

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, MAY 8, 2014 – 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. Election of Vice Chair
- 4. Set Committee Meeting Day and Time
- 5. Minutes of Meeting held Thursday, April 24, 2014
- 6. Citizen Participation, Communications and Announcements
- 7. Code Administration & Enforcement
 - A. Action Item: Preliminary Land Division Approval
 - LD2014 018 (Rock Township) Richard & Cathy Rebout
 - LD2014 019 (Janesville Township) ABC North River Hills
 - Ld2014 020 (Porter Township) Mary Larsen Trust
- 8. Finance
 - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 9. Community Development
 - A. **Action Item:** Loan ID 020730D1 = \$5,300
 - B. Action Item: Loan ID 020731D1 = \$4,350
- 10. Committee Reports
- 11. Directors Report
 - A. Beloit 208 Water Quality Plan
- 12. Adjournment

Future Meetings/Work Sessions

To Be Determined



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: May 1, 2014

Summary:

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

- LD2014 018 (Rock Township) Richard & Cathy Rebout
- LD2014 019 (Janesville Township) ABC North River Hills
- LD2014 020 (Porter Township) Mary Larsen Trust

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2014 018, 2014 019 and 2014 020 with conditions as indicated.

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



AGENCY USE ONLY

AGEN 2014 018

Received By – Date (MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

	Andrew Andrews		Construction of the Constr		***********	************				and the state of t	and the second
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 con	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 J	urisdic	tion (ET	J) area) offi	cials and	d these partie	s have det	ermined
land division is fea	asible:									√ Yes	☐ No
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan – I	uture L	and Us	e Ma	ap:		✓ Yes	☐ No
3. Land division area							ied b	y the St	ate of Wiscor	isin: 🔲 Yes	i ∏ No
If you answered Y											
4. Land division mee	ts Town Base	Farm Irac	ct and any othe	er appıı	саріе на	armian	a Pre	servatio	n zoning aist	rict require	
5. Land division will	require a zon	ing change	e:								
		•	APPLICAN	TINFO	DRMA	TION					
6. LANDOWNER OR	AUTHORIZED	LANDOW	And the state of t	فينشيب ويتعادي	Regulation of the Automotive	San James San		www.in.an.art	raena en la companya de la companya		e to organización de la secución de
a. Name:	RICHARD	& CATH	Y REBOUT						Telephone:		
Address:	4608 W. H	ANOVEF	RD		City:	JANE	ESVI	LLE	State: W	Zip:	53548
b. Name:			· · · · · · · · · · · · · · · · · · ·						Telephone:		
Address:					City:				State:	Zip:	
7. AGENT (SURVEYO	OR AND DEVE	LOPER)		-	L				l		
a. Surveyor name:	COMBS A	ND ASSO	CIATES, INC	3					Telephone:	752-05	75
Address:	109 W. MII	LWAUKE	E STREET		City:	JANE	SVI	LLE	State: W	Zip:	53548
b. Developer name:									Telephone:		
Address:					City:				State:	Zip:	
8. Identify the indivi	dual from 6.	or 7. that	will serve as th	e prima	ary cont	act:	П	6a. 「	6b. 🗸 7a	. 7b.	<u> </u>
			AND DIVISION				N				
9. Reason for land di	vision: 🔽 Sa	en aparerage version con una co-	process of the American Transport August 5	TOWN DESIGNATION OF THE PERSON NAMED IN COLUMN	m cons	Control of the Control	ACCES 10 1 1 1 1 1	Refir	nance 🔲 C	ther:	
		Town of	ROCK				SE	1/4 of	SE 1/4		
10. Land division are	a location:	Section	5			Ta	х ра	rcel nur	nber(s) - 6-1	7-19A	
11. Land division are ✓ Yes No		vithin the I identify:	xtra-Territoria City(s)/Villag	l Plat A	pprova	Jurisd JANE	iction SVII	ı (ETJ) A LE	rea of a City(s)/Village:	
12. Land division are		djacent to I/Town ro	(check all that		:		_	te highv	vay □ l	J.S. highwa	у
13. Landowner's cor			14. Land divis						rrent zoning	of land divis	sion
(Square feet or a			(Square f						a: A-1	ng of paron	t lot:
16. Number of new/ by land division:		s created	17. Future zo created i	_	•		iai IUI	(3) 10	Future zoni A-1 To be ti		
19. Covenants or res	trictions will	be placed	on the land div	ision a	rea:	☐ Yes	V	No			
If Yes , identify co						_					
20. A residential buil			d in the land di [.] ate onsite was			Yes	_	No _	Public sanit	any cower c	vetom
If Yes, the building 21. Public improvem									ction will be		ystem
be submitted by			sai, pian wiii		mm/dd,			COMSTR	iction will be	5 0	
APPLICANT STATEMENT AND SIGNATURE								JRE			
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, a	m a landowner	v a marker and and an are		division	in unince	orporat	ed Ro	ck Coun	ty, or am servi	ng as the pri	mary
contact for said landow	ner. I do herel	applying fo	or a minor land o at I have reviewe	ed the R	оск со	UNTY PI	RELIN	1INARY N	INOR LAND D	IVISION -	
contact for said landow APPLICATION FORM INI	ner. I do herel FORMATION, re	applying for by verify the eviewed an	or a minor land o at I have reviewe d completed this	ed the <i>R</i> s applica	OCK CO	UNTY Pi m, and	R <i>ELIN</i> subm	IINARY N itted all	INOR LAND Dinformation as	IVISION — required pe	er said
contact for said landow	ner. I do herel FORMATION, re I information is	applying for by verify the eviewed and correct, ac	or a minor land of at I have reviewed d completed this ccurate, and true	ed the R s applica to the	OCK CO ation for best of r	UNTY Pi m, and ny knov	R <i>ELIN</i> subm vledg	IINARY N itted all e and be	AINOR LAND D information as lief, with all in	IVISION — required pe formation ac	er said ccessible
contact for said landow APPLICATION FORM INI documents, and that all	ner. I do herel FORMATION, re I information is	applying for by verify the eviewed and correct, ac	or a minor land of at I have reviewed d completed this ccurate, and true	ed the R s applica to the on the	OCK COR ation for best of r part of I	UNTY Pi m, and ny knov Rock Co	R <i>ELIN</i> subm vledg	IINARY N itted all e and be	AINOR LAND D information as lief, with all in	IVISION — required pe formation ac	er said ccessible

