

# PLANNING & DEVELOPMENT COMMITTEE THURSDAY, JULY 25, 2013 – 8:00 A.M. COURTHOUSE CONFERENCE CENTER - (2<sup>nd</sup> FL – EAST WING) ROCK COUNTY COURT HOUSE JANESVILLE, WI AGENDA

- 1. Call to Order
- 2. Adoption of Agenda
- 3. Minutes of Meeting held Thursday, July 11, 2013
- 4. Citizen Participation, Communications and Announcements
- 5. Code Administration & Enforcement
  - A. Action Item: Preliminary Land Division Approval
    - LD2013 017 (Center Township) Bernard Stibbe
    - LD2013 022 (Center Township) Graig Kaun
    - LD2013 023 (Bradford Township) Willis Abegglen
- 6. Finance
  - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 7. Community Development

A. Action Item:

Project 07064D1 = up to \$600

Project 07065D1 = up to \$600

Project 07066D1 = up to \$600

Project 07067D1 = up to \$600

- B. Information Item: Consideration of Request for Community Development Block Grant Emergency Assistance Funds to Purchase a Flood-Damage Property.
- 8. Committee Reports
- 9. Adjournment

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

August 8, 2013 (8:00 AM) August 22, 2013 (8:00 AM) 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:** July 18, 2013

# **Summary:**

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

- LD2013 017 (Center Township) Bernard Stibbe
- LD2013 022 (Center Township) Craig Kaun
- LD2013 023 (Bradford Township) Willis Abegglen

# **Recommendation:**

P&D Agency Staff recommends Preliminary Approval of Land Division 2013 017, LD2013 022 and LD2013 023 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: 2013017 Application Number: 20[30[7]

Received By – Date
(MM/DD/YYY): 4 – **Q3** – [3]

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

**PLEAS	E DO NOT CO	MPLETE T	HIS APPLICATI	ON FORM	/ UNT	IL YO	U HAVE	READ	THE ROO	ск со	UNTY	
PRELIMINARY OF THIS FORM A												
1. Applicant has cont (if land division is	within Extra-1										have dete	ermined
land division is fea		T		n! =		<u> </u>						□ No
2. Land division is co												□ No
3. Land division area If you answered Y						;	пеа ву т	ne Sta	ite of Wis	consi	n: 🕢 Yes	∐No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  ✓ Yes □ No												
5. Land division will	require a zon	ing change									✓ Yes	i 🗌 No
			APPLICAN <sup>®</sup>	23.2 2500 000 0	RMAT	LION		0.18			. i.	
6. LANDOWNER OR			NER REPRESEN	TATIVE		-					1000.07	0.0770
a. Name: Address:	Bernard St		רט ר		itv:	<del> </del>			Telepho		608-87	
b. Name:	11335 W. T	ownsen	u Ku		ity:	Jane	esville		State: Telepho	WI	Zip:	53548
Address:				T,	ity:	-			State:	iie.	Zip:	
7. AGENT (SURVEYO	R AND DEVE	OPER)				-			· ·	L	Z.p.	l
a. Surveyor name:	Combs & A		s, Inc			İ			Telepho	ne:	608-75	2-0575
Address:	109 W. Milv	waukee S	St.	(	City:	Jane	sville		State:	WI	Zip:	53548
b. Developer name:									Telepho	ne:		
Address:				(	City:	Ì			State:		Zip:	
8. Identify the indivi	dual from 6.	or <b>7.</b> that v	will serve as th	e primary	/ conta	act:	6a		6b. [	7a.	☐ 7b.	
		000000000000000000000000000000000000000	AND DIVISI	The state of the s	and the second of the	A Charles	19 - 9 - 45 - 45 - 45					
9. Reason for land di	vision: Sa			Farm	consc	$\rightarrow$ r $-$			ance _		ier:	
10. Land division are	a location:	Town of Section					NW 1/		NW 1,	4		
11. Land division are	a is located w	L		l Plat Ant	roval				<u></u>	itv(s)	/Village:	
Yes No		identify:	City(s)/Villag									
12. Land division are		•	•			_	7 (4-4-	h:_b	Г	٦.,,	- h:-h	
13. Landowner's con		I/Town ro ertv area		unty high sion area	way	╁┖	State				5. highwa land divis	
(Square feet or a	cres): 80		(Square f	eet or ac			res	аге	a: A-1			
16. Number of new/s by land division:		created	17. Future zo created l				nal lot(s	18.	Future z A-1	oning	g of paren	t lot:
19. Covenants or res If Yes, identify co		•	on the land div	ision area	a: [	Yes	s 📝 N	0				
20. A residential buil	ding is curren	tly located				✓ Yes						
If Yes, the building											y sewer s	ystem
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):  22. Public improvement construction will begin on (mm/dd/yyyy):												
		APPLIC	CANT STATE	MENT	AND	SIGN	IATUR	E				
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/PRIMAR	CONTACT SIG	NATURE:	Rus	10	10	rx	1		ATE:	4/	22/	13
REVISED 12/2011				Page 1 of 2	-	1ge	ut				-	

