



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JUNE 28, 2012 – 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, June 14, 2012
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2012 021 (Milton Township) – Carrie Bower
 - LD 2012 023 (Fulton Township) – Casandra Morrison
 - LD 2012 024 (Fulton Township) – Crazy Acres Inc.
 - LD 2012 025 (Johnstown Township) – McNall Farms
 - B. **Action Item:** Approval of Affidavit to remove Note: "No Building Which Produces Wastewater Shall Be Allowed On Lot 2" from CSM Vol. 12, Pgs. 290- 291.

- C. Information Item: Permit Cost Analysis
6. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
7. Community Development
 - A. **Action Item:** Project ID 020713D1 (\$8,694)
 - B. **Action Item:** Project ID 020714D1 (\$22,145)
 - C. **Action Item:** Project ID 020715D1 – (\$12,213)
 - D. **Action Item:** Project ID 020716D1 – (\$38,942)
 - E. **Action Item:** Project ID 020717D1 – (\$14,700)

F. **Action Item:** Project ID 020719D1 – (\$24,610)

G. **Action Item:** Project ID 020720D1 – (\$8,285)

H. **Action Item:** Project ID 093575D1 – (\$2,000)

I. Potential Conflict of Interest – Yes,

J. Information Verification Statement

K. **Action Item:** Funding Sources – Terms for Down Payment Assistance

8. Planning Director's Report

- Planner II Position Recruitment
- Request for Proposals for Planning and Zoning Work
- Farmland Preservation Planning

9. Committee Reports

10. Adjournment

Future Meetings/Work Sessions

July 12, 2012 (8:00 AM)

~~July 26, 2012 (8:00 AM)~~

August 9, 2012 (8:00 AM)

August 23, 2012 (8:00 AM)

September 13, 2012 (8:00 AM)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: June 19, 2012

Summary:

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

- 2012 021 (Milton Township) – Carrie Bower
- 2012 023 (Fulton Township) – Casandra Morrison
- 2012 024 (Fulton Township) – Crazy Acres Inc.
- 2012 025 (Johnstown Township) – McNall Farms

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 021, 023, 024 and 025 with conditions as presented.

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

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



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AGENCY USE ONLY

Application Number: 2012 021

Received By - Date
(MM/DD/YYYY): 5-10-12

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PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Carrie C. Bower	Telephone:	608-233-7099
Address:	C/O Phillip Bower 1725 Chadbourne Ave. City: Madison	State:	WI Zip: 53726
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Combs And Associates, Inc.	Telephone:	752-0575
Address:	109 W. Milwaukee Street City: Janesville	State:	WI Zip: 53548
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location:	Town of Milton	SW 1/4 of SW 1/4
	Section 17	Tax parcel number(s) - 6-13-137

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 City of Milton

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 39.8 Acres/177	14. Land division area (Square feet or acres): 3.3 Acres	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: One	17. Future zoning of new/additional lot(s) created by land division: A-1 (cup)	18. Future zoning of parent lot: A-1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE:	DATE: <u>5-10-12</u>
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1

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building has utility services.
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None Proposed
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Air photo
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GIS maps indicate D slopes
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nothing Requested
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