Page 1 of 2

APPLICATION CHECKLIST			
ALL LICATION CITECALIST	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR		21.190	Comment
CERTIFIED SURVEY MAP", identifying the land division area and containing all of the	Ø		
following information?		-	
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	V	П	
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	[7]		
blocks(s), numbered for reference, in the land division area:		Ш	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	[7]		
residential, in the land division area:	✓	Ш	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section	[7]	П	
corner or quarter corner, in the land division area:	V	ב	
g. Approximate location, dimension (if applicable), and name (if applicable) of all	П		
of the following, whether EXISTING or PROPOSED, in the land division area:		1	
(1) Buildings:	V		
(2) Streets, alleys, and public ways:			
(3) Driveways:	\square		
(4) Rail lines:			
(5) Private water wells or water supply systems:			
(6) Private onsite wastewater treatment systems or public sanitary sewer		П	
systems:			
(7) Any other public utilities:		ᆜ	BLDGS. HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):		片	NONE PROPOSED
(9) Vegetative land cover type:	V	井	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	┼╠		NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	 	V	NONE
(12) Surface water features:	│ ├┤	V	NONE
(13) Drainageways:	 - -	<u> </u>	NONE
(14) Detention or retention areas: (15) Cemeteries:	├ -	V	NONE
(16) Bridges/culverts:	 	<u> </u>	NONE
(17) Rock outcroppings:	H	√	NONE
	L	<u>V</u>	
 h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or 		✓	NONE
private reservation, including any conditions, in the land division area:	-	بنا	
Preliminary concept for connection with existing public sanitary sewer and			NONE
water supply system or an alternative means of providing water supply and			NONE
treatment and disposal of sewage, in the land division area:	-	سنا	
j. Preliminary concept for collecting and discharging stormwater, in the land	_		NONE
division area:			NONE
k. Scale, north arrow, and date of creation:	Ø	П	
Any other information required by the Agency:	7	Ħ	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the	النا ا		1101111110112020122
inch, with the map pages numbered in sequence if more than one (1) page is			*
required, and total map pages identified on each page?	ا ت	-	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
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?	named		

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

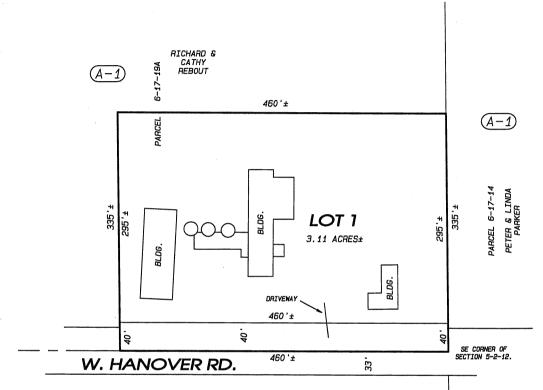
REVISED 12/2011

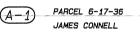
Page 2 of 2



PRELIMINARY CERTIFIED SURVEY MAP

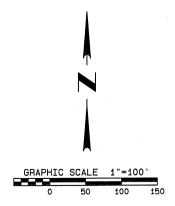
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.2N., R. 12E. OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.





PARCEL 6-17-52 JAMES CONNELL

(A-1)



DATE: FEBRUARY 27TH, 2014

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 114 - 045 For: GUNN



- · LAND SURVEYING
- LAND PLANNING

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

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



11		11
"	Application Number:	н
п		 11
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п		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)	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 .	
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district re	equirement:
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	Yes
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 unti	
information has been supplied by the applicant.	i ali iilissiiig
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:	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:	
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	r—1
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:	<u>L_</u>
(1) Buildings:	П
(2) Streets, alleys, and public ways:	H
(3) Driveways:	
(4) Rail lines:	- A
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	П
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(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:	
 Preliminary concept for collecting and discharging stormwater in the land division area: 	

