

PLANNING & DEVELOPMENT COMMITTEE THURSDAY, MAY 22, 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. Minutes of Meeting held Thursday, May 8, 2014
- 4. Citizen Participation, Communications and Announcements
- 5. County Surveyor
 - A. Information Item: Website and Records Modernization Update
- 6. Code Administration & Enforcement
 - A. Action Item: Preliminary Land Division Approval
 - LD2014 019 (Janesville Township) ABC North (Tabled May 8, 2014)
 - LD2014 015 (Bradford Township) Huber Trust
 - LD2014 016 (Center Township) Leroy Oliver
- 7. Finance
 - A. Action Item: Department Bills/Encumbrances/Amendments/Transfers
- 8. Community Development
 - A. Action Item: CDBG Small Cities Project Edgerton
 - B. **Action Item:** Extinguishing Rock County's Liens on Community Development Foreclosed Loans
- 9. Committee Reports
- 10. Directors Report
 - A. Southern Housing Region County Representative
- 11. Adjournment

Future Meetings/Work Sessions

June 12, 2014 (8:00 am) June 26, 2014 (8:00 am) July 10, 2014 (8:00 am) July 24, 2014 (8:00 am)

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



PRELIMINARY MAJOR LAND DIVISION - APPLICATION FORM

**PLEASE DO N										Charles Charles Commission
INFOOR LAND DI	VISION - F	APPLICATION	PLICATION FORM	<i>ATION</i> . PLEA	SE COMPLET	TE BOTI	1 DAGES	OF THE	C EODA	4 <i>RY</i> 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 (IT land division is within Extra-Territorial Plat Approval Jurisdiction (ETI) area) officials and those parties										
have determined land division is reasible:										
2. Applicant has prepended Planning, Econom	2. Applicant has prepared a development map to specifications and attended a consultation with the Town, Rock County									
3. Land division is co	nsistent w	ith Town's C	omprehensive PI	an – Future I	and Use Ma	n·	omelais.		✓ Yes Yes	∐ No □ No
4. Land division is loc	cated in a	Farmland Pre	eservation zoning	district certi	fied by the S	tate of	\\/iscons	in:	Yes	
If you answered Y	es, procee	d to 5. If you	u answered No, i	proceed to 6.						∐ No
5. Land division mee	ts Town Ba	ase Farm Tra	ct and any other	applicable Fa	rmland Pres	ervatio	n zoning	district	t require	ment:
6. Land division will	require a z	oning chang	e:							✓ No
			APPLICANT	INFORMA [*]	TION					<u>U</u> ite
7. LANDOWNER OR A	AUTHORIZ	ED LANDOW			CONTRACTOR OF THE PARTY OF THE	<u> </u>	and the second second	Arriva Arabana and	Committee on Briefly	TO REPORT OF THE PARTY.
a. Name:		H RIVER HILLS					Telepho	one.		
Address:	4166 N. WE	ST RIVER DR.		City:	JANESVILLE		State:	wi wi	Zip:	53548
b. Name:							Telepho	one:		
Address:	D AND DE	(ELORES)		City:			State:		Zip:	
8. AGENT (SURVEYO										
a. Surveyor name:			OCIATES, INC				Telepho	one:	752-057	'5
Address:	109 W. I	MILWAUKE	EST	City:	JANESVIL	LE	State:	WI	Zip:	53548
b. Developer name:							Telepho	ne:		
Address:				City:			State:		Zip:	
9. Identify the individ	lual from					7a. []7b.	√ 8a.	☐ 8b.	
Manager and the state of the st			AND DIVISIO	N INFORM	ATION		chen was a comm			
10. Land division nan									Marine AAA	
11. Reason for land o	division:		ership transfer	Farm cor	solidation	Ref	inance	Ot	her:	
12. Land division area	location:		ANESVILLE		1	L/4 of	1,	/4	Ē	
			OVT LOT 2 OF		Tax pard	el num	ber (s) -			
✓ Yes ☐ No		13. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:								
14. Land division area is located adjacent to (check all that apply):										1
24. Land division area		l adjacent to	(check all that a	ge of CITY (oply):	OF JANESV	ILLE			<u> </u>	
	 ✓L	l adjacent to ocal/Town r	(check all that appoard Cou	ge of CITY (oply): nty highway	☐ Stat	e highv			i. highwa	-
15. Landowner's cont (Square feet or ac	tiguous pro res): 42 A	l adjacent to ocal/Town re operty area CRES M\L	(check all that appeared Country Count	ge of CITY (oply): nty highway on area t or acres): 15	Stat	e highv L 7. Cur		ing of la	and divis	-
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Page 1 of 2