REVISED 12/2011

APPLICATION CHECKLI	ST			
LIGHTION OF LONG	Salada Maria da Labora da Albara	Vec	. No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVE	Y OR	1,163,6	A INO	157 300 Comment Service
CERTIFIED SURVEY MAP", identifying the land division area and containing		7		
following information?	•	_	-	
a. Location of the land division area by section, township, and range:		7	П	
b. Approximate location and dimension of all EXISTING streets and pro				
including name and ownership (if applicable), in and adjacent to the		7		
division area:				
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) :	oning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and a	djacent to	<b></b>		
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:		121		
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than sing	le-family	Ø		
residential, in the land division area:		لجا		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning t	o section	TH/	П	
corner or quarter corner, in the land division area:				
g. Approximate location, dimension (if applicable), and name (if applic		M		
of the following, whether EXISTING or PROPOSED, in the land divis	ion area:			
(1) Buildings:			닏	
(2) Streets, alleys, and public ways:		V	므	
(3) Driveways:		V	무	
(4) Rail lines:		4		N/A
(5) Private water wells or water supply systems: (6) Private onsite wastewater treatment systems or public sanitary		Ø		
(6) Private onsite wastewater treatment systems or public sanitary systems:	sewer	$\checkmark$		
(7) Any other public utilities:		П	<b>V</b>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):		∺	V	None
(9) Vegetative land cover type:		H	旹	Notie
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):		H	7	None
(11) Productive agricultural soils, cultural resources, and woodlands		Ħ	Ħ	110110
(12) Surface water features:		Ħ	Ø	None
(13) Drainageways:			7	None
(14) Detention or retention areas:			<b>V</b>	None
(15) Cemeteries:			<b>V</b>	None
(16) Bridges/culverts:			<b>V</b>	None
(17) Rock outcroppings:			7	None
h. Approximate location, dimension, name (if applicable), and purpose	of all			None
dedicated public parks or outdoor recreation lands, or any other pub			$\checkmark$	INOTIC
private reservation, including any conditions, in the land division are		·		
<ul> <li>i. Preliminary concept for connection with existing public sanitary sew</li> </ul>		_		N/A
water supply system or an alternative means of providing water sup	oly and		$\checkmark$	
treatment and disposal of sewage, in the land division area:				
j. Preliminary concept for collecting and discharging stormwater, in the	land		<b>V</b>	N/A
division area:		[7]	_	
k. Scale, north arrow, and date of creation:			井	
Any other information required by the Agency:      Any other information required by the Agency requi				
2. Has the map been prepared at a scale not to exceed two hundred (200) f			П	
inch, with the map pages numbered in sequence if more than one (1) pages required and total map pages identified on each page?	5E 12	$\square$		
required, and total map pages identified on each page?		Ø		
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	roquired	ľ		
4. Have you provided all required application form information and has the	rednitea	✓		
party signed this application form?	olostro-:-			
<ol><li>Have you included a hard copy of this application form and the map, an copy of the map in a format compatible with the Agency's Geographic In</li></ol>		Ø		
System (GIS), and the application fee?	O HIBLION	<u> </u>		

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

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

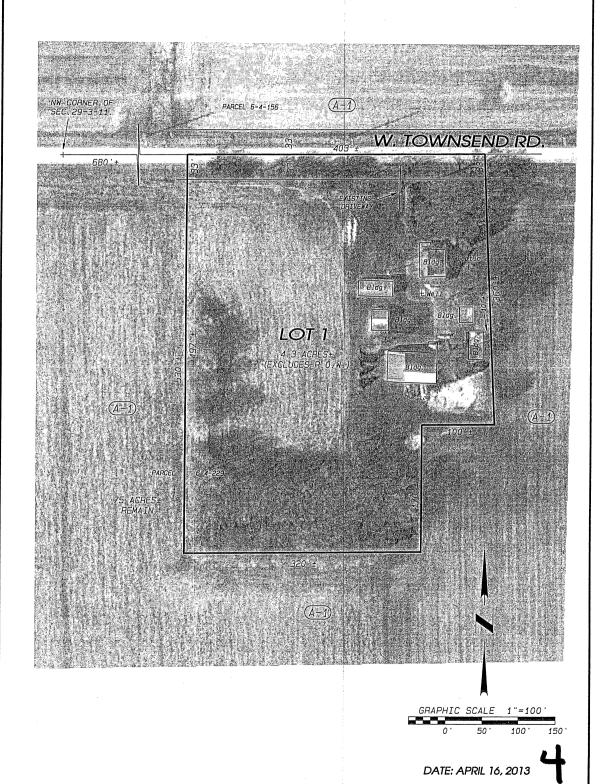
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST. JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 29, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 094

For: STIBBE



- LAND SURVEYING
  - LAND PLANNING
     CIVIL ENGINEERING

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

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



H H H	LD 2013 017 Bernard Stib	
" Application Number:		i
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ff.		ŧ.
tr		