AGENCY REVIEW	
AGENET 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	
numbered in sequence if more than one (1) page is required, and total map pages identif	ied on each \square
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	
7e. A hard copy of the application form and the map, an electronic copy of the map in a form with the Agency's Geographic Information System (GIS), and application fee:	nat compatible
8. Preliminary minor land division application is complete:	✓ Yes
9. Preliminary minor land division application has been provided to other reviewing parties f	or 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 c	ompleting any further sections
of this form.	
AGENCY RECOMMENDATION	
10. Agency recommendation: Approve Approve With Conditions	Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2)	a) if necessary):
1.33' half road right of way (ROW) dedicated along W. Hanover Rd. in front of proposed Lot 1 a	t the discretion of the Town of Rock.
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 necess	ary):
AGENCY SIGNATURE: Lola M. Bywo DATE: _	4/16/2014
TITLE: Administrator - Rock County Platfing,	
Economic & Community Development Agency	AND THE STATE OF T
TOWN ACTION	
13. Town action: Approve Approve With Conditions Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: DATE: _	
TITLE:	_

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

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

14	AGENCY RECOMMENDATION
	prove With Conditions to 10., list conditions:
	nal Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage syster
	ion 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.
	ot lines must include the system area with the building which utilizes the system.
	be submitted to and approved by the Planning and Development Agency one year after the date of Preliminary Approve
	y 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.	
	ation rationale and findings of fact:
production land from CSM should ensure potential landowner	livision, creating a lot for existing buildings, may remove access to the parent Ag W. Hanover Rd. (see airphoto Ag access on west side of proposed lot). The Final this access to the Ag parcel is separate from the proposed lot. This would eliminate access questions in the future. Note: The land Division is within the Extraterritorial tion of the City of Janesville. They may have transportation plans indicating a wider
	TOWN ACTION
L4. If you answered App	prove With Conditions to 13., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
15. Town action rationa	le and findings of fact:
*	
•	The second secon
ROC	K COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
17. If you answered App	prove With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
18. Committee action ra	ationale and findings of fact:
•	

Page 2a of 2

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: 2014-019

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

PRELIMINARY MAJOR LAND DIVISION – APPLICATION FORM

***************************************								30.000	:		
**PLEASE DO N	OT COMPI	LETE THIS AP	PLICATION FO	RM UNTIL YO	U HA	VE READ	THE R	оск соц	JNTY P	RELIMIN	ARY
MAJOR LAND DI	DF A MAP	CONTAININ	FURIM INFORM S ALL INFORM	<i>NATION</i> . PLE	ASE C	COMPLETE	BOTH	1 PAGES	OF TH	IS FORM	AND
INCLUDE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.** 1. Applicant has contacted the Town, Rock County Planning, Economic & Community Development Agency, and											
City(s)/Village (if I	and division	on is within Ex	ctra-Territorial	Plat Approva	Lluris	diction (F	Deveio TI) are	ppment A	agency als and	/, and I these na	rties
have determined	land divisi	on is feasible	:				,	orner	ais aria	✓ Yes	
2. Applicant has pre	pared a de	velopment m	ap to specifica	ations and att	ended	d a consul	tation	with the	Town		
Planning, Econom	ic & Comn	nunity Develo	pment Agenc	y and City(s)/	/illage	e (if applic	able)	officials:		✓ Yes	□No
3. Land division is co										☐ Yes	☐ No
4. Land division is lo	cated in a	Farmland Pre	servation zoni	ng district cei	tified	by the St	ate of	Wiscons	in:	Yes	No
If you answered Y	es, procee	ed to 5. If you	answered No	, proceed to	6.					_	
5. Land division mee	ts Town B	ase Farm Trac	ct and any other	er applicable	Farml	land Prese	rvatio	n zoning	distric	t require	ment:
6. Land division will										Yes	☐ No
o. Land division will	require a .	zoning chang			0 Marin Mil	134 Å				Yes	✓ No
7			Contract to the contract of th	T INFORM.	ATIO)N		Land Silver	ener de la de		
7. LANDOWNER OR	T			ITATIVE							
a. Name: Address:		H RIVER HILLS EST RIVER DR.	SUBDIVISION	Cit	1	1501		Telepho			1
b. Name:	7100 14. 44	STRIVER DR.		City:	JAN	NESVILLE		State: Telepho	WI	Zip:	53548
Address:				City:	T			State:	Tile.	Zip:	T i
8. AGENT (SURVEYO	R AND DE	VELOPER)								1 = .p.	
a. Surveyor name:	COMBS	AND ASSO	CIATES, IN	С				Telepho	one:	752-05	75
Address:	109 W. I	MILWAUKE	E ST	City:	JA	NESVILI	F	State:	WI	Zip:	53548
b. Developer name:								Telepho			00010
Address:				City:	1			State:	T	Zip:	
9. Identify the individ	dual from	7. or 8. that v	vill serve as th		tact:		7a. [✓ 8a.		
LAND DIVISION INFORMATION											
10. Land division nar	ne: NORTI	THE OWNER WAS A STREET WAS A PROPERTY OF THE PARTY.	THE RESERVE OF THE PARTY OF THE PARTY OF THE PARTY.			O. C. C. Marie Company and Communication of the Com	tin the track of	· · · · · · · · · · · · · · · · · · ·	to a year walling		a companie de la companie
11. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:											
42		Town of J	ANESVILLE			1/	/4 of	1	/4		
12. Land division area	location:	Section G	OVT LOT 2 C	OF SEC 10		Tax parce	el num				
13. Land division area	is located					-				/illago:	
✓ Yes ☐ No		If Yes, identif	y: City(s)/Vil	llage of CITY	OF.	JANESVI	LLE	ea or a c	ity(5)/	village.	
14. Land division are											
		.ocal/Town r		ounty highwa	у	State	high	way	□ U.	S. highwa	ay
15. Landowner's con					45 405	1				land divis	ion
(Square feet or a				eet or acres):				a: SFRR			
by land division:		iots created	19. Future zo	ed by land di				uture zo \-2	ning of	f parent lo	ot:
21. Covenants or res	trictions w	ill be placed o			//3/0// 					· · · · · · · · · · · · · · · · · · ·	
If Yes , identify co					٠ بـــا						
22. A residential build	ding is cur				✓ Y		О				
If Yes, the building		a: 🗸 Priv	ate onsite was							y sewer s	ystem
23. Public improvement			sal/plan will	24. Public i			nstru	ction will	l begin	on	
be submitted by	(mm/dd/y		ANT CTATE	(mm/do			720				
I, as the undersigned, ar	n a landow	APPLIC nor applying fo	ANT STATE	IVIENT ANI) SIG	INATUR	Ē			· · · · · · · · · · · · · · · · · · ·	
contact for said landow	ner. I do he	reby verify tha	it I have reviewe	ed the <i>ROCK CO</i>	corpor D <i>UNTY</i>	rated Rock / PRELIMIN	County ARY M	,, or am s AIOR I AN	erving :	as the prin SION —	nary
APPLICATION FORM INF	ORMATION	I, reviewed and	completed this	s application fo	rm, ar	nd submitte	ed all ir	nformatio	n as re	auired ner	said
documents, and that all	informatio	n is correct, ac	curate, and true	to the best of	my kn	nowledge a	nd beli	ef. with a	II infor	mation acc	cessible
to me. These statement	o are neill8	, made to mode	e omcial action	on the part of	KOCK	county, its	agents	s, employ	ees, an	a otticials.	
LANDOWNER/PRIMARY	/ CONTACT	CICNATURE	R.11	1 / 1.	//.	,			, ,		
	CONTACT	SIGNATURE:	Via VI	-/ -			_ D	ATE: _	4-1	- 14	