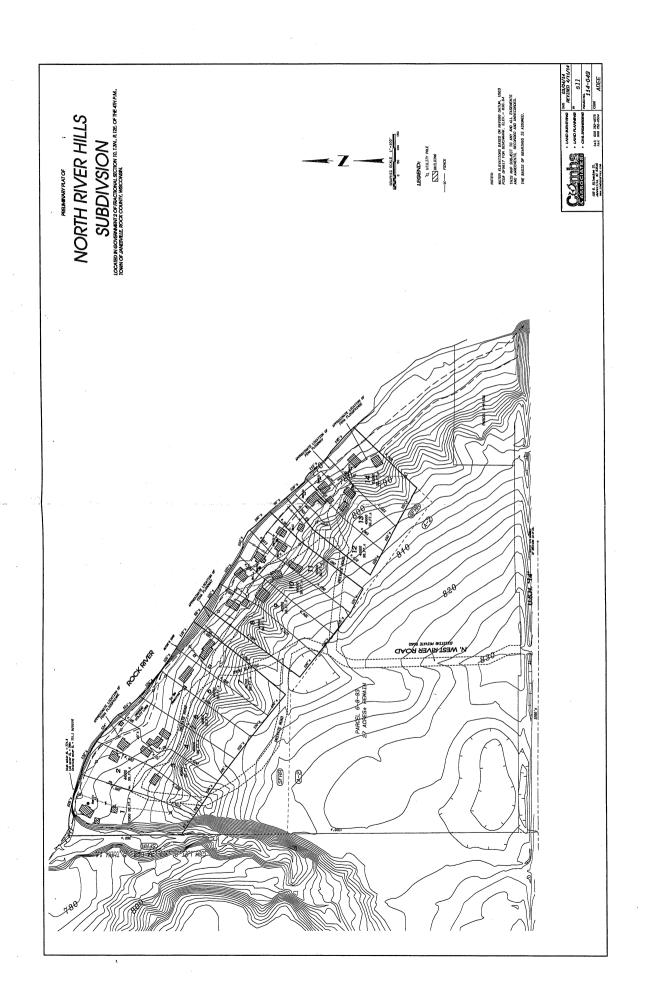
APPLICATION CHECKLIST			
	Yes	No	
1. Have you included a map clearly marked "PRELIMINARY PLAT", identifying the land division area and containing all of the following information?	V		300000000000000000000000000000000000000
a. Location of the land division area by section, township, and range:	V		
b. 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:	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	7	П	
the land division area:			
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s), and	[7]		
block(s), numbered for reference, in the land division area:	V		1
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family	[7]	_	
residential, in the land division area:	Ø		
f. Distance from these PROPOSED lot(s) and outlot(s) point of beginning to section	[7]		
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:	Ш	Ш	
(1) Buildings:	\		
(2) Streets, alleys, and public ways:	V		
(3) Driveways:	V		
(4) Rail lines:		✓	NONE
(5) Private water wells or water supply systems:	<u> </u>		i.
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	V		
(7) Any other public utilities:	V		BUILDINGS HAVE UTILITY SERVICES.
(8) Easements (Utility, drainageway, pedestrian way, etc.):		H	BOLDINGS HAVE UTILITY SERVICES.
(9) Vegetative land cover type:	7	Ħ	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	7	Ħ	
(11) Productive agricultural soils, cultural resources, and woodlands:		V	
(12) Surface water features:	V		
(13) Drainageways:	V		
(14) Detention or retention areas:		V	NONE
(15) Cemeteries:		S	NONE
(16) Bridges/culverts:		V	NONE
(17) Rock outcroppings:		✓	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all			NONE
dedicated public parks or outdoor recreation lands, or any other public or			110112
private reservation, including any conditions, in the land division area:			
i. Preliminary concept for connection with existing public sanitary sewer and			NONE
water supply system or an alternative means of providing water supply and	ш	V	
treatment and disposal of sewage, in the land division area:			
j. Preliminary concept for collecting and discharging stormwater in the land division area:		V	NONE
k. Contour at two (2) foot intervals in the land division area:	[7]	$\overline{}$	
I. Scale, north arrow, and date of creation:	7	片	
m. Any other information required by the Agency:	<u> </u>	片	NOTHING DECLIFORED
	ш	✓	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		г	
required, and total map pages identified on each page?		Ц	
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		Ш	
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	Ø		
System (GIS), and the application fee?			

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



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



11	'14 019 ABC N River Hills Application Number:	!! !!
11	Application Number.	11 11 11

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

AGENCY REVIEW	
LAND DIVISION NAME:	
1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and C	ity(s)/Village (if
applicable) officials and these parties have determined land division is feasible:	Yes No
2. Applicant has prepared a development map to specifications and attended a consultation with Town, Rock	County
Planning, Economic & Community Development Agency, and City(s)/Village (if applicable) officials:	✓ Yes 🗌 No
3. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓ 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
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
7. Land division will require a zoning change:	Yes No
3. 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	, 8a. – 8e.
After all missing information is supplied, proceed to 9. An Agency recommendation (11.) will not be provid	ied until all
missing information has been supplied by the applicant.	
	Missing Information
8a. A map clearly marked "PRELIMINARY MAJOR LAND DIVISION", identifying the land division area and	Simo manons
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:	i
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land	<u> </u>
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:	<u> </u>
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following,	П
whether EXISTING or PROPOSED, in the land division area: (1) Buildings:	
(2) Streets, alleys, and public ways:	
(3) Driveways:	
(4) Rail lines:	
(5) - Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities: (8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	<u> </u>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	t H
(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:	

AGENCY REVIEW	
	Missing
	Information
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	
k. Contour at two (2) foot intervals in the land division area:	
I. 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 of	comment, and
	No
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):	
Indicate FEMA Floodplain on Final Plat	
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: Colin M. Byrus DATE: 4/30/19	/
TITLE: Administrator - Rock County Planning.	
Economic & Community Development Agency	and the second of the second
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:	
TITLE: DATE:	

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

RO	CK COUNTY PLANNING AND DEVELOPMENT CO	MMITTEE ACTION
17. Committee action:	Approve Approve With Conditions	Deny
18. If you answered Ap	prove With Conditions to 17., list conditions (Use additiona	ıl sheet (2a) if necessary):
1.		
· 2.		
19. Committee action r	ationale and findings of fact (Use additional sheet (2a) if neo	cessary):
COMMITTEE SIGNATURE		DATE:
TITLE:	<u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION
12. If you answered Approve With Conditions to 11., list conditions:
3. Note on Final Plat: "Since lots 1 thru 4 and 6 thru 14 contain existing buildings which utilize existing private sewage systems
4. no soil evaluation 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 Rock 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 approva
9. Plat must be recorded within 6 months from the last approval and 24 months of first approval.
10.
13. Agency recommendation rationale and findings of fact:
The proposal seeks to create lots for existing residential structures currently resting on leased land. The Town of Janesville has approved this subdivision plat without requiring dedication for roads. Access will be achieved via cross easements on the existing interior private road network. The area is within the Rock County Shoreland Zoning District therefore, in order to meet the purpose and intent of that District Staff is requiring a Conservation Easement to manage development in an area of steep slope 12% or greater.
TOWN ACTION
15. If you answered Approve With Conditions to 14., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
16. Town action rationale and findings of fact:
ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION
18. If you answered Approve With Conditions to 17., list conditions:
3.
4.
5.
6.
7.
8.
9.
10.
19. 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



AGEI	NCY USE ONLY
Application Number:	2014-015
Received By – Date (MM/DD/YYYY):	4-2-14