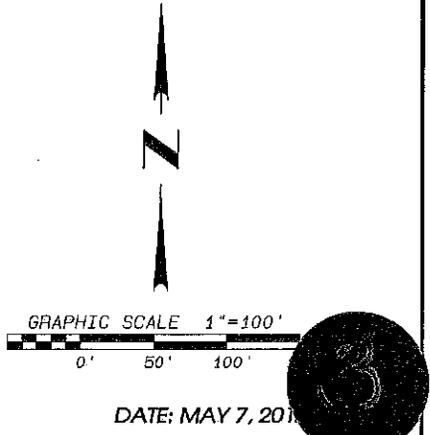
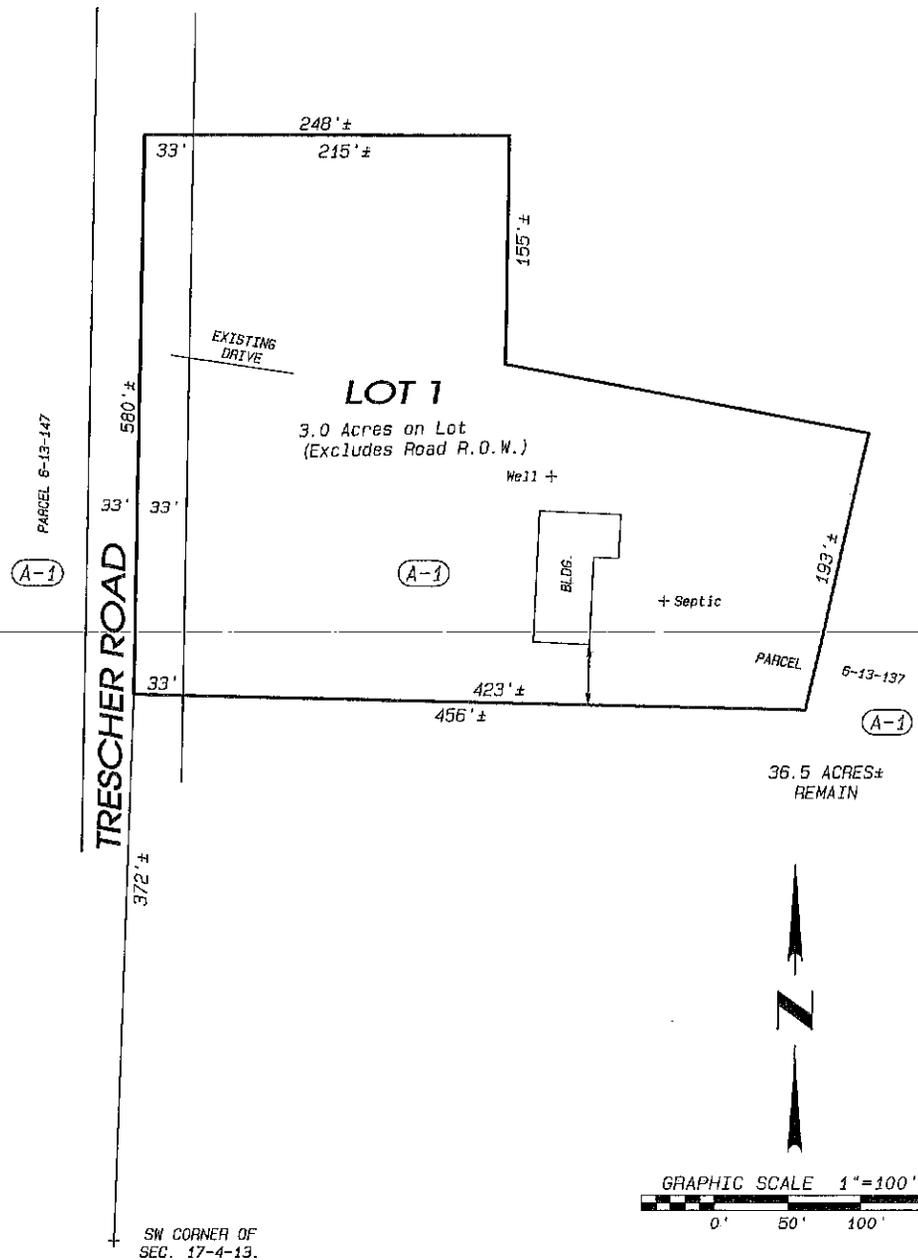
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17, T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



DATE: MAY 7, 2011

NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 105 For: BOWER

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53648
www.combsurvey.com

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



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 applicable) 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 requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing structures shall meet setback regulations	
2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was	
3. required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>5/17/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

5

AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions to 10.**, list conditions:

- 3. Show septic and well location on Final Map.
- 4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before ???, 2013.
- 5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

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:

6



AGENCY USE ONLY

Application Number: 2012-023

Received By - Date
(MM/DD/YYYY): 5-22-12

134
NORTH CSM
ABOX

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: OWNER - CASANDRA L. MORRISON REP - ROBERT MORRISON Telephone: 608/604-4436
Address: 11630 BUBLITZ RD. City: EDGERTON State: WI Zip: 53534

b. Name: _____ Telephone: _____
Address: _____ City: _____ State: _____ Zip: _____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: ABEX SURVEY COMPANY Telephone: 608/423-3331
Address: P.O. BOX ~~369~~ 369 City: CAMBRIDGE State: WI Zip: 53523

b. Developer name: _____ Telephone: _____
Address: _____ City: _____ State: _____ Zip: _____

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of FULTON SE 1/4 of NW 1/4
Section 6 Tax parcel number(s) - 012-0120201

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 Edgerton

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 19.840A

14. Land division area (Square feet or acres): 19.840A

15. Current zoning of land division area: A1 (EX)

16. Number of new/additional lots created by land division: 1

17. Future zoning of new/additional lot(s) created by land division: A-3 & A-1

18. Future zoning of parent lot: A1 (EX)

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): _____

22. Public improvement construction will begin on (mm/dd/yyyy): _____

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: [Signature] DATE: 5-21-2012

7

18A
NORTH CIP
ABEX

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(9) Vegetative land cover type:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(15) Cemeteries:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
(17) Rock outcroppings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

8



LD 2012 023
Application Number: _____

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

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 applicable) 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 requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

10

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. 33-foot 1/2 ROW to be dedicated along N. Bublitz Rd.	
2. Note on Final Map: "Since Lot 2 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was	
3. required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>5/30/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	



AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions to 10.**, list conditions:

- 3. Show septic and well location on Final Map for Lot 2.
- 4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before ???, 2013.
- 5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 6. Note on Final Map: "Lot 1 is being attached to an existing lot and cannot be sold as a separate building site.
- 7. Also no building which produces wastewater allowed on lot ."
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

TOWN ACTION

14. If you answered **Approve With Conditions to 13.**, list conditions:

- 3.
- 4.
- 5.
- 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:

12



AGENCY USE ONLY

Application Number: 2012-024

Received By - Date: 5-22-12
(MM/DD/YYYY):

24 A
SOUTH C/M
BY ABEX

PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION - APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map: Yes No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
- Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	<u>CRAZY ACRES INC.</u>	Telephone:	<u>608/884-6200</u>
Address:	<u>720 HILLSIDE RD.</u>	City:	<u>EDGERTON</u>
		State:	<u>WI</u>
		Zip:	<u>53534</u>
b. Name:	_____	Telephone:	_____
Address:	_____	City:	_____
		State:	_____
		Zip:	_____

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	<u>ABEX SURVEY COMPANY</u>	Telephone:	<u>(608) 423-3331</u>
Address:	<u>P.O. BOX 369</u>	City:	<u>CAMBRIDGE</u>
		State:	<u>WI</u>
		Zip:	<u>53528</u>
b. Developer name:	_____	Telephone:	<u>(608) 423-3331</u>
Address:	_____	City:	_____
		State:	_____
		Zip:	_____

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of FULTON NE 1/4 of SW 1/4
Section 6 Tax parcel number(s) - 02-01202

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 Edgerton

12. Land division area is located adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 52,784

14. Land division area (Square feet or acres): 25,244

15. Current zoning of land division area: A-1 (EX)

16. Number of new/additional lots created by land division: 2

17. Future zoning of new/additional lot(s) created by land division: A-2 CONS
A-3 CONS

18. Future zoning of parent lot: A-1 (EX)

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): _____

22. Public improvement construction will begin on (mm/dd/yyyy): _____

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: [Signature] DATE: 5-21-2012

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APPLICATION CHECKLIST			
	Yes	No	Comments
1. Have you included a map clearly marked "PRELIMINARY SALE/TRANSFER BETWEEN ADJACENT LOTS", identifying the sale/transfer area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the sale/transfer area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City(s)/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the sale/transfer area:	<input type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s) numbered for reference, in the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the sale/transfer area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(9) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(10) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(11) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(13) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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, with total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY SALE/TRANSFER BETWEEN ADJACENT LOTS - 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