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

AGENCY REVIEW	Think Wil
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appl	icable) officials
and these parties have determined land division is feasible:	✓ Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ Yes □ No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	√Yes \ No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	Linear Li
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district in	requirement:
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	Yes No
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 untinformation has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	
land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and	П
ownership (if applicable), in and adjacent to the land division area:	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
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:	<u> </u>
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	<u> <u> </u></u>
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<u> </u>
(7) Any other public utilities:	<u> </u>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	<u> </u>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
<ul> <li>j. Preliminary concept for collecting and discharging stormwater in the land division area:</li> </ul>	

AGENCY REVIEW		
	The state of the s	Missing
k. Scale, north arrow, and date of creation:		Information
I. Any other information required by the Agency:		П
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with	the man nages	
numbered in sequence if more than one (1) page is required, and total map pag	1 1 0	П
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:	
7e. A hard copy of the application form and the map, an electronic copy of the map	in a format compatible	П
with the Agency's Geographic Information System (GIS), and application fee:		
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		
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	18-ml 1-ml	ı
of this form.	before completing any it	ittier sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions	Denv	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1. 33' half road right-of-way (ROW) dedicated along W.Townsend Rd, in front of L	ot 1 as the discretion of the	Town of Center.
2. Show well and septic locations for existing structures on Lot 1.		
3. Existing structures shall meet setback regulations.		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
00:00.0		CONTROL STATE OF THE STATE OF T
AGENCY SIGNATURE: Colyn M. Dyrus	DATE: 5/1/2013	
TITLE		
TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Der	v	
14. If you answered Approve With Conditions to 13., list conditions (Use additional		
1.		***************************************
2.	etra (dasta girikasa minimpotente etra etra esta etra etra etra etra etra etra etra et	
3.	erriculus de errocionas de de errocionas en el Aspertanto en esta enclada de enclada en esta electrica de encl	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary)	•	
TOWN SIGNATURE:	DATE:	
TITLE:		

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

16.	ROC	CONTRACTOR AND ADDRESS OF TAXABLE PARTY AND A	Section 2017 Annual Company of the property of	COMMITTEE ACTION
17.	If you answered App		ns to 16., list conditions (Use additi	, board
	1.			
	2.			
	3.		*	
18.	Committee action ra	tionale and findings	of fact (Use additional sheet (2a) if	necessary):
со	MMITTEE SIGNATURE:			DATE:
TIT	TLE:	Chair – Rock County	/ Planning & Development Committ	<u>cee</u>

REVISED 12/2011



AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage syste
4, no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing
5. The proposed lot lines must include the private sewage system area with the building which utilizes the system
6. Final CSM to be submitted to and approved by the Planning and Development Agency on or before Mo./Day/Yr., 20°
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 approv
8.
9.
10,
12. Agency recommendation rationale and findings of fact:
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4,
5.
7.
8.
9.
10.
15. Town action rationale and findings of fact:
25. Town detroil betonate and infames of face.
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, 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 - 022

Received By – Date (MM/DD/YYYY): 5 - 22 - 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 cont (if land division is	1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:											
2. Land division is co	nsistent with	Town's Co	mprehensive	Plan – I	uture	Land	Use N	Лар:			✓ Yes	□No
3. Land division area	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.											
							and D			مانىغەنام		
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:												
5. Land division will	require a zon	ing change	e:								Yes	☑ No
			APPLICAN'	TINFO	ORM	ATIC	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	NER REPRESEN	ITATIVE							_	
a. Name:	CRAIG KA	UN							Telepho	ne:	931-486	36
Address:	8710 HWY	. 11 WES	ST		City:	JA	NES\	/ILLE	State:	WI	Zip:	53548
<b>b.</b> Name:									Telepho	ne:		
Address:					City:				State:	-	Zip:	
7. AGENT (SURVEYO	R AND DEVEL	-OPER)										
a. Surveyor name:	COMBS AN	ND ASSC	CIATES, IN	С					Telepho	ne:		
Address:	109 W. MIL	WAUKE	E ST.		City:	JA	NES\	/ILLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:				•					Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the indivi	dual from <b>6.</b> d	or <b>7.</b> that v	will serve as th	e prima	ary cor	ntact:		] 6a. 📋	]6b. [✓	7a.	☐ 7b.	
		Ĺ	AND DIVISI	ON IN	FOR	MAT	ION	re-constant	e e e e e e e e e e e e e e e e e e e	New Edition and		
<b>9.</b> Reason for land div	vision: 🔲 Sa	le/owner	ship transfer	Far	m con	solid	ation	Refir	ance 🗸	Oth	er: SPLITTING	3 BLDGS, OFF
<b>10.</b> Land division are:	a location:	Town of	CENTER				SE	1/4 of	NE 1	/4		
10. Earla division are		Section	34				Тах р	arcel nun	nber(s) -	6-4-2	76	-
<ol> <li>Land division are</li> <li>Yes \( \subseteq \text{No} \)</li> </ol>		ithin the E identify:	xtra-Territoria City(s)/Villag					on (ETJ) A	rea of a C	ity(s)/	'Village:	
<b>12.</b> Land division area		djacent to		apply): unty hi	I	,	St	ate highw	vay [	□ u.s	. highway	1
13. Landowner's con		erty area							rent zoni	ng of	land divis	ion
(Square feet or a			(Square f						a: A-1			
<ol><li>Number of new/a by land division:</li></ol>		created	<b>17.</b> Future zo created					ot(s)   <b>18.</b>	Future z A-1	oning	of parent	t lot:
<b>19.</b> Covenants or rest	trictions will b	e placed	on the land div	ision a	rea:	□ \	es [	Z No				
If Yes, identify cov								¬				
<ol><li>A residential build If Yes, the buildin</li></ol>		numerous a	i in the land di ate onsite was			men.	_	_ No m □	Public sa	nitary	sewer sy	/stem
21. Public improveme								nt constru				Jenn
be submitted by			, ,		mm/d							
		APPLIC	CANT STATE	MEN	TANI	) SIC	SNAT	URE				
l, as the undersigned, ar contact for said landown APPLICATION FORM INF documents, and that all to me. These statement	ner. I do hereb ORMATION, re information is	y verify tha viewed and correct, ac	at I have reviewed completed this curate, and true	ed the <i>R</i> s applica e to the	OCK Continued to the co	O <i>UNT</i> orm, a my ki	<i>Y PRELI</i> nd sub nowled	MINARY M mitted all i ge and bel	IINOR LAN nformatio ief, with a	<i>ID DIVI</i> n as re Il infor	SION — equired per mation acc	r said cessible
LANDOWNER/PRIMARY	CONTACT SIG	NATURE:							DATE:			