PRELIIVIIN	AKY IVI	INUI	<i>KLAND</i>	טוע	/15IC	ハ	_	APPL	ICA I	IU	N FO	KIVI
**DI EASI	E DO NOT CO	MDI ETE T	HIS APPLICAT	ION FO	DA / LINI	TII V	OII 4	AVE DEAD	THE DO	CK CO	UNTV	
PRELIMINARY												S
OF THIS FORM A												
1. Applicant has cont												
(if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ✓ Yes ☐ No												
2. Land division is co	nsistent with	Town's Co	omprehensive	Plan – I	Future L	.and	Use N	Лар:			✓ Yes	☐ No
3. Land division area	is located in	a Farmlar	nd Preservation	n zoning	g distric	t cer	tified	by the Sta	ate of Wi	sconsi	n: Yes	☐ No
If you answered Yo												
4. Land division mee	ts Town Base	Farm Tra	ct and any oth	er appli	cable Fa	arml	and Pi	eservatio	n zoning	distri	ct require Ves	
5. Land division will	require a zon	ing chang	e:								Yes Yes	 ✓ No
			APPLICAN	TINFO	ORMA	TIO	N					
6. LANDOWNER OR	AUTHORIZED	LANDOW	ALDERSON DELINAL EMPRESANTAMENTO MALCONINCIA	ziwazaronaistwa	SCHOOL STATE OF STREET	addist gers		no citamente e e e e e e e e e e e e e e e e e e	<u> </u>			Militario de la comunitación de la comp
a. Name:	HUBER TR	RUST				***************************************			Telepho	one:	847-81	4-6234
Address:	404 VINE /	AVE	1		City:	PA	RK F	IDGE	State:	IL	Zip:	60068
b. Name:	***								Telepho	one:	[
Address:					City:				State:		Zip:	
7. AGENT (SURVEYO	R AND DEVEL	-OPER)							I	J		1
a. Surveyor name:	BATTERM	AN & CC).						Telepho	one:	365-446	54
Address:	2857 BART	ELLS D	RIVE		City:	BE	LOIT		State:	WI	Zip:	53511
b. Developer name:					•				Telepho	ne:	T .	
Address:					City:				State:		Zip:	
8. Identify the individ	dual from 6. d	or 7. that	will serve as th	e prima	ary cont	act:	. [] 6a.	6b. √	7a.	☐ 7b.	·
		Ĺ	AND DIVISI	ON IN	FORM	1AT	ION					
9. Reason for land div	/ision: 🔲 Sa	le/owner	ship transfer	☐ Far	m cons	olida	ation	Refir		Oth	er: TOWN	REQUIRED
10. Land division area	a location:	Town of	BRADFORD				10/2	#4-of	₹ 1	# 6	=1/2	
		Section									01217/00	3 001202
11. Land division area		ithin the I identify:	xtra-Territoria City(s)/Villa		pproval	l Juri	isdictio	on (ETJ) A	rea of a (City(s)	/Village:	
12. Land division area					•							
		/Town ro	,	unty hi			✓ St	ate highw			6. highwa	
13. Landowner's con		erty area				105	۸c	1		ing of	land divis	ion
(Square feet or ac 16. Number of new/a		created	(Square 1						a: A1	onine	of paren	t lot:
by land division: 2		Cicatca	created					51(3)	NA	פווווופ	or paren	t iot.
19. Covenants or rest	rictions will b		on the land div	ision a	rea:	√ Y	'es [CAN	
If Yes, identify cov			l : +l l -l:				· Γ		Se 501	<u> </u>	DEPARA	TELY
20. A residential build If Yes , the buildin	-	·	i in the land di ate onsite was			√ γ nent	_	」No m □	Public sa	nitar	y sewer s	vstem
21. Public improveme								it constru				, occ., i
be submitted by (JA	ı	mm/dd/			NA				
		APPLIC	CANT STATE	MEN	ΓAND	SIG	TAN	URE				
, as the undersigned, an												mary
ontact for said landowner. I do hereby verify that I have reviewed the ROCK COUNTY PRELIMINARY MINOR LAND DIVISION –												
PPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said ocuments, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible												
o me. These statement	s are being ma	ide to indu	ce official actior	on the	part of F	Rock	Count	, its agent	s, employ	ees, ar	nd officials	
			\sim	1 /)			1				

LANDOWNER/PRIMARY CONTACT SIGNATURE:

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	Ø		
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	Ø		
division area:			-
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	Ø		
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and			
blocks(s), numbered for reference, in the land division area: 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	 		100
corner or quarter corner, in the land division area:	Ø		
g. Approximate location, dimension (if applicable), and name (if applicable) of all			
of the following, whether EXISTING or PROPOSED, in the land division area:			
(1) Buildings: (2) Streets, alleys, and public ways:	<u> </u>	뉴	
(3) Driveways:		\forall	
(4) Rail lines:		片	NONE
(5) Private water wells or water supply systems:	M	H	HONE
(6) Private onsite wastewater treatment systems or public sanitary sewer	\square	П	
systems:			·
(7) Any other public utilities:		V	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):		V	NONE
(9) Vegetative land cover type:		井	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	님	<u> </u>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands: (12) Surface water features:			NONE
(13) Drainageways:	H	<u> </u>	NONE
(14) Detention or retention areas:	H		NONE
(15) Cemeteries:	H	Ī	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
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:		V	PRIVATE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:		V	NA
k. Scale, north arrow, and date of creation:	V	П	
I. Any other information required by the Agency:		$\overline{\mathbb{Z}}$	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the			300'
inch, with the map pages numbered in sequence if more than one (1) page is		\checkmark	300
required, and total map pages identified on each page?			
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		:
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information	Ø		
System (GIS), and the application fee?			

