healthy homes activities, as well as jointly working on promotional activities and training.

The performance period for this contract is August 1, 2013 – July 31, 2016.



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO:

Rock County Planning & Development Committee

THROUGH:

Colin Byrnes, Acting Director, Planning & Development Agency

FROM:

David Somppi, Community Development Manager

SUBJECT:

MODIFICATIONS TO 'HOUSING PROCEDURES MANUAL'

DATE:

August 15, 2013

Please find attached several modifications to the 'Housing Procedures Manual'

These items were devised by Community Development Staff to update the Housing Procedure Manual to address current CDBG and HOME program requirements. These address finding issues.

Staff will determine the appropriate location and formatting for these items.

ACTION ITEMS:

ADDITIONS TO 'HOUSING PROCEDURE MANUAL'

- 1. "PROCESS FOR ADDRESSING DETERIORATED PAINTED SURFACES IN CDBG-HOME ASSISTED HOUSING BUILT BEFORE 1978"
- 2. COMMUNITY DEVELOPMENT BIDDING PROCESS
- 3. INCOME VERIFICATION
- LEAD PAINT WARNING

Staff Recommendation:

Staff recommends approval of the above noted request.



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

AMENDMENT TO 'HOUSING PROCEDURE MANUAL'

PROCESS FOR ADDRESSING DETERIORATED PAINTED SURFACES IN CDBG-HOME ASSISTED HOUSING BUILT BEFORE 1978.

- a. **AGE OF HOME:** The housing rehabilitation program application will include the determination of the age of the home.
- b. **PAMPHLETS:** Include with application materials the pamphlets: *Protect Your Family From Lead in Your Home,* and *Renovate Right.*
- c. **PAINT CONDITION:** During the Initial Inspection, the condition of painted or varnished surfaces must be noted on the 'Housing Quality Standards' inspection form. The existence of lead-based paint hazards must be evaluated.
- d. **RISK ASSESSMENT** 'PRESUMPTION OF LEAD' REQUIREMENT: If the house has deteriorated painted surfaces, and was built before 1978, and rehabilitation work proposes to disturb the painted surfaces, either a Risk Assessment or a Presumption of Lead notice is required.
- e. **BID SPECIFICATION REQUIREMENT:** Bid specifications will identity deteriorated paint that must be corrected or work items that will break a painted surface. Staff will determine work items that will require a lead-safe worker or an abatement contractor.
- f. **PREFERRED TREATMENT METHODS:** The Standard Treatments Option Lead Presumption is the preferred treatment method. When using the Standard Treatments Option Lead Presumption, the homeowner must be notified that the program is presuming the presence of lead-based paint.

A completed "Presumption of Lead" notice will be provided to the owner.

- g. **STANDARDS:** Work specifications for projects that will involve standard treatment options will include the following standards:
 - Stabilize all deteriorated paint (interior and exterior).
 - Create smooth cleanable horizontal surfaces.



- Correct dust generating conditions, including friction and impact surfaces.
- Treat or remove bare soil.
- h. **RELOCATION:** Determine whether the household should be temporarily relocated during the rehabilitation. Depending on the nature of the rehabilitation work, the occupants may need to be temporarily relocated from the unit. The cost of the temporary relocation is an eligible CDBG project expense, but IS NOT an expense to be included in the loan to the property owner.
- i. OCCUPANCY PROTECTION PLAN: The trained contractor being used to do the lead-based paint related work must develop an occupancy protection plan for the project. Depending on the nature of the rehab, the occupants may need to be temporarily relocated from the unit. The cost of the temporary relocation is an eligible CDBG project expense, but IS NOT an expense to be included in the loan to the property owner.
- j. **CONTRACT LANGUAGE:** The owner-contractor contract will include the following language:
 - The contractor is responsible for cleaning the unit so that it will pass clearance when all work is done.
 - Final payment will not be made before clearance is completed.
- k. **SITE VISITS:** To ensure contractor compliance with Lead-Safe Work Rules, staff will conduct progress site visit.
- I. CLEARANCE: Clearance testing is required for all projects for housing that was built before 1978 that resulted in breaking a painted surface, in accordance with HUD requirements. The property must pass the clearance testing before final payment can be issued.



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AMENDMENT TO HOUSING PROCEDURE MANUAL

COMMUNITY DEVELOPMENT BIDDING PROCESS

CONTRACTOR LIST: The Rock County Planning & Development Agency will compile a list of approved contractors. These contractors will provide Rock County with a contractor application, insurance verifications, have the required certifications from the State of Wisconsin, as shown on the State of Wisconsin – Certified Contractor list, not be de-barred from bidding on federally-funded projects as stated on the required Federal website, and can provide suitable work references. Only contractors that have successfully submitted this information are eligible to receive contracts through the Rock County Community Development Program.

CONTRACTOR SELECTION: Rock County will make the 'Approved Contractor List' available to applicants. Applicant may use this list to choose contractors to receive bid materials. They may also request that contractors that are not on the 'Approved Contractor List' receive the bid documents. These contractors would need to complete

OWNER OBTAINS BIDS: The owner, with the assistance of Rock County Community Development, is required to obtain at least three (3) qualified bids, whenever practicable, for the proposed rehabilitation work.