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF. SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the			
following information?			
a. Location of the land division area by section, township, and range:	V		
b. Approximate location and dimension of all EXISTING streets and property lines,	_	_	
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:	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		
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:	V		
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:	<b>V</b>		
(2) Streets, alleys, and public ways:	<b>V</b>		
(3) Driveways:	<b>V</b>		
(4) Rail lines:		V	NONE
(5) Private water wells or water supply systems:	<b>V</b>	Ш	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:			
(7) Any other public utilities:		П	BLDGS. HAVE UTILTY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	H	N	NONE PROPOSED
(9) Vegetative land cover type:	7	H	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V	市	GIS MAP INDICATES HYDRIC SOILS
(11) Productive agricultural soils, cultural resources, and woodlands:		<u> </u>	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		<b>\</b>	NONE
(14) Detention or retention areas:		<b>✓</b>	NONE
(15) Cemeteries:		V	NONE
(16) Bridges/culverts:	$\perp$	<u> </u>	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:		<b>V</b>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water treatment and disposal of sewage, in the land division area:		<b>7</b>	NONE
<li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li>		<b>V</b>	NONE
k. Scale, north arrow, and date of creation:	V	П	
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		<u> </u>	
inch, with the map pages numbered in sequence if more than one (1) page is	V		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
<b>4.</b> 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		

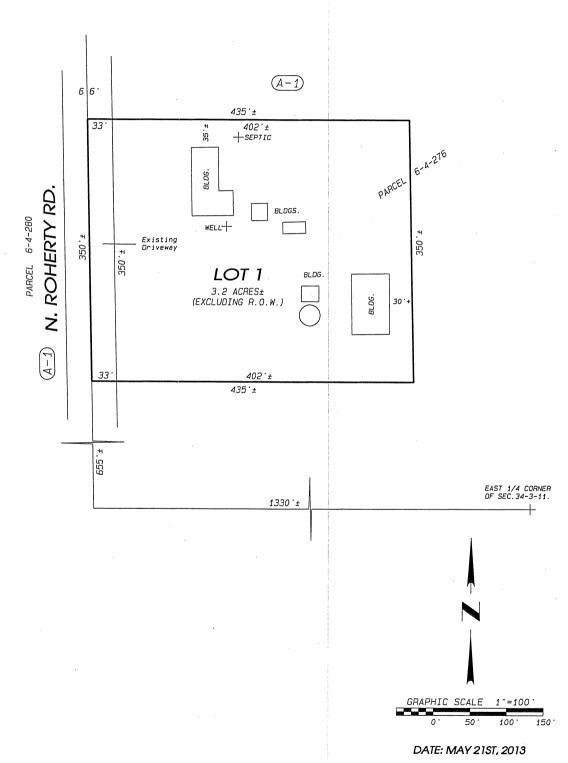
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, T.3N., R.11E. OF THE 4TH P.M., TOWN OF CENTER, ROCK COUNTY, WISCONSIN.