14

PRELIMINARY CERTIFIED SURVEY MAP

FOR REZONE FOR CERTIFIED SURVEY OF PART OF THE
E 1/2 OF THE SW 1/4, SECTION 6, T 4 N, R 12 E,
TOWN OF FULTON, ROCK COUNTY, WISCONSIN

DESCRIPTION:

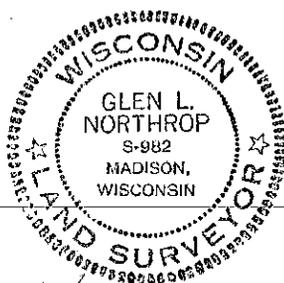
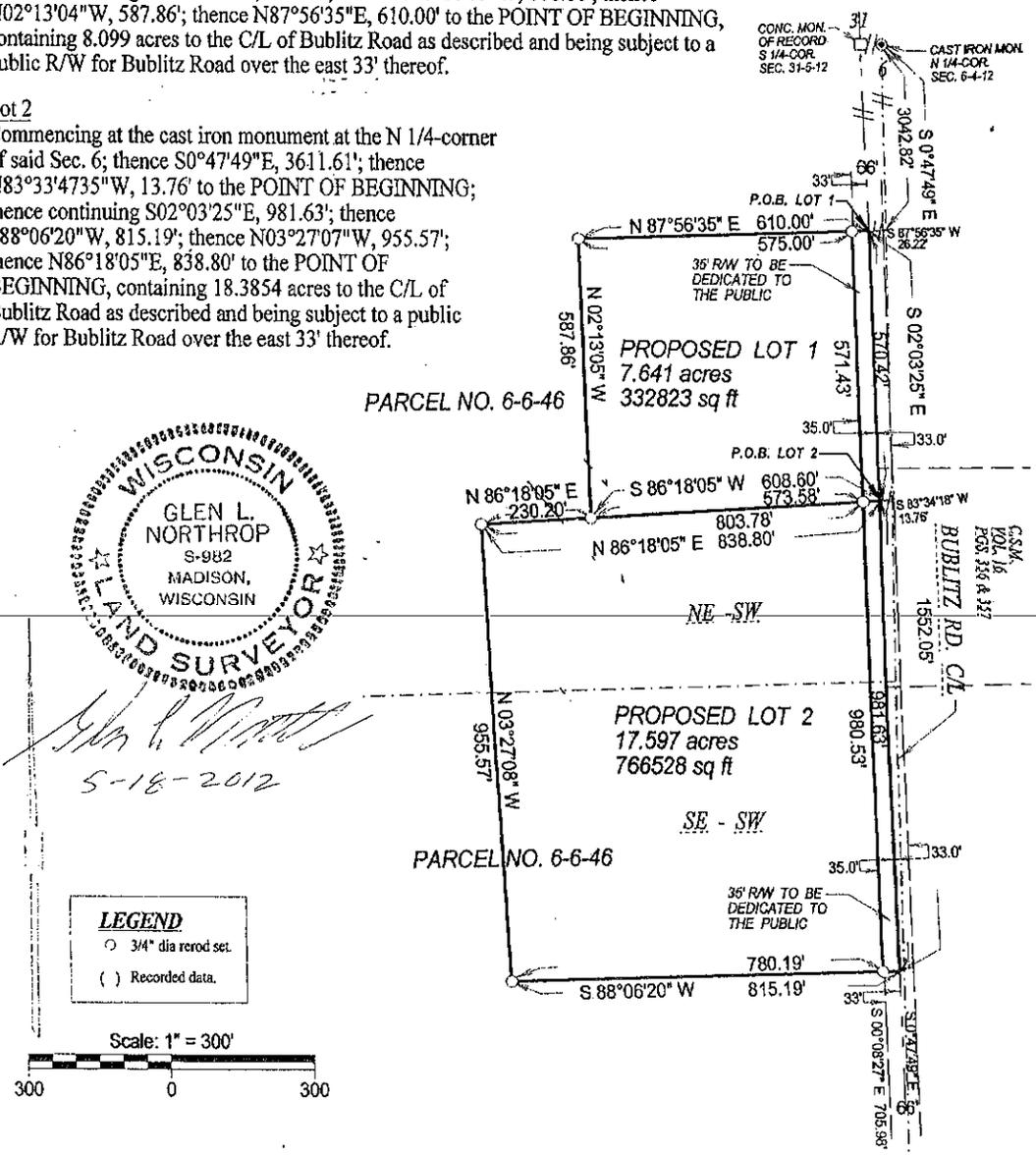
Part of the E 1/2 of the SW 1/4 and the SE 1/4 of the NW 1/4, Sec. 6, T4N, R12E, Town of Fulton, Rock County, Wisconsin, more particularly described as follows:

Lot 1

Commencing at the cast iron monument at the N 1/4-corner of said Sec. 6; thence thence S0°47'49"E, 3042.82'; thence N89°30'57"W, 26.23' to the POINT OF BEGINNING; thence continuing S02°03'25"E, 570.42'; thence S86°18'05"W, 608.60'; thence N02°13'04"W, 587.86'; thence N87°56'35"E, 610.00' to the POINT OF BEGINNING, containing 8.099 acres to the C/L of Bublitz Road as described and being subject to a public R/W for Bublitz Road over the east 33' thereof.

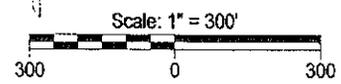
Lot 2

Commencing at the cast iron monument at the N 1/4-corner of said Sec. 6; thence S0°47'49"E, 3611.61'; thence N83°33'4735"W, 13.76' to the POINT OF BEGINNING; thence continuing S02°03'25"E, 981.63'; thence S88°06'20"W, 815.19'; thence N03°27'07"W, 955.57'; thence N86°18'05"E, 838.80' to the POINT OF BEGINNING, containing 18.3854 acres to the C/L of Bublitz Road as described and being subject to a public R/W for Bublitz Road over the east 33' thereof.

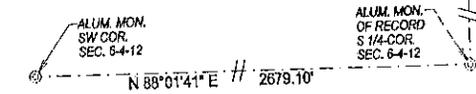


Glen L. Northrop
5-18-2012

LEGEND
○ 3/4" dia rerod set.
() Recorded data.



ORDER NO. AB 3806-11
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331
DRG. NO. 3806



SHEET 1 OF 1 SHEET

15



Application Number: _____ LD 2012 024

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

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 applicable) 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 requirement: Yes No
 5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
 6. Land division will require a zoning change: Yes No
 7. Preliminary minor land division application is complete: Yes No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

16

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. 33-foot 1/2 ROW to be dedicated along N. Bublitz Rd.	
2. Note on Final Map: "No building which produces wastewater allowed on Lots 1 & 2."	
3. If Lot 2 is proposed for a building site then Note on Final Map shall read: "No building which produces wastewater allowed on Lot 1"	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>5/30/2012</u>
TITLE: <u>Adminlstrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

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AGENCY RECOMMENDATION

- 11. If you answered Approve With Conditions to 10., list conditions:**
- 3. If Lot 2 is proposed for a building site then an acceptable soil and site evaluation report shall be received on Lot 2.
 - 4. Areas of Lot 1 and 2 Include Hydric Soils. Suggest the Town of Fulton manage development in these area via zoning, deed restriction
 - 5. or conservation easement with an approved site plan.
 - 6. Access to lots approved by Town of Fulton.
 - 7. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before ???, 2013.
 - 8. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
 - 9.
 - 10.