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

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

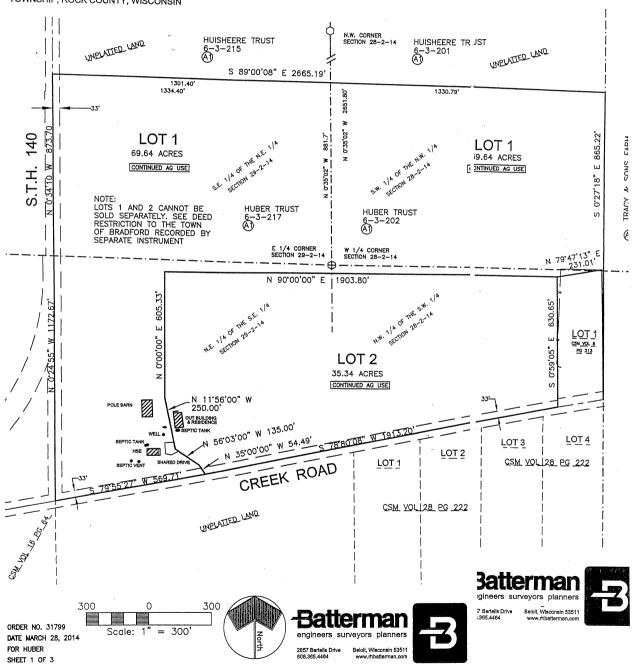
ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 N. MAIN ST.

JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP OF

1E 1 28 RD

PART OF THE S.E. 1/4 OF THE N.E. 1/4 AND PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 29 AND PART OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 28 BEING ALL A PART OF T. 2 N., R. 14 E. OF THE 4TH P.M., BRADFORD TOWNSHIP, ROCK COUNTY, WISCONSIN



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

WER: WIMW. CO.ROCK WI.US



# Application Number:	LD 2014 015 Huber
" , bbingground .	
II .	11
II	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 applic	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 re	
	Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
6. Land division will require a zoning change:	Yes ✓ No
	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7	
all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	I all missing
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	- information
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:	<u> </u>
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	Ė
corner, in the land division area:	4
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING	
or PROPOSED, in the land division area:	
(1) Buildings:	
(2) Streets, alleys, and public ways:	. 🗆
(3) Driveways:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	
(7) Any other public utilities:	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	
(9) Vegetative land cover type:	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	
(11) Productive agricultural soils, cultural resources, and woodlands:	
(12) Surface water features:	<u> </u>
(13) Drainageways:	
(14) Detention or retention areas:	
(15) Cemeteries:	
(16) Bridges/culverts:	<u> </u>
(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:	
Preliminary concept for collecting and discharging stormwater in the land division area:	П

AGENCY REVIEW		
		Missing Information
k. Scale, north arrow, and date of creation:		miormation
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 map pages	
numbered in sequence if more than one (1) page is required, and total map page		
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	п
with the Agency's Geographic Information System (GIS), and application fee:		NI
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 of this form.	before completing any i	arther sections
AGENCY RECOMMENDATION		
10. Agency recommendation: Approve Approve With Conditions	Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional		
1.33' half road right of way dedicated to the Town of Bradford at their		
Existing structures shall meet setback requirements.	30301011011.	
3. Show well and septic system locations on Final Map.		
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a)	if necessary):	
1 1 22 1		
AGENCY SIGNATURE: Colin M. Fywrdd	4/8/14	
AGENCY SIGNATURE: COUC C. C	DATE:	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve With Conditions Der	<u> </u>	
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:	•	
III htt		

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 A	ND DEVELOPMENT COMMITTEE ACTION
16. Committee action: Approve Approve Ap	prove 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 (U	se additional sheet (2a) if necessary):
COMMITTEE SIGNATURE:	DATE:
TITLE: Chair – Rock County Planning	& Development Committee