NOTES

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 149 For: KAUN



LAND SURVEYING
 LAND PLANNING

• CIVIL ENGINEERING

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

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

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



II II II Application Number:	LD 2013 022 KAUN
Application Number:	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if appli	cable) officials
l control of the transfer of the control of the con	✓ Yes \ \ No
	✓ Yes No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	Yes VNo
7. Preliminary minor land division application is complete:	✓ Yes  No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	' <b>a. – 7e.</b> After
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unt	il all missing
information has been supplied by the applicant.	1
	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:	<b>L</b>
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	
<b>EXISTING/PROPOSED</b> lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	
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	l. n
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	누
(5) Private water wells or water supply systems:  (6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del>                                     </del>
<ul><li>(6) Private onsite wastewater treatment systems or public sanitary sewer systems:</li><li>(7) Any other public utilities:</li></ul>	<del>                                     </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<u> </u>
(9) Vegetative land cover type:	<del>                                     </del>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<del>                                     </del>
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<del>├</del> ── <del> </del>
(13) Drainageways:	$\vdash$ $\vdash$
(14) Detention or retention areas:	H
(15) Cemeteries:	
(16) Bridges/culverts:	<del>                                     </del>
(17) Rock outcroppings:	<del>                                     </del>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	<del>                                     </del>
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	<del>                                     </del>
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 areas	<del>                                     </del>

AGENCY REVIEW	Missing
	Information
k. Scale, north arrow, and date of creation:	
I. Any other information required by the Agency:	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages	
numbered in sequence if more than one (1) page is required, and total map pages identified on each	Ш
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:	Ц
<b>7e.</b> A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and conthese 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 function of this form.	1
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):	
1.33' half road right of way (ROW) dedicated along N. Roherty Rd. in front of Lot 1 at the discretion of the	Town of Center.
2. Show well and septic locations for existing structures on Lot 1.	
3. Existing structures shall meet setback regulations.	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: Lolin M. Byun DATE: 6/4//3	
TITLE: Administrator - Rock County Planning,  Economic & Community Development Agency	
TOWN ACTION  13. Town action: Approve Approve With Conditions Deny	A STATE OF THE STA
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):	
and the state of t	
TOWN SIGNATURE: DATE:	15-18-5
TITLE:	

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

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

EMAIL: BRYNES@CO.ROCK.WI.US

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

AGENCY RECOMMENDATION  11. If you answered Approve With Conditions to 10., list conditions:  3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system 4. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing 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 Preliminary Approval 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval 8.
3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system 4. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing 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 Preliminary Approval 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
<ol> <li>4. no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.</li> <li>5. Proposed lot lines must include the system area with the building which utilizes the system.</li> <li>6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approval</li> <li>7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval</li> </ol>
<ul><li>5. Proposed lot lines must include the system area with the building which utilizes the system.</li><li>6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approval</li><li>7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval</li></ul>
6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approval 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval
9.
10.
2. Agency recommendation rationale and findings of fact:
The proposed new lot for the existing farm buildings will remain zoned A-1 with a Conditional Use Permit regulating development. The parent lot retains A-1 zoning with about 62 acres remaining. Splitting of farm buildings existing at the time of Farm Land Preservation Certification is consistent with program guidelines.
TOWN ACTION
14. If you answered Approve With Conditions to 13., list conditions:
3.
4.
5.
6,
7.
8.
9.
10.
15. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered Approve With Conditions to 16., list conditions:
3.
4,
5.
6.
7.
8.
9.
10.
18. Committee action rationale and findings of fact:

ROCK COUNTY PLANNING, 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

nulication Number: 2013-023

Received By – Date
(MM/DD/YYYY):