12. Agency recommendation rationale and findings of fact:

TOWN ACTION

- 14. If you answered Approve With Conditions to 13., list conditions:**
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

15. Town action rationale and findings of fact:

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION

- 17. If you answered Approve With Conditions to 16., list conditions:**
- 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

18. Committee action rationale and findings of fact:

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

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



AGENCY USE ONLY
Application Number: 2012 025
Received By - Date: 5-29-12
(MM/DD/YYYY)

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND PREPARE A MAP CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.****

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (If land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: Yes No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: Yes No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: Yes No
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: Yes No
5. Land division will require a zoning change: Yes No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	WILLIAM McNALL	Telephone:	608-921-9265
Address:	8826 E. CTH "A"	City:	JANESVILLE
		State:	WI
		Zip:	53546
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC	Telephone:	608-752-0575
Address:	109 W. MILWAUKEE ST.	City:	JANESVILLE
		State:	WI
		Zip:	53548
b. Developer name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

8. Identify the individual from 6. or 7. that will serve as the primary contact: 6a. 6b. 7a. 7b.

LAND DIVISION INFORMATION

9. Reason for land division: Sale/ownership transfer Farm consolidation Refinance Other:

10. Land division area location: Town of JOHNSTOWN SE 1/4 of SE 1/4
Section 25 Tax parcel number(s) - 6-9-213

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 adjacent to (check all that apply):
 Local/Town road County highway State highway U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 40 ACRES M/L	14. Land division area (Square feet or acres): 3 ACRES	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: ONE	17. Future zoning of new/additional lot(s) created by land division: A-1 (CUP)	18. Future zoning of parent lot: A-1

19. Covenants or restrictions will be placed on the land division area: Yes No
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area: Yes No
If Yes, the building utilizes a: Private onsite wastewater treatment system Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE

22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

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

LANDOWNER/PRIMARY CONTACT SIGNATURE: SL Kelly DATE: 5-29-12

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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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BUILDING HAS UTILITY SERVICES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

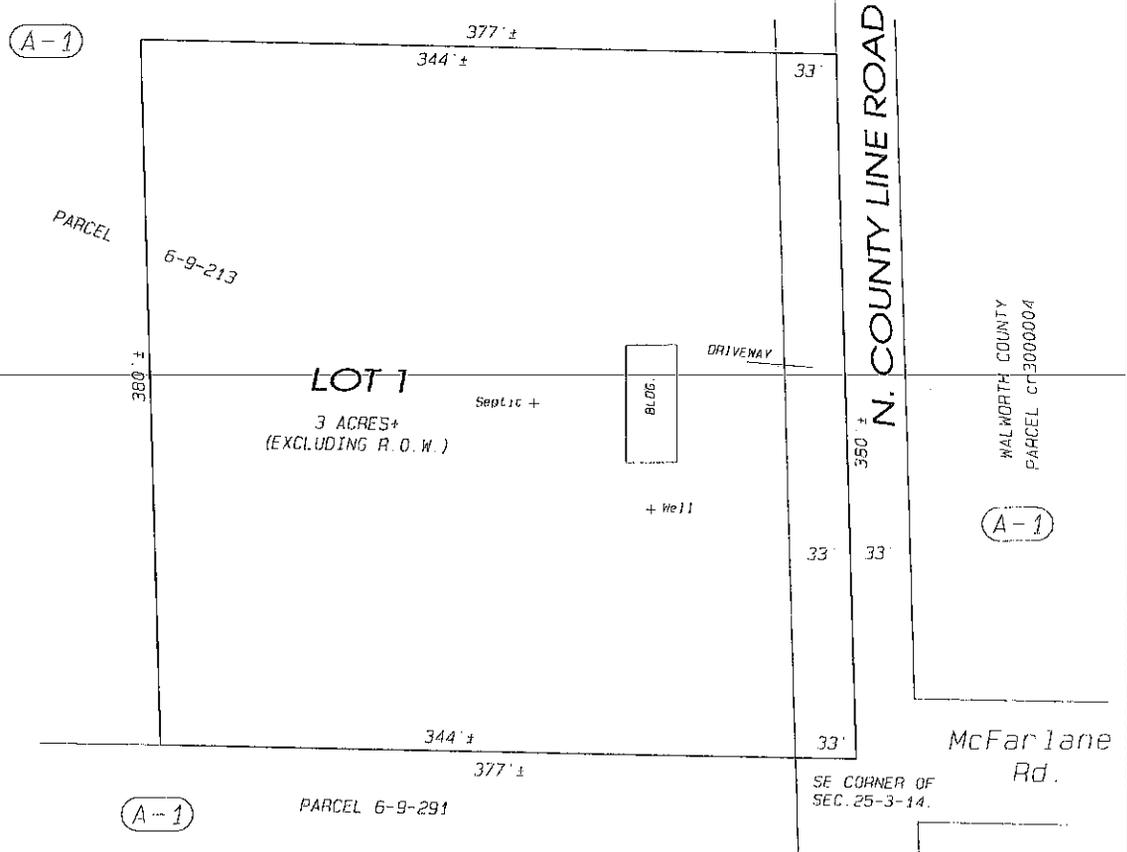
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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