REVISED 12/2011

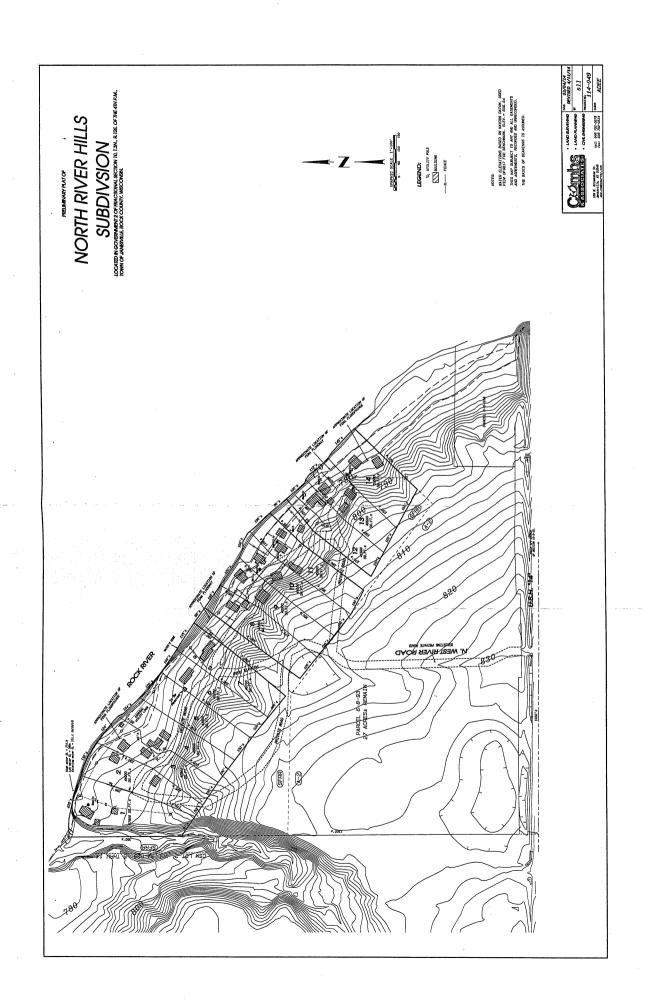
Page 1 of 2

APPLICATION CHECKLIST		S.	
	Yes	No	Comment
Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land division area and containing all of the following information?	V		a transcontraction
a. Location of the land division area by section, township, and range:	Ø	\vdash_{\sqcap}	
b. Approximate location and dimension of all EXISTING streets and property lines,			
including name and ownership (if applicable), in and adjacent to the land division area:			
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning			
designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	Ø		i.
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	7		·
f. Distance from these 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	П	П	,
of the following, whether EXISTING or PROPOSED, in the land division area: (1) Buildings:			
(1) Buildings: (2) Streets, alleys, and public ways:		닏	
(3) Driveways:	V	H	
(4) Rail lines:			
(5) Private water wells or water supply systems:	片	V	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer		Н	
systems:		L	
(7) Any other public utilities:	V		BUILDINGS HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V		
(9) Vegetative land cover type:	V		SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	V		
(11) Productive agricultural soils, cultural resources, and woodlands:		V	
(12) Surface water features:	<u> </u>		
(13) Drainageways:	V		
(14) Detention or retention areas: (15) Cemeteries:		V	NONE
	ᆜ	V	NONE
(16) Bridges/culverts:	ᆜ	V	NONE
(17) Rock outcroppings:	Ш	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:		☑	NONE
 Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area: 		V	NONE
 J. Preliminary concept for collecting and discharging stormwater in the land division area: 		Ø	NONE
k. Contour at two (2) foot intervals in the land division area:	7		
I. Scale, north arrow, and date of creation:	V	青	
m. Any other information required by the Agency:	一	<u> 7</u>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			TO THE OCCUPED
inch, with the map pages numbered in sequence if more than one (1) page is	Ø		
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	7		
4. Have you provided all required application form information and has the required party signed the 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 MAJOR 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



TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



" Application Number:	'14 019 ABC N River Hills
" "===================================	

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

AGENCY REVIEW	
LAND DIVISION NAME:	
 Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and C applicable) officials and these parties have determined land division is feasible: 	ity(s)/Village (if Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock	**************************************
	✓ Yes ☐ No
	Yes No
4. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:	Yes 🔽 No
If you answered Yes , proceed to 5 . If you answered No , proceed to 6 .	
5. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district r	equirement: Yes No
6. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	☐ Yes ☐ No
7. Land division will require a zoning change:	☐ Yes 🗸 No
8. Preliminary major land division application is complete:	✓ Yes 🗌 No
If you answered Yes to 8. , proceed to 10. If you answered No to 8. , indicate the missing information below After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provided missing information has been supplied by the applicant.	
	Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and containing all of the following information:	
a. Location of the land division area by section, township, and range:	1 7
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 (if applicable), and name (if applicable) of all of the following,	
whether EXISTING or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:(7) Any other public utilities:	H
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings: h Approximate leastion dimension name (if applicable), and purpose of all dedicated public parks or	
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:	

AGENCY REVIEW				
	Missing Information			
 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:				
k. Contour at two (2) foot intervals in the land division area:				
l. Scale, north arrow, and date of creation:				
m. Any other information required by the Agency:				
8b . 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 page is required, and total map pages identified on each page:				
8c. Map prepared by a land surveyor licensed in Wisconsin:				
8d. All required application form information and required party's signature on the application form:				
8e. 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 the application fee:				
9. Preliminary major land division application is complete:	Yes			
10. Preliminary major 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:				
If you answered No , the application must be provided to other reviewing parties before completing any	further			
sections of this form.	•			
AGENCY RECOMMENDATION				
11. Agency recommendation: Approve Approve With Conditions Deny				
12. If you answered Approve With Conditions to 11., list conditions (Use additional sheet (2a) if necessary):				
1 Indicate FEMA Floodplain on Final Plat				
2. Acceptable soil and site evaluation report received on Lot 5				
13. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):				
AGENCY SIGNATURE: Colon M. Byrus DATE: 4/30/19				
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency				
TOWN ACTION				
14. Town action: Approve Approve With Conditions Deny				
15. If you answered Approve With Conditions to 14., list conditions (Use additional sheet (2a) if necessary):				
1.	· · · · · · · · · · · · · · · · · · ·			
2.				
16. Town action rationale and findings of fact(Use additional sheet (2a) if necessary):				
TOWN SIGNATURE: DATE:				
TITLE:				

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.

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

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

17. Committee action: Approve Approve With Conditions Deny

18. If you answered Approve With Conditions to 17., list conditions (Use additional sheet (2a) if necessary):

1.
2.

19. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):

COMMITTEE SIGNATURE:

TITLE: Chair – Rock County Planning & Development Committee

	AGENCY RECOMMENDATION
.2. If you answered Appro	ve With Conditions to 11., list conditions:
3. Note on Final P	lat: "Since lots 1 thru 4 and 6 thru 14 contain existing buildings which utilize existing private sewage system
4. no soil evaluati	on on the lots was required at the time of this survey. However, soils on the lots may be restrictive to the
5. replacement of	the existing systems." Proposed lots shall include the system area with the building that utilizes the system
6. Require a Ro	ock County Conservation Easement for areas of steep slope (12% or greater).
7. Show septic	and well locations on Final Plat.
8. Final Subdivision	Plat to be submitted to and approved by the Planning and Development Agency within 2 years of Committee approve
9. Plat must be	recorded within 6 months from the last approval and 24 months of first approval.
10.	
3. Agency recommendati	on rationale and findings of fact:
Town of Janesville has be achieved via cross Rock County Shorelan	create lots for existing residential structures currently resting on leased land. The approved this subdivision plat without requiring dedication for roads. Access will easements on the existing interior private road network. The area is within the d Zoning District therefore, in order to meet the purpose and intent of that District eservation Easement to manage development in an area of steep slope 12% or
	TOWN ACTION
5. If you answered Appro	ve With Conditions to 14., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
L6. Town action rationale	and findings of fact:
	en antigen de la companya de la com La companya de la co
and the contract of the contra	COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
8. If you answered Appro	ove With Conditions to 17., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
.9. Committee action ratio	onale and findings of fact:

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:

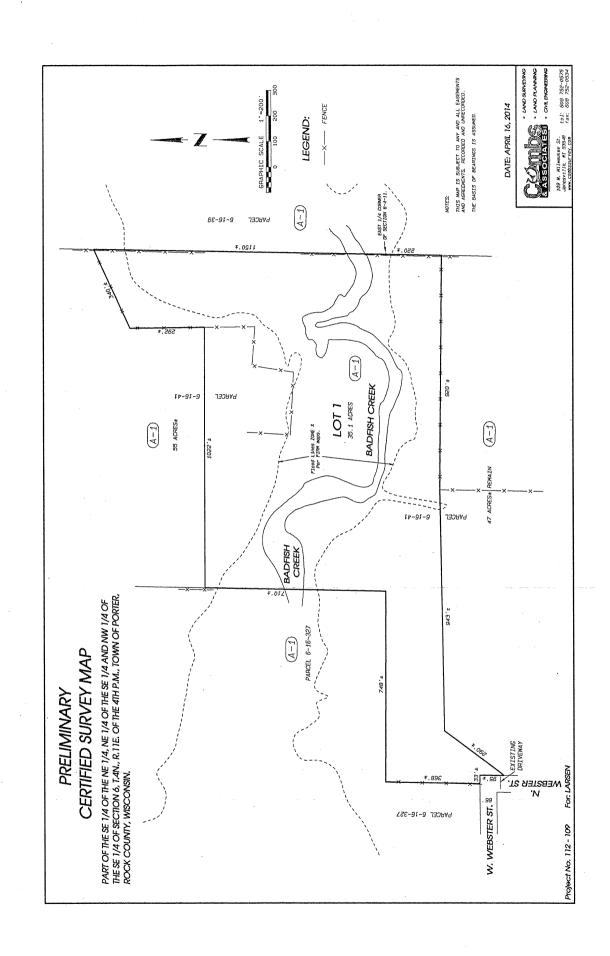
Received By – Date
(MM/DD/YYYY):

	STATE OF
PRELIMINARY MINOR LAND DIVISION – APPLICATION FOR	
₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩	(VIE
	1148
	8. A.M

					SDACECAL)					
**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 MAR CONTAINING ALL INFORMATION.										
OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.**										
(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					Village				
Taria division is lea	331016.		Maria de la companya				and thes	e parties	s have det V Yes	
2. Land division is co	nsistent with	Town's C	omprehensi	ive Plan –	Future	Land Use Map:			✓ Yes	: □ No
3. Land division area If you answered Y	es, proceed t	o 4. If yo	u answered	No, proce	ed to 5			•		
4. Land division mee	ts Town Base	Farm Tra	ct and any o	ther appl	icable F	armland Preserv	ation zon	ng distr		provide
5. Land division will	require a zor	ing chang	ge:						Yes	
			APPLICA	NT INF	ORMA	TION	(24) (24) (4).	NOTE TO A	المراجعة المراجعة	, V 140
6. LANDOWNER OR.	AUTHORIZED	LANDOW				HIGH				
a. Name:	MARY JAN					-	T.L.			
Address:	11334 N W			11001	T	CIANOVIII.		phone:	<u> </u>	
b. Name:	7,00714	LDOIL	I I I I		City:	EVANSVILLE		للتناج	Zip:	53536
Address:					Tau	T		ohone:		·
7. AGENT (SURVEYO	OR AND DEVE	OBEDI		·	City:		State		Zip:	
a. Surveyor name:	COMBS A		COLATEC	INIC			1 2 2		T	
Address:	109 W. MIL			INC	Tai	T		hone:	752-05	,
b. Developer name:	109 VV. IVIIL	WAUKE	:E		City:	JANESVILLE	State	: WI	Zip:	53548
Address:					T		Teler	hone:		
	116				City:		State		Zip:	
8. Identify the individ	dual from 6.						☐ 6b,	√ 7a.	☐ 7b.	
9. Reason for land div	and the second second second second second	l	AND DIVI	Contract of the last of the la	THE REAL PROPERTY.	William Management and Interior				
			PORTER	r Fai	m cons		efinance		ner:	
10. Land division area	a location:	Section			SE 1/4 of NE 1/4 Tax parcel number(s) - 6-16-41					
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: ☐ Yes ☑ No If Yes, identify: City(s)/Village of										
12. Land division area	is located a	ljacent to	(check all th	nat apply)						
13. Landowner's cont	[✓] Local	/Town ro	ad [](County hi		State hip			S. highwa	
(Square feet or ac	res): 170 AC	RES MIL	(Squar				Current zo area: A-1	oning of	land divis	ion
16. Number of new/a		created		zoning of	new/a	dditional lot(s)	18. Futur	e zoning	g of paren	t lot:
by land division: 1 created by land division: A-1 19. Covenants or restrictions will be placed on the land division area: Yes V No.										
If Yes, identify cov	enants or re	trictions:						*		
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										
APPLICANT STATEMENT AND SIGNATURE										
as the undersigned, am a landowner applying for a minor land division in unincorporated Rock County, or am serving as the primary ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION —										
White A PONTATION, Feviewed and completed this application form, and submitted all information as a submitted all information and submitted all information as a submitted as a submitted all information as a submitted all information as a submitted a										
ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible ome. These statements are being made to induce official action on the part of Rock County, its agents, employees, and officials.										
ANDOWNER/PRIMARY			Re	20 0	Cu	Λ		,		
							DATE:	7//	6/14	