5-31-13

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

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	DO NOT CO											
PRELIMINARY												
OF THIS FORM A												
1. Applicant has cont (if land division is												
land division is fea			- Iat Appi ova		uon (i	cij are	:a) UIII	Ciais aii		ii ties	✓ Yes	□ No
2. Land division is co	nsistent with	Town's Co	mprehensive	e Plan – I	Future	Land L	Jse M	ap:			Yes	☐ No
3. Land division area							ified b	y the St	ate of Wis	cons	in: 🗌 Yes	<b>☑</b> No
If you answered You												
<b>4.</b> Land division mee	ts Town Base	Farm Trac	t and any oth	ner appli	cable	Farmla	nd Pre	eservatio	on zoning	distri	ct require <b>Yes</b>	,
5. Land division will	require a zon	ing change	:								✓ Yes	☐ No
Normal State of the State of th			APPLICAN	VT INFO	ORM	OITA	V		15			
6. LANDOWNER OR	AUTHORIZED	LANDOW	IER REPRESE	NTATIVE								
a. Name:	WILLIS <del>∕AB</del>	EOCLAN	E ABE	GGL.	ΣN				Telepho	ne:	207-053	31
Address:	7091 E. ST	ARKWO	OD RD.		City:	CLII	NTON	1	State:	WI	Zip:	53525
<b>b.</b> Name:									Telepho	ne:		
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVE	-OPER)										
a. Surveyor name:	COMBS A	ND ASSC	CIATES, IN	VC .					Telepho	ne:	752-057	'5
Address:	109 W. MIL	WAUKE	E ST.		City:	JAN	IESVI	LLE	State:	WI	Zip:	53548
<b>b.</b> Developer name:									Telepho	ne:		
Address:					City:				State:		Zip:	
8. Identify the individ	dual from <b>6.</b> o	or <b>7.</b> that v	vill serve as t	he prima	ry co	ntact:		6a.	]6b. [✓	7a.	☐ 7b.	
	District Control of the Control of t	L	AND DIVIS	ION IN	FOR	MATIO	ON					
9. Reason for land div	vision: 🗸 Sa	le/owners	hip transfer	Far	m cor	solidat	tion	Refir	nance 🗌	Oth	er: lot for	daughter
10. Land division area	a location:	Town of	BRADFOR	D			NW & SW	1/4 of	SW 1,	/4		
201 Edita division di Ci		Section 2	27			7	Гах ра	rcel nun	nber(s) -	6-3-1	191	
11. Land division area  ☐ Yes ✓ No		ithin the E identify:	xtra-Territori City(s)/Villa		pprov	al Juris	diction	n (ETJ) A	rea of a C	ity(s)	/Village:	
12. Land division area			(check all tha		:							
		/Town roa		ounty hi		<u> </u>		te highw			. highway	
13. Landowner's con (Square feet or ac			<b>14.</b> Land div (Square			: 3.33 A			rrent zoni a: A-2	ng of	land divisi	on
16. Number of new/a	<u>'</u>									oning	of parent	lot:
by land division: (				by land					A-2			
<b>19.</b> Covenants or rest		•	n the land di	ivision a	ea:	☐ Ye	s 🗸	No				
If Yes, identify cov 20. A residential build			in the land o	livicion a	roa	ΓYe	sc [7	No				
If <b>Yes</b> , the buildin			te onsite wa				-		Public sa	nitar	y sewer sy	stem
21. Public improveme									ction will			
be submitted by (	mm/dd/yyyy					d/yyyy)						1
		APPLIC	ANT STAT	<b>EMEN</b>	ΓΑΝ	D SIGI	NATL	JRE	7			3
I, as the undersigned, ar						-			• •	-		nary
contact for said landowr APPLICATION FORM INF												hies
documents, and that all	information is	correct, acc	urate, and tru	ie to the l	best of	my kno	wledg	e and be	lief, with a	ll info	rmation acc	
to me. These statement	s are being ma	ide to induc	e official actio	on on the	part o	f Rock C	ounty,	its agent	s, employ	ees, ar	nd officials.	
			D 11	11	' /						s	
LANDOWNER/PRIMARY	CONTACT SIG	NATURE: (	Xuly	?   box	h			1	DATE:	<u>5/2</u>	9/13	

REVISED 12/2011

Page 1 of 2

APPLICATION CHECKLIST			
	Yes	No	Comment (2002)
<ol> <li>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?</li> </ol>			
a. Location of the land division area by section, township, and range:	V	П	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:	Ø		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	V		
<ul> <li>e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:</li> </ul>	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:	V		
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:		<b>V</b>	NONE
(2) Streets, alleys, and public ways:	<u> </u>	ᆜᆜ	
(3) Driveways:	+4-	V	NONE
(4) Rail lines:	ᆜ	V	NONE
(5) Private water wells or water supply systems:	$+\Box$	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:		V	NONE
(7) Any other public utilities:		7	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	十十	7	NONE
(9) Vegetative land cover type:	V	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V	Ē	GIS maps show floodplain.
(11) Productive agricultural soils, cultural resources, and woodlands:		<b>V</b>	NONE
(12) Surface water features:		V	NONE
(13) Drainageways:		N	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:		V	NONE
<ul> <li>Preliminary concept for connection with existing public sanitary water supply system or an alternative means of providing water treatment and disposal of sewage, in the land division area:</li> </ul>		V	NONE
<ul> <li>j. Preliminary concept for collecting and discharging stormwater, in the land division area:</li> </ul>		$\square$	NONE
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:			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		
<b>4.</b> 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.

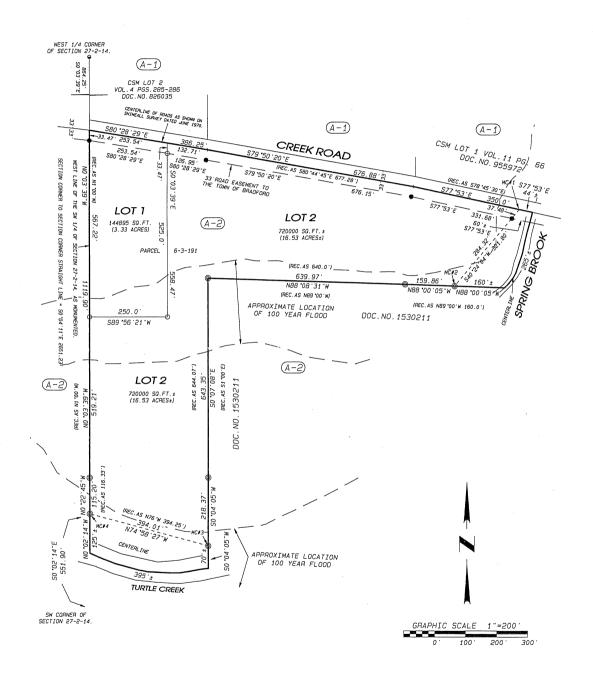
JANESVILLE, WI 53545

REVISED 12/2011

Page 2 of 2

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SW 1/4, NE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.2N., R.14E. OF THE 4TH P.M., TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