REVISED 12/2011

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.	11. If you answered Ann	de licenta las actualistics de la financia de la fi	Y RECOMMENDAT		
4. system no soil evaluation on the lots was required at the time of this survey. However, soils on the lots may be resir 5. to the replacement of the existing system". 6. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee appr 7. CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Agricultural 8. 9. 10. 12. Agency recommendation rationale and findings of fact: The proposed Land Division will split 2 existing residences on 1 lot into 2 separate lots. The Town of Bradford will require a Dead Restriction limiting ownership of the 2 lots. Lot 1 creates a flag lot that exceeds the allowable "flag pole" length but, is acceptable in order to achieve splitting the lots and maintaining reasonable lot line configuration. The Town of Bradford should consider requiring at access with resease each centered on the current drivways. The Health Department Indicates the residences on proposed 1.8 2 shere a common Private Onsite Wastewater Treatment System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater Treatment System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater Treatment System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater Treatment System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewater System (POWTS) drainfield, which is located on proposed 1.8 2 shere a common Private Onsite Wastewate				ngs which utilize an ex	visting private sewage
5. to the replacement of the existing system". 6. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee approved and 24 months of their submitted to local separate in a Exclusive Agricultural I. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: The proposed Land Division will split 2 existing residences on 1 lot into 2 separate lots. The Town of Bradford will require a Deed Restriction limiting ownership of the 2 lots. Lot 1 creates a flag lot that exceeds the allowable "flag pole" length but, is acceptable in a first to achieve splitting the lots and maintaining reasonable for line configuration. The Town of Bradford should consider requiring inti access with cross eassements centered on the current drivoway. The Health Department Indicates the residences on proposed 2 share a continuous process with cross eassements centered on the current drivoway. The Health Department Indicates the residences on proposed 2 share a continuous process with cross eassements centered on the current drivoway. The Health Department Indicates the residences on proposed 2 share a content on the First all Rep Leaving described above, a notation on the Final Rep Leaving described and proposed Lot 1. It is trongly recommended that the lot lines be adjusted in a manner that will not separate POWTS components from the structures service the lots will remain an expensive proposed Deed Restriction states these two lots will not be sold separately so, on the surface the lots will remain und ingle ownership. **TOWN ACTION** 1. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 17. If you answered Approve With Conditions to 16, list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 11. If you answered Approve With Conditions to 16, list conditions: 9. 10. 11. If you answered Approve With Conditions to 16, list conditions:					
6. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee approved 7. CSMs that are subject to local approved must be recorded within 6 months of their least approved and 24 months of first approved in a Exclusive Agricultural E. 8. 9. 10. 2. Agency recommendation rationale and findings of fact: he proposed Land Division will split 2 existing residences on 1 lot into 2 separate lots. The Town of Bradford will require a Deed testrollon limiting ownership of the 2 lots. Lot 1 creates a fleg lot that exceeds the allowable "flag pole" length but, is acceptable in access with cross assements overlied on the current of liveway. The releast Department Indicates he residences of proposed and Division of the 2 lots. A considered in the configuration. The Town of Bradford should consider requiring indicates with cross assements overlied on the current of liveway. The releast Department Indicates her residences of proposed in access with cross assembles overlied to the current of liveway. The releast Department indicates her residences of proposed in a considered proposed to the configuration. The Town of Bradford should consider requiring indicates the configuration. The Town of Bradford should consider requiring indicates the configuration of the surface of the configuration. The Town of Bradford should consider requiring the configuration. The Town of Bradford should consider require the local should be proposed with the lot lines are not adjusted as described above, a notation on the Final Map clearly describing the PowTS component special seeded. The proposed Deed Restriction states these two lots will not be sold separately so, on the surface the lots will remain und ingle ownership. TOWN ACTION 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 11. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10.				Sarvey. However, 30113 C	on the lots may be restrictly
7. CSMs that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in a Exclusive Apricultural 8. 9. 10. 2. Agency recommendation rationale and findings of fact: The proposed Land Division will spill 2 existing residences on 1 lot into 2 separate lots. The Town of Bradford will require a Deed testriction limiting ownership of the 2 lots. Lot 1 rorates a flag lot that exceeds the allowable "flag pole" length but, is acceptable in rorate to achieve splitting the lots and maintaining reasonable lot line configuration. The Town of Bradford should consider require a Deed testriction limiting ownership of the 2 lots. Lot 1 rorates a flag lot that exceeds the allowable "flag pole" length but, is acceptable in rorate the configuration. The Town of Bradford should consider require a Deed testriction in the rose seasonements centered on the current driveway. The Health Department Indicates the residences on proposed & 2 share a common Private Onsite Wasstewater Treatment System (POWTS) drainfield, which is located on proposed £ 2 share a common Private Onsite Wasstewater Treatment System (POWTS) drainfield, which is located on proposed £ 2 share a common Private Onsite Wasstewater Treatment System (POWTS) drainfield, which is located on proposed the first the lot lines are not adjusted as described above, a notation on the Final Map clearly Development from the configuration of the lot will remain undivingle ownership. TOWN ACTION 4. If you answered Approve With Conditions to 13., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 7. If you answered Approve With Conditions to 16., list conditions: 3. 4. 5. 6. 7. 8. 9. 10. 10. 10. 11. If you answered Approve With Conditions to 16., list conditions: 9. 10. 10. 11. If you answered Approve With Conditions to 16., list conditions: 9. 10. 10. 11. If you answered Approve With Conditions to 16., list conditions:				anment Aganay and you	r from Committee approve
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ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY 51 SOUTH MAIN STREET JANESVILLE, WI 53545

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



AGENCY USE ONLY Application Number:

Received By – Date
(MM/DD/YYYY):

PRELIMINARY MINOR LAND DIVISION – APPLICATION

**PLFA		graphic programs of the first free for the first free free free free free free free fre	A SAR COLOR	Anna Marie Carlo Car				
PRELIMINAR	Y MINOR LAN	OMPLETE THIS APPLICATION F ID DIVISION — APPLICATION FO E A MAP CONTAINING ALL INF	DRM INFO	RMATION. PLEAS	E COMPLETE BOTH PAGES			
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 fe	land division is feasible:							
2. Land division is c	onsistent with	n Town's Comprehensive Plan -	- Future La	and Use Map:	☑ Yes ☐ No			
				certified by the St	ate of Wisconsin: 🗌 Yes 🛛 No			
		to 4. If you answered No, proc						
		e Farm Tract and any other app	ilcable Fai		☐ Yes ☐ No			
5. Land division wil				27.2. 28.57. 17.50 (2.0.0)	✓ Yes ☐ No			
THE RESIDENCE OF THE PARTY OF T		APPLICANT INF		ION				
		LANDOWNER REPRESENTATIV	/Ε					
a. Name:		er and Kari Oliver	Tau T		Telephone: 608-751-1567			
Address:		t County Road A	City:	Evansville	State: WI Zip: 53536			
b. Name:		effrey T. Roethe	T T		Telephone: 608-884-3391			
Address:		51, 24 North Henry Street	City:	Edgerton	State: WI Zip: 53534			
7. AGENT (SURVEYO	T	cop, Wisconsin Mapping LL	^		Telephone: 608-764-5602			
Address:	 			Deerfield	State: WI Zip: 53531			
b. Developer name:	300 West	Quarry Street	City.	Deemeld	Telephone:			
Address:			City:		State: Zip:			
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10. Land division are 11. Land division are Yes No 12. Land division are 13. Landowner's con (Square feet or a 16. Number of new/a by land division: 19. Covenants or res If Yes, identify co 20. A residential built If Yes, the buildin 21. Public improvem be submitted by I, as the undersigned, ar contact for said landow APPLICATION FORM INF documents, and that all	vision: Sa a location: a is located w	Town of Center Section 24 Within the Extra-Territorial Plat A identify: City(s)/Village of diacent to (check all that apply) I/Town road	Approval J i: ighway ea acres): f new/adc idivision: rea: area: iretreatme public impl mm/dd/yy T AND S in unincorp OCK COUN ation form, best of my	Idation Refin SE 1/4 of Tax parcel num urisdiction (ETJ) Ar State highw 15. Curr area litional lot(s) 18. Yes No Yes No Yes No Tovement construct Yyy): IGNATURE Porated Rock County ITY PRELIMINARY MI and submitted all in knowledge and belies A county, its agents	SW 1/4 sber(s) - 6-4-196 and 6-4-196.1 rea of a City(s)/Village: ay U.S. highway rent zoning of land division a: A - 3 Future zoning of parent lot: A - 3 Public sanitary sewer system ction will begin on a, or am serving as the primary NOR LAND DIVISION — formation as required per said ef, with all information accessible			