REVISED 12/2011

Page 1 of 2



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



H H H	LD 2014 020 Larsen Trusi	1
" Application Number:		
"		1

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

AGENCY REVIEW		
		-1-
 Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applic and these parties have determined land division is feasible: 	Ves	No
	✓ Yes	No
		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	F	: No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:		No
6. Land division will require a zoning change:	☐ Yes 🗸	No
7. Preliminary minor land division application is complete:	✓ Yes 🗌	No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	a 7e. Af	ter
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti		
information has been supplied by the applicant.	Terror and the second second	Mostlin I
	Missing Informati	AND THE RESERVE
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П	
land division area and containing all of the following information:		
a. Location of the land division area by section, township, and range:		
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:		
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:		
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s),		
numbered for reference, in the land division area:		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 		
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:		
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING		
or PROPOSED, in the land division area:		
(1) Buildings:	<u> </u>	
(2) Streets, alleys, and public ways:	<u> </u>	
(3) Driveways:	<u> </u>	
(4) Rail lines:	├	
(5) Private water wells or water supply systems:	<u> </u>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	 	
(7) Any other public utilities:	<u> </u>	
(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:	H	
(13) Drainageways:	- H -	
(14) Detention or retention areas:	H	
(15) Cemeteries:		
(16) Bridges/culverts:	H	
(17) Rock outcroppings:	H	
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 	П	
division area: i. Preliminary concept for collecting and discharging stormwater in the land division area:		

Missing Information:	AGENCY REVIEW		
k. Scale, north arrow, and date of creation: I. Any other information required by the Agency: Name of the Agency of the Agency:	ACINOTINEVIEW	al in the secolation of the contract of the second contract of the second	Missing
I. Any other information required by the Agency: 7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page: 7c. Map prepared by a land surveyor licensed in Wisconsin: 7d. All required application form information and required party's signature on the application form: 7d. All required 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 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: 10. Ves No if you answered No, the application must be provided to other reviewing parties before completing any further sections of this form. 10. Agency recommendation: 11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary): 11. Note on Final CSM: 12. Indicate FEMA Floodplains on Final CSM 13. Utility easements put on lot as requested by utility companies. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 13. Town action: 14. Administrator - Rock County Planning, Economic & Community Development Agency 10. WN ACTION 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 rationale and findings of fact (Use additional sheet (2a) if necessary): 17. Town action: 18. Administrator - Rock County Planning, Economic & Community Development Agency 19. June action of the provided to the provided to the provided to			Information
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: 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 must be provided to other reviewing parties before completing any further sections of this form. AGENCY RECOMMENDATION 10. Agency recommendation: 1 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 until an acceptable soil and site evaluation report is received." 2. Indicate FEMA Floodplains on Final CSM 3. Utility easements put on lot as requested by utility companies. 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: 14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 1. Did Not Review as the lot created was greater than 35 acres (A-1 Zoning District). 2. 3. 15. Town action rationale and findings o	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: 9. Preliminary minor land division application must be 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 must be provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: 1. Yes No life you answered No, the application must be provided to other reviewing parties for review and comment, and if these parties have commendations application must be provided to other reviewing parties for review and comment, and 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 until an acceptable soil and site evaluation report is received.* 2. Indicate FEMA Floodplains on Final CSM 3. Utility easements put on lot as requested by utility companies. 12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary): 13. Town action: 14/30/14 15. Town action: 15. Town action: 16. Approve Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary): 17. Town action rationale and findings of fact (Use additional sh		BRID 10 - BRID BRID BRID BRID BRID BRID BRID BRID	
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	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 COI	MMITTEE ACTION
16. Committee action: Approve Approve With Conditions	Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional	sheet (2a) if necessary):
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessity	essary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning & Development Committee	

4 16	AGENCY RECOMMENDATION
	prove With Conditions to 10., list conditions:
	Conservation Easement for Wetlands and Hydric Soils within the Shoreland Zoning District.
	submitted to and approved by the Planning and Development Agency one year from from Committee approva
	subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural Distric
6.	
7.	
8.	
9.	
10.	
The Town of Porter doe Parent lot is split into tw	lation rationale and findings of fact: s not review creation of lots that meet their A-1 Zoning District minimum lot size of 35 acres. The lots (north lot - 55 acres & south lot - 47 acres). All lots have access to local roads. The contains a minimal amount of ag production land but, does create a flag lot. Sec. 4.116 of the
_and Division & Manag proportionate lot in leng (north & south lots). Th	ement allows flag lots in special circumstances when various factors render creation of a more at any and width not possible. This configuration would address a future sell off productive ag land be Conservation Easement manages potential development that minimizes potential environmentals in placing structures.
	TOWN ACTION
4. If you answered An	prove With Conditions to 13., list conditions:
3.	prove with conditions to 251, list conditions.
4.	
5.	
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10.	
5. Town action rationa	ale and findings of fact
.s. Town action rations	ind that that the state of the
RO	CK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
7. If you answered Ap	prove With Conditions to 16., list conditions:
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
l8. Committee action r	ationale and findings of fact:

COMMITTEE APPROVAL REPORT

04/30/2014

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
64-6400-0000-63200	PUBL/SUBCR/DUE	ES P1401846	03/18/2014	AMERICAN PLANNII	NG ASSOCIATION	95.00
	Budget 1,588.00	YTD E 299	•	YTD Enc 0.00	Pending 95.00	Closing Balance 1,194.00
64-6400-0000-64200	TRAINING EXP					
			03/29/2014	BYRNES,COLIN		99.00
			03/29/2014	MUNZ-PRITCHARD,	CHRIS .	99.00
	Budget 1,210.00	YTD E 40	Exp .00	YTD Enc 0.00	Pending 198.00	Closing Balance 972.00
	11 danskinn alberer e bekann als en et e Ware 11 de		PLANNIN	NG PROG TOTAL	293.00	the state of the s

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

\$293.00

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.