#### DATE: MAY 30TH, 2013

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 113 - 108 For: ABEGGLEN



- · LAND SURVEYING

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



HApplication Number:	LD 2013 023 Abegglen

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

AGENCY REVIEW	
f 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 ☑ No
7. Preliminary minor land division application is complete:	✓ Yes □ No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	<b>'a. – 7e.</b> After
all missing information is supplied, proceed to <b>8</b> . An Agency recommendation ( <b>10</b> .) will not be provided unt information has been supplied by the applicant.	
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 <b>EXISTING</b> streets and property lines, including name and	
ownership (if applicable), in and adjacent to the land division area:	Ц
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all	
EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),	П
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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 <b>PROPOSED,</b> in the land division area:	
(1) Buildings:	<u> </u>
(2) Streets, alleys, and public ways:	<u> </u>
(3) Driveways:	<u> </u>
(4) Rail lines:	<del>  </del>
(5) Private water wells or water supply systems:	<u> </u>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<del>                                     </del>
(7) Any other public utilities:	<del> </del>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<del>                                     </del>
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.): (11) Productive agricultural soils, cultural resources, and woodlands:	
(11) Productive agricultural sons, cultural resources, and woodlands.  (12) Surface water features:	<del>                                     </del>
(13) Drainageways:	<del>├──</del> ├
(14) Detention or retention areas:	<del>                                     </del>
(15) Cemeteries:	<del>                                     </del>
(16) Bridges/culverts:	<del>                                      </del>
(17) Rock outcroppings:	T F
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
i. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
		Missing
It Cools wouth agreed and date of agreeting		Information
k. Scale, north arrow, and date of creation:		
I. Any other information required by the Agency:	.1	
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with numbered in sequence if more than one (1) page is required, and total map pag		
page:	es identified on each	L.J
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the	application form:	
7e. A hard copy of the application form and the map, an electronic copy of the map	in a format compatible	П
with the Agency's Geographic Information System (GIS), and application fee:		
8. Preliminary minor land division application is complete:		✓ Yes
<b>9.</b> Preliminary minor land division application has been provided to other reviewing	*	
these parties have comments, said comments have been provided to the Agency		
If you answered <b>No</b> , the application must be provided to other reviewing parties of this form.	before completing any fo	urther sections
AGENCY RECOMMENDATION		
the control of the co		
10. Agency recommendation: Approve Approve With Conditions		
11. If you answered Approve With Conditions to 10., list conditions (Use additional	sneet (2a) if necessary):	
Acceptable soil and site evaluation report received on Lots 1 & 2.		
Utility easements put on lots as requested by utility companies.		
3. Components of FEMA Floodplain (Floodway & Floodfringe) shall		ap.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
Pl. m. A.	0/44/40	
AGENCY SIGNATURE: Will M. Hymil	DATE: 6/11/13	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency	and the second second	
TOWN ACTION		
13. Town action: Approve Approve With Conditions Der	ıy	Andreas Read (1990) (1995) (1995) (1995) (1995) (1995)
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:	<u> </u>
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

	ROC	K COUNTY PLAN	INING AND DEVELOPMENT C	COMMITTEE ACTION
16.	Committee action:	Approve	✓ Approve With Conditions	Deny
17.	If you answered App	prove With Condition	ns to 16., list conditions (Use additions	onal sheet (2a) if necessary):
	1.			
	2.			
	3.			
18.	Committee action ra	itionale and findings	of fact (Use additional sheet (2a) if	necessary):
со	MMITTEE SIGNATURE:			DATE:
TIT	rle:	Chair - Rock County	/ Planning & Development Committe	<u>ee</u>

18

	AGENCY RECOMMENDATION
<b>11.</b> If you an	swered <b>Approve With Conditions</b> to <b>10.</b> , list conditions:
3.	Wetlands to be delineated and shown on Final Map.
4,	A "Building Site Plan" shall be submitted to and approved by the Agency.
5.	Final CSM to be submitted to and approved by the Planning and Development Agency one year after Preliminary Approval.
6.	Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
7.	The Town of Bradford may require an 33' ROW dedication.
8.	
9.	
10.	
<b>12.</b> Agency r	ecommendation rationale and findings of fact:
There is als	sed lots have areas of Floodplain and Wetlands which require extra effort to ensure protection. so an area of steep slopes (greater than 12% incline). A portion of steep slopes fall within the Overlay Zoning District.
	TOWN ACTION
14. If you an	swered Approve With Conditions to 13., list conditions:
3.	
4.	
5.	. *
6,	
7.	
8.	
9.	
10.	
	tion rationale and findings of fact:
	ф.
	ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
<b>17.</b> If you ar	nswered Approve With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9	
10	
18. Commit	tee action rationale and findings of fact:
,	