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:		$\dagger \Box$	
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:	Ø		
 e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area: 	Ø		1
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:	Ø		
(1) Buildings:	V		
(2) Streets, alleys, and public ways:	V	\Box	,
(3) Driveways:		닏	
(4) Rail lines:	닏	닏	N/A
(5) Private water wells or water supply systems:		ᄔ	:
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	V		
(7) Any other public utilities:	Ø		;
(8) Easements (Utility, drainageway, pedestrian way, etc.):	V		
(9) Vegetative land cover type:	\Box		N/A
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	\Box	닏	N/A
(11) Productive agricultural soils, cultural resources, and woodlands:	<u> </u>	빞	N/A
(12) Surface water features:	- -	片	N/A
(13) Drainageways:	H	님-	N/A N/A
(14) Detention or retention areas:	H	片	N/A
(15) Cemeteries: (16) Bridges/culverts:	H	片	N/A
(17) Rock outcroppings:	H	Ħ	N/A
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		
 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: 			N/A
 j. Preliminary concept for collecting and discharging stormwater, in the land division area: 			N/A
k. Scale, north arrow, and date of creation:	V		
I. Any other information required by the Agency:	V		
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?	Ø		i
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	V		
4. Have you provided all required application form information and has the required party signed this application form?	Ø		
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	Ø		:

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

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

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

HIVESVILLE, WI SE

Certified Survey Map Part of the SE 1/4 of the SW 1/4 of Section 24, T.3N., R.11E., Town of Center, Rock County, Wisconsin Bearings referenced to the Rock County Coordinate System, with the South line of the SW 1/4 bearing S89°48'19"E Center 1/4 corner. Notes Section 24, 3/4" diameter 1) Prepared for Tom Sayre, 5911 Pomeroy rebar of record found Road, Edgerton, Wisconsin. 53534 2660.17 2) Current owner is Le Roy and Kari Oliver, 7112 W. County Road A, Evansville, Wi. unplatted lands N00°01'46"E parcel 6-4-196 Shed S83°13'41"E N87°58'46"W 311.66' 428.32' 48 (bin (S87°56'20"E, 311.85') Shed 61 unplatted lands Shed N00°11'58"E 340.43' 118.5 354.14' Lot 1 18.6° concrete foundation N00°11'58"E 3.000 acres, or (S0°08'30"W, 283.50') 249.66' unplatted lands 300,000 130,681 square feet Doc. # Shop 1414815 Gár 313.69 septic area V 51.5 vents S00°01'46"W 100' T. Pipo Hbuse S81°26'02"E parcel 6-4-196.1 51. 101.08 C.T.H 431.03 dedicated to the public N81°26'02"W 40.45' (N81°31'W, 532.17") 431.15 unplatted lands Legend = iron stake found as noted = 3/4" dia. x 18" long iron rod set, 1.50 lbs. 494.17 per lineal foot When different, parentheses indicate recorded as values (North, 594.27") N00°01'46"E Scale 1" = 100' Southwest corner of Section 24, 1" diameter pipe of record found South 1/4 corner, Section 24, 1" diameter S89°48'19"E 2647.29' pipe of record found 4437-14 3/19/2014 Dwg. No. Date Wisconsin Mapping, LLC Sheet 1 3 surveying and mapping services Document No.

C. S. M. No.

306 West Quarry Street, Deerfield, Wisconsin 53531

(608) 764-5602

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

TELEPHONE: (608) 757-5587

FAX: (608) 757-5586

EMAIL: PLANNING@CO.ROCK.WI.US

WEB: WWW.CO.ROCK.WI.US



" Application Number:	LD 2014 016 Oliver
ii Application Number.	
11	
II .	1
0	

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

AGENCY REVIEW	
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicant has contacted to the contacted Town, Rock County Planning and City(s)/Village (if applicant has contacted to the contacted Town, Rock County Planning and City(s)/Village (if applicant has contacted to the contacted Town, Rock County Planning and City(s)/Village (if applicant has contacted to the contacted Town, Rock County Planning and City(s)/Village (if applicant has contacted to the contacted Town has contacted Town has contacted to the contacted Town has contacted Town has contacted Town has contacted Town has contacted to the contacted Town has contacted Town has contacted to the contacted Town has c	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 re	equirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:	
	✓ Yes No
	✓ Yes 🗌 No
If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7 all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided unti	
information has been supplied by the applicant.	
	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the	П
land division area and containing all of the following information:	
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:	L
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:	
(4) Rail lines:	
(5) Private water wells or water supply systems:	H
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	H
(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:	H
(13) Drainageways:	H
(14) Detention or retention areas:	H
(15) Cemeteries:	
(16) Bridges/culverts:	
(17) Rock outcroppings:	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or	
outdoor recreation lands, or any other public or private reservation, including any conditions, in the	
land division area:	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an	
alternative means of providing water supply and treatment and disposal of sewage, in the land	
division area:	
j. Preliminary concept for collecting and discharging stormwater in the land division area:	

AGENCY REVIEW		
		Missing
k. Scale, north arrow, and date of creation:		Information
I. Any other information required by the Agency;		
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the	the map pages	
numbered in sequence if more than one (1) page is required, and total map page		
page:		
7c. Map prepared by a land surveyor licensed in Wisconsin:		
7d. All required application form information and required party's signature on the a		
7e. A hard copy of the application form and the map, an electronic copy of the map is with the Agency's Geographic Information System (GIS), and application fee:	in a format compatible	
8. Preliminary minor land division application is complete:		✓ Yes
9. Preliminary minor land division application has been provided to other reviewing		omment, and if
these parties have comments, said comments have been provided to the Agency:		f
If you answered No , the application must be provided to other reviewing parties l	before completing any f	urther sections
of this form. AGENCY RECOMMENDATION		
 10. Agency recommendation: Approve Approve With Conditions 11. If you answered Approve With Conditions to 10., list conditions (Use additional statements) 	Deny	
	sneet (2a) ii necessary):	
1. Show septic and well locations for existing structures on Final Map.	·	
2.40' half road right of way dedicated to Rock County along W. CTH A.		
3. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an exis	ting private onsite sewage	system no soil
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) i	f necessary):	~~~~
AGENCY SIGNATURE: Colin M. Byrus	DATE:4/8/14	
TITLE: Administrator - Rock County Planning,		
Economic & Community Development Agency		
TOWN ACTION		
13. Town action: Approve Approve Den	<u></u>	
14. If you answered Approve With Conditions to 13., list conditions (Use additional st	heet (2a) if necessary):	
- 1		
2.	***************************************	
3.		
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	•	
TOWN SIGNATURE:	DATE:	
TITLE:		