Date:	MAY 0 8 2014	Dept Head	
		Committee Chair	

B. Bills under \$10,000 to be paid.

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

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Signature of Planning and Development Committee Chair

Manne

Date: May 8,2014

Project ID(s)

20730D-1

Project Recommended By

David Somppi

Funding Source(s)	CDBG – Progra	am Income			
HOUSEHOLD INFORMATION					
Household Size:	4 Annual Inco	me: \$ 49,974	Location:	City of Edgerton	
ASSESSED VALUE INFO	RMATION				
Land	\$ 31,300	Fair Market Value	\$ 122,500		
Buildings	\$ 90,000	When Determined	2013	***************************************	
Total	\$ 121,300				
MORTGAGES OR LIENS					
1. \$88,478		3. \$		TOTAL MORTGAGE(S)	
2. \$ 24,500 – incl	uding previous CDBG project	4. \$		\$ 112,978	
Available Equity	\$ 9,522	Is there 5% owner	equity in the p	roperty? Yes 🛭 No 🗌	
VERIFICATIONS					
	Insurance] Taxes 🗵 T	itle and Mortg	age 🛛 Ownership	
Disclosure of Potentia	al Conflict of Interest	Yes None	×		
SUMMARY OF PROF	POSED WORK				
A Community Development Block Grant Rehabilitation project was conducted through the City of Edgerton CDBG program in 2012. It involved a roof replacement, insulation, furnace, water heater, and extensive electrical repair. The Health Dept. conducted a risk assessment of this property to determine lead hazards that will need to be addressed. Staff consulted with the Health Department to develop these work items. The risk assessment found the following items were found to be lead hazards that require treatment. 1. FRONT PORCH DOOR – GARAGE ENTRY DOOR: Replace 2. FASCIA-SOFFIT – 6 WINDOWS: cover with custom-formed aluminum 3. WOOD SIDING – CORNERPOSTS - BATTENS: Encapsulate Conducting this work will address all lead hazards on this property. The funds will be made available in the form of a grant and will not require repayment.					
TYPE OF PROJECT RECOMMEND TOTA	AL PROJECT BID OF	CDBG – Program Ir \$ 5,300	ncome		
☐ APPROVE	☐ DENY	COMMITTEE ACTION Committee Appro	oved Bid Tota	ıl \$	

Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Signature of Planning & Development Committee Chair

Mannary

Date: May 8, 2014

Project ID(s) 20731D-1

Project Recommended By	David Sompp

Funding Source(s)		CDBG – Program Income								
HOUSEHOLD INFORM	ATION									
Household Size:	usehold Size: 2 Annual Inc		ome: \$ 31,876		Location:	City of	Edgerton			
ASSESSED VALUE IN	FORMATION									
Land	\$ 30,900		Appraised Value			\$ 140,000	\$ 140,000			
Buildings	\$ 97,900		When Appraised			9 / 2011				
Total	\$ 128,800		Assessed Value Determined			2013				
MORTGAGES OR LIEN	IS									
1. \$84,019			3. \$				TOTAL MORTGAGE(S)			
2. \$ 8,155 – inc	luding CDBG	oroject	4.	\$			\$ 92,174	1		
Available Equity	\$ 47,826		Is the	re 5% o	wner ed	quity in the pr	operty?	Yes 🛭	〗 No □	
VERIFICATIONS Income	☐ Insurance	ce 🛛	Tax	es	X .	Title and Mor	tgage	⊠ Ov	vnership	
Disclosure of Poten			Yes	П	None	X				
SUMMARY OF PROF	***************************************									
A Community Development Block Grant Rehabilitation project was conducted through the City of Edgerton CDBG program in 2012. The work involved included bathroom fixture modification and repair, floor covering replacement, extensive electrical work, living room ceiling replacement, exterior storm doors, and HVAC duct cleaning. Health Dept. conducted a risk assessment of this property to determine lead hazards that will need to be addressed. Staff consulted with the Health Department to develop these work items. The risk assessment found the following items were found to be lead hazards that will require treatment. 1. INTERIOR SURFACES - 10 Door Casings, 2 stair casings: Encapsulate 2. 5 INTERIOR DOORS: Replace 3. 3 EXTERIOR DOORS: Replace 4. 2 EXTERIOR PORCHES, GARAGE DOOR & CASING: Encapsulate Conducting this work will address all lead hazards on this property. The funds will be made available in the form of a grant and will not require repayment.										
TYPE OF PROJECT			CDBG – Program Income							
RECOMMEND TO	TAL PROJECT	BID OF		\$ 4,35	0.00				•	
COMMITTEE ACTION										
☐ APPROVE	☐ DE	NY	Co	ommitte	ee Appr	oved Bid To	tal _	\$		

Date