**Rock County** 

### **COMMITTEE APPROVAL REPORT**

07/12/2013

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
13-1730-0000-63100	OFC SUPP & EXP			,,	, , , , , , , , , , , , , , , , , , ,	
		P1301077	06/25/2013	INFORMATION CON	TROLS INC	311.98
		P1301437	07/03/2013	INFORMATION CON	TROLS INC	197.91
	Budget	YTD E	≣xp	YTD Enc	Pending	Closing Balance
	4,000.00	1,274	1.79	88.02	509.89	2,127.30
			SURVEY	OR PROG TOTAL	509.89	

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

\$509.89

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: JUL 2 5 2013

Dept Head

Committee Chair



# **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:

Community Development Division

DATE:

July 25, 2013

## **ACTION ITEMS:**

1. Project ID: # 07064D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$600

2. Project ID: # 07065D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$600

3. Project ID: # 07066D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$600

4. Project ID: # 07067D-1 Funding Source: Lead Hazard Control -Program Income Proposed Project Total Amount = \$600

**Staff Recommendation:** 

Staff recommends approval of the above noted request.

#### **INFORMATIONAL ITEMS:**

1. Inform Committee of request for Community Development Block Grant – Emergency Assistance Funds to Purchase a Flood-Damaged property.

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Signature of Planning & Development Committee Chair

Mannender

07064D-1 - related to 20719D-1 07065D-1 - related to 20717D-1

Date: July 25, 2013

Project ID(s)

07065D-1 - related to 20717D-1 07066D-1 - related to 20714D-1 07067D-1 - related to 20707D-1

Project Recomme	<b>nded By</b> Da	vid Somppi						
Funding Source(s	) Le	ad Hazard C	ontrol – Prog	ram Inc	ome			
HOUSEHOLD INFOR	RMATION		•		-			
Household Size:	Qualifying	Income:	Low Income		Location:	07064 – Fulton Twp 07065 – Town of Be 07066 - City of Milto 07067 – Town of Tu	loit on	
VERIFICATIONS								
☑ Income		ce 🛛	Taxes	⊠ Ti	itle and Mort	gage 🗵 Owners	hip	
Disclosure of Pote	ential Conflict	of Interest	Yes 🗌	None	$\boxtimes$			
SUMMARY OF PROF	POSED WORK							
equity. Clearance painted surfaces a additional work the The owner will be of a grant and will	2. All 4 prope to testing is to be are disturbed. at addresses informed of the not require repetitions.	rties and own be conducted Staff may a lead hazards ne results. T epayment. with the Dep	ners initially of for all proposition all prop	qualified erties th a risk a uired. the test	d for income, nat receive C issessment ting will be m	pects they were property value, and DBG funds in which at this time to determ ade available in the foroved, or if modifications.	ine if form	
Funding Source:	07064D-1 - re 07065D-1 - re 07066D-1 - re	elated to 20714	9D-1 Recommer D-1 Recommer	ended Tot nded Total nded Total	tal Project Amou I Project Amount I Project Amount Project Amount			
	-	P&D C	OMMITTEE	ACTIO	N			
ADDROVE								

**Date** 



#### COUNTY OF ROCK -PLANNING & DEVELOPMENT AGENCY

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

DATE:

July 18, 2013

TO:

Members of the Rock County Planning & Development Committee

FROM:

Dave Somppi. Community Development Manager

RE:

Inform Committee of Request for Community Development Block Grant – Emergency Assistance Funds to Purchase a Flood-Damaged property.

CC:

Colin Byrnes, Acting Director, Rock County Planning

& Development Agency

Lori Williams, Rock County Parks Director

The County of Rock has received grant funds from the State of Wisconsin – Community Development Block Grant - Emergency Assistance Program to purchase qualifying properties that were damaged during the flood event of June-July, 2008.

The County has received a request for consideration for purchase of a property. The property is located in Mallwood in Milton Township. The property is adjacent to Lake Koshkonong.

The property is located in the 100-year floodplain. The structure on the property flooded during the 2008 flood event and also in 2010 and earlier in 2013.

The property may qualify for this program. Staff is currently determining if this property would qualify for this program.

Staff will keep the Committee informed about progress on this request. This is a voluntary request by the owner. Use of CDBG funds would be contingent on their availability for Rock County.

Per State and Federal requirements, a proposed purchase price would be based appraisals and appraisal reviews on the current value of the property, minus benefits received by the property owner. Per State and Federal requirements, the property purchases are contingent on approval by the Rock County Board of Supervisors.

Per the Housing Procedures Manual for Rock County, the Planning & Development Committee and Planning & Development Agency have been working to implement the provisions of the Grant. Arranging for the purchase of the property has been done in accordance with State and Federal regulations and requirements.

The Planning & Development Committee and Agency will comply with Federal requirements for demolishing structures on the property, conduct site restoration activities, and conduct final grading and seeding. Upon completion of this work, final disposition of the property will be determined.