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

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

JANESVILLE, WI 53545

EMAIL: BRYNES@CO.ROCK.WI.US

	ROCE	COUNTY PLAN	NING AND DEVELOPMEN	T COMMITTEE ACTION
16. C	ommittee action:	Approve	Approve With Conditions	5 Deny
17. If	you answered Appr	ove With Condition	ns to 16. , list conditions (Use add	ditional sheet (2a) if necessary):
	1.	•		
	2.			
	3.			
18. Co	ommittee action rat	ionale and findings	of fact (Use additional sheet (2a)) if necessary):
сомі	MITTEE SIGNATURE:			DATE:
TITLE	<u>:</u> <u>(</u>	Chair – Rock County	Planning & Development Comm	nittee

REVISED 12/2011

AGENCY RECOMMENDATION
11. If you answered Approve With Conditions to 10., list conditions:
3. 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.
4. Final CSM submitted to and approved by the Planning and Development Agency one year from from Committee approva
5. CSMs that are 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.
12. Agency recommendation rationale and findings of fact:
It appears the proposed Land Division will leave a flag lot configuration for the parent parcel. The initial configuration of the parent parcel was a flag lot although, the "flag pole" had more frontage along W.CTH A. The new Lot 1's northerly and westerly lot lines are configured to achieve building setback regulations This caused the narrow "flag pole". The proposed sale of the production land (remaining parent parcel) caused the splitting off of existing ag buildings.
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

COMMITTEE APPROVAL REPORT

05/14/2014

Account Number	Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
13-1730-0000-64200	TRAINING EXP	P1401816	05/01/2014	WISCONSIN SOCIE	TY LAND SURVEYC	75.00
Budget 2,225.00	•	YTD Exp 240.00	•	YTD Enc 0.00	Pending 75.00	Closing Balance 1,910.00
			SURVEY	OR PROG TOTAL	75.00	
	items are proper an rances over \$10,000 00 to be paid.	d have been) referred to t	previously fun the Finance Co	ded. These items are ommittee and County l	to be treated as follo	ows:
Date: MAY 2 2 20	14	De	ept Head	A Company of the Comp		

Committee Chair

Rock County

COMMITTEE APPROVAL REPORT

05/14/2014

Account Name	PO#	Inv Date	Vendor Name		Inv/Enc Amt
SUNDRY EXPENS	Ē				
	P1400200	04/29/2014	LANGE ENTERPRIS	ES INC	609.44
Budget	YTD E	≣xp	YTD Enc	Pending	Closing Balance
4,864.00	C	0.00	0.00	609.44	4,254.56
	А	DDRESS SIGI	NS PROG TOTAL	609.44	
ADMIN.EXPENSE					
	P1400198	04/30/2014	JANESVILLE GAZET	TE INC	93.92
Budget	YTD E	≣xp	YTD Enc	Pending	Closing Balance
11,527.00	639	9.46	0.00	93.92	10,793.62
HOUSING GR	ANT CLEA	RING ACCOU	NT PROG TOTAL	93.92	
PUBL & LEGAL					1 101 3130
	P1400198	04/30/2014	JANESVILLE GAZET	TE INC	55.20
Budget	YTD E	Ехр	YTD Enc	Pending	Closing Balance
306.00	120).38	0.00	55.20	130.42
	BOARD O	F ADJUSTME	NT PROG TOTAL	55.20	
	Budget 4,864.00 ADMIN.EXPENSE Budget 11,527.00 HOUSING GR PUBL & LEGAL Budget	SUNDRY EXPENSE P1400200 Budget YTD II 4,864.00	SUNDRY EXPENSE P1400200 04/29/2014 Budget YTD Exp 4,864.00 0.00 ADDRESS SIGN ADMIN.EXPENSE P1400198 04/30/2014 Budget YTD Exp 11,527.00 639.46 HOUSING GRANT CLEARING ACCOUNT PUBL & LEGAL P1400198 04/30/2014 Budget YTD Exp 306.00 120.38	SUNDRY EXPENSE P1400200 04/29/2014 LANGE ENTERPRIS Budget YTD Exp YTD Enc 4,864.00 0.00 0.00 ADDRESS SIGNS PROG TOTAL ADMIN.EXPENSE P1400198 04/30/2014 JANESVILLE GAZET Budget YTD Exp YTD Enc 11,527.00 639.46 0.00 HOUSING GRANT CLEARING ACCOUNT PROG TOTAL PUBL & LEGAL P1400198 04/30/2014 JANESVILLE GAZET Budget YTD Exp YTD Enc	SUNDRY EXPENSE P1400200 04/29/2014 LANGE ENTERPRISES INC Budget 4,864.00 YTD Exp YTD Enc 0.00 Pending 609.44 ADMIN.EXPENSE P1400198 04/30/2014 JANESVILLE GAZETTE INC Budget YTD Exp YTD Enc 0.00 Pending 93.92 PUBL & LEGAL P1400198 04/30/2014 JANESVILLE GAZETTE INC Budget YTD Exp YTD Enc Pending 306.00 Pending Pending 55.20

I have examined the preceding bills and encumbrances in the total amount of \$758.56

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:	MAY 2 2 2014	Dept Head	
		Committee Chair	

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE REQUEST FOR COMMITTEE ACTION