OWNER SELECTS CONTRACTOR: The owner(s) will select the contractor(s) that will conduct the rehabilitation work on the designated property.

LOAN AMOUNT: The amount of the loan to conduct this rehabilitation work will be set by the lowest qualified bids received for these estimates.

PROJECSUMMARY SHEET: A "Project Summary Sheet" will be developed that will represent the work proposed to be conducted. This "Sheet" will include all items requiring work as based on the Housing Quality Standards inspection. The owner will receive a copy of the "Project Summary" sheet and confirm that it represents the work proposed to be conducted on the designated property.

CHANGES TO "PROJECT SUMMARY SHEET": No changes to the "Project Summary" sheet or project specifications without the written consent of the owner and the Rock County Community Development Staff.





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AMENDMENT TO HOUSING PROCEDURE MANUAL

INCOME VERIFICATION

1. Income Definition

Income definitions and calculation methods will be consistent with HUD CDBG-HOME requirements.

For the purpose of calculating income, Rock County will use the following definition:

Total household income shall include all income sources from all members of the household who are at least 18 years of age. Annual household income includes, but is not limited to:

- a. The gross amount, before **ANY** payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, and bonuses;
- b. The net income from the operation of a business or profession, or from rental of real or personal property (depreciation on buildings and/or equipment must be added back into the income amount);
- c. Interest and dividends:
- d. The full amount of periodic payments received (including for minor children) from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;
- e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;
- f. Public assistance. If the public assistance payment includes an amount specifically designated for shelter and utilities, which is subject to adjustment by the public assistance agency, in accordance with the actual cost of

shelter and utilities, the amount to be included as income shall consist of:

The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus The maximum amount which the public assistance agency could in fact allow the household for shelter and utilities:

- g. Periodic and determinable allowances, such as alimony and child support income, and regular contributions or gifts received from persons not sharing the household;
- h. All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the household) who is the head of the household or that person's spouse.

2. **DEDUCTIONS**

Rock County will deduct from the calculated annual income the following:

- a. The earned income of any household member (other than the household head or spouse) who is under 18 years of age, or is a full-time student (under 22 years of age);
- any nonrecurring temporary income such as inheritances, insurance payments (including payments under health and accident insurance, and worker's compensation), capital gains, one-time tribal profits, and settlement for personal property losses;
- c. child support payments made and expected to continue for at least one year;
 - d. income received for the care of foster children or foster adults;
- e. income of live-in aides;
- f. income from HUD training programs;
- g. income from educational scholarships paid directly to the student or educational institution:
- h. income from the government to a veteran for the use in meeting the costs of tuition, fees, books, equipment, materials, supplies, transportation, and miscellaneous personal expenses of the student;
- i. special pay to a household member serving in the armed forces who is exposed to hostile fire;
- j. amounts specifically excluded by any other federal statute from consideration as income:

- k. amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
- amounts received by a disabled person that are disregarded for a limited time for the purposes of SSI eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
- m. regularly recurring medical expenses, for a chronic medical condition which is not covered by insurance, and which may reasonably be expected to continue;
- n. annual rent credits or rebates paid to senior citizens by government agencies;
- o. relocation payments under Title II of the Uniform Act;
- p. face value of food stamps;
- q. payments received from VISTA, Retired Senior Volunteer Program, Foster Grandparents Program, youthful offender incarceration alternatives, or senior companions;
- r. payments received under the Job Training Partnership Act;
- s. earned income tax credit refunds;
- t. reimbursements for the costs of medical expenses;
- u. assets:
- v. adoption assistance payments;
- w. amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep this developmentally disabled family member at home;
- 3. Income may be calculated by any one of the following methods:
 - a. verifying an applicant's income from the previous year
 - b. projecting an applicant's income for the next 12 months based on their average income for the most recent 3 months
 - c. using the average income from the last 6 months and adding to it the projected income for the next 6 months (based on the current month's income)
- 4. Whenever possible, the occupants' most recent tax return must be used to verify that all sources of income have been

considered in the income calculation. Current documentation, such as pay stubs, must be on file to document the actual amounts of all identified sources of income.

- 1. Household size includes all full-time household members, foster children, and other minor children who reside in the household for more than 50% of the year.
- 2. Use the following formula to calculate business profit/loss for applicants who are self employed:

Gross regularly recurring income

- (minus) total expenses
- + (plus) depreciation = (equals) business profit



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LEAD PAINT WARNING

We have been given copies of the pamphlets entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and "THE LEAD-SAFE CERTIFIED GUIDE TO RENOVATE RIGHT" as reprinted from a U.S. Department of Housing and Urban Development publication.

I understand that a serious health and safety problem exists concerning Lead paint as being a poison.

| Date: | | |
|---------------------------------|--|--|
| Signature of Loan Recipient: | | |
| Signature of Loan Recipient: | | |
| Address of Loan Recipients: | | |
| Address of Property: | | |
| | and its presence in Lead Based Paint w et concerning its danger to children and | |
| Signature of Community Developr | ment Representative | |
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