Signature of Planning & Development Committee Chair

MINAMIN

Date: May 22, 2014	Project ID(S)								
Project Recommended By	David Somppi								
Funding Source(s)	m Inc	ome		rianna distance menungan bermatakan dan sepanakan bermatakan sepanakan bermatakan sepanakan bermatakan sebagai			Junionson		
HOUSEHOLD INFORMATION					;				
Household Size: 6	Annual Incor	ne:	\$ 35,23	8	Location:	City of E	=daerta	'n	> 14-16-1
Tiouseriolu Size.	Affilial interior		Ψ 00,20			a complex and a superior constraint		a residence or an extension of the control of	e - a caero a sance e coa seco
ASSESSED VALUE INFORMATION	والمنافق وال	Section 1981 Annual Control	an shi ka	ALEXANDER OF THE STATE OF THE S	kan personangan salahan salahan personangan salahan berandaran salahan salahan salahan salahan salahan salahan	nggap og sky mentionskir sin en storker over sky til skylender. Me	-contention of the State of the		
Land \$ 28,400		Fair M	larket Va	llue	\$ 91,430	reproduction of the contract o	en	er aggentig virtugerer by 11900 in	
Buildings \$58,900	,	When	Determi	ned	2013				en personnen magnete amantan om med Visitoria mono
Total \$ 87,300	1	Asses Deterr	sed Valu mined	ıe					
MORTGAGES OR LIENS			· ·						
1. \$ 74,400	A MARIE MAN	3.	\$	ALL MANAGEMENT OF THE PROPERTY OF THE PARTY NAMED OF	es tra meriment. Ver en tycke, ment detter in vergenske kriminer germen en e	TOTAL N	MORTO	AGE	(S)
2. \$ 10,204 – including CD	BG project	4.	\$	eren, de greek (* * meet 100 to ook 100 to het skele de de	e , au minimum et de l'autorité de sant de la committé de l'autorité de	\$ 84,604			
Available Equity \$ 6,826		s there	e 5% ow	ner eq	uity in the pr	operty?	Yes	× I	ا ا
VERIFICATIONS									
	rance 🗵	Taxe	es	⊠ T	itle and Mor	tgage		Owner	ship
Disclosure of Potential Conflict	of Interest	Yes	54	None	\boxtimes		roopins kannon minera Ceptain editor editor editor	and a second consequence of the	
SUMMARY OF PROPOSED WORK									
A Community Development Block Grant Rehabilitation project was conducted through the City of Edgerton CDBG program in 2011. The work involved included roof replacement, furnace, and electrical upgrades. 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. FRONT PORCH RECONSTRUCTION – interior walls, floor, steps 2. WINDOW REPLACEMENT – 4 Windows 3. 1st-2nd FLOOR STEPS - Repaint 4. GARAGE DOOR JAMB - Repaint 5. FASCIA-SOFFIT 'C' (back) - Install 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		TO THE RESIDENCE OF THE PARTY O	CDBG F	Program	Income				
RECOMMEND TOTAL PROJE	ECT BID OF		\$ 6,950.						
COMMITTEE ACTION									
☐ APPROVE ☐	DENY				oved Bid To	otal	\$		

Date

CERTIFICATION

I have reviewed the attached foreclosure actions. It is my conclusion that as to any claim against the property owners has been extinguished by foreclosure of the holders of superior mortgage lien and, therefore, these claims may be written off and appropriate Community Development Program record modifications made.

Dated: May 12, 2014.

Jerome A. Long

Rock County Deputy Corporation Counsel



NOT OFFICIAL
UNTIL
APPROVED BY
COMMITTEE
ACTION

Rock County Planning & Development Agency 51 S. Main Street Janesville, WI 53545 (608) 757-5587

DATE:

February 28, 2011

TO:

Eugene Dumas, Deputy Corporation Counsel

FROM:

David Somppi, Community Development Manager

Cheryl Martin, Accountant

CC:

Sherry Oja, Sr. Accountant – Financial Services

RE:

Status of Foreclosed Loans from Rock County's Community Development

Program

In accordance with the "Foreclosure Policy" from the <u>Rock County Housing Procedures Manual</u>, please find attached information about the final disposition of several properties with Rock County Community Development Loans. These properties were foreclosed by the first mortgagor. They were sold at a sheriff's sale and are currently owned by parties other than the original owner or settled in accordance with the <u>Rock County Housing Procedures Manual</u> for an amount less than the mortgage value.

According to the "Foreclosure Policy" – after review and certification from the Office of the Corporation Counsel – a recommendation from the Planning & Development Committee is required before the Rock County mortgages on the following properties are extinguished and can be removed from the County's General Ledger.

ANDERSON, Jeremy – 736 Madison Ave., Milton	,684
JENSEN, Joan – 13760 W. Speich Road, Orfordville	
HOME Consortium RLF (06019D1)Original Mortgage Amount = \$22,	343
Mortgage Balance = \$22,	,343
SANTEE, Alvin & Peggy – 815 Udell Drive, Beloit	5.81 ,808 6.19 ,500
WHITE, Cynthia – 2131 N. Washington Ave., Janesville	,000 ,074

Mortgage Balance = \$10,634.46

OLDFIELD, Deborah – 2016 S. Dewey Avenue, Beloit	
HCRI RLF (093564D1)	Original Mortgage Amount = \$ 901.72
CDBG RLF (020294D1)	Original Mortgage Amount = \$ 18,538.68
Tota	al Original Mortgage Amount = \$ 19,440.40
	Mortgage Balance - \$19,440.40
Lost Due To Delinqu	ent Property Taxes (Property No. 6-2-2245)
RAY, Michael & Sharon – 2143 Park Ave., Beloit	
CDBG RLF (086284I2)	Original Mortgage Amount = \$9,610
HCRI RLF (093508I1)	Original Mortgage Amount = \$ 1,281.55
Tot	al Original Mortgage Amount = \$10,891.55
	Mortgage Balance - \$ 8,833.21
Total Allowance For Uncollectibles	0.00.000.45

Upon your review and recommendation on this information, a recommendation will be made to the Planning & Development Committee on the status of the Rock County Mortgages on these properties. Any recommendation from the Planning & Development Committee on this matter will be forwarded to the Financial Services Department for further action.

If you have any questions or request any additional information, please contact Cheryl Martin at extension 5588. If possible, a response by March 11th - for reporting to the Planning & Development Committee at their March 24th meeting - would be appreciated. Thank you for your efforts.