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PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25, T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 133 For: McNALL

DATE: MAY 16, 2011



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



Application Number: _____ LD 2012 025

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 applicable) 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 requirement: Yes No
5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan: Yes No
6. Land division will require a zoning change: Yes No
7. Preliminary minor land division application is complete: Yes No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
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:	<input type="checkbox"/>
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:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
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:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
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:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing structures shall meet setback regulations	
2. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was	
3. required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>6/6/2012</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> 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 necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

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AGENCY RECOMMENDATION

11. If you answered **Approve With Conditions to 10.**, list conditions:

- 3. Show septic and well location on Final Map.
- 4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before ???, 2013.
- 5. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- 6. 33-foot Half Road Right of Way dedicated to the Public (Town of Janesville).
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

TOWN ACTION

14. If you answered **Approve With Conditions to 13.**, list conditions:

- 3.
- 4.
- 5.
- 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 GOVERNMENT
Planning & Development Agency
MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Interim Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Affidavit for removal of the restriction "No building which produces wastewater shall be allowed on Lot 2." from Lot 2 of Certified Survey Map Volume 12 Pages 290 - 291 (Town of Center).

DATE: June 19, 2012

Summary:

A 2-lot CSM was approved (past P&D action) and recorded with a note indicating "No building which produces wastewater shall be allowed on Lot 2." on the face of the map. This was required at the time of land division approval because the Applicant did not have a soil test done and approved by the Rock County Public Health Department for an onsite wastewater treatment system. The Landowners of the property are requesting that the note be removed via a recorded Affidavit. The Affidavit will indicate a soil test has been submitted and will allow an onsite septic system.

Recommendation or Action:

Staff has reviewed the request for removal of the restriction and recommends approval.

- 1) Proof that the Affidavit is recorded.

Wisconsin Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

Hudson Soil Testing, LLC

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m))

County	Rock
Parcel I.D.	6-4-86.3
Reviewed By	<i>[Signature]</i>
Date	03/16/06

Property Owner SULLIVAN, TODD	Property Location Govt. Lot SE 1/4 NW 1/4 S 12 T 3 NR 11 E
Property Owner's Mailing Address 3856 BRAEMORE DRIVE	Lot # 2 Block # Subd. Name or CSM# CSM VOL 12 PAGES 290,291
City Janesville State WI Zip Code 53545 Phone Number	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road Center THORNAPPLE

New Construction Use: Residential / Number of bedrooms 3 Code derived design flow rate 450 GPD
 Replacement Public or commercial - Describe: _____

Parent material _____ Flood plain elevation, if applicable _____

General comments and recommendations: **SITE IS SUITABLE FOR A CONVENTIONAL SYSTEM USING A LOADING RATE OF .4/.6. SEE ATTACHED SHEET FOR SYSTEM ELEVATIONS.**

1 Boring # Boring Pit Ground Surface elev. 106.8 ft. Depth to limiting factor 120 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-7	10YR3/2	NA	SIL	2MGR	MFR	AS	2FM	.6	.8
2	7-12	10YR3/4	NA	SIL	2FSBK	MFR	CS	2FM	.6	.8
3	12-27	10YR4/6	NA	SCL	2FSBK	MFR	CS	2MCOS	.4	.6
4	27-53	7.5YR4/6	NA	SCL	2FSBK	MFR	CS	2MCOS	.4	.6
5	53-120	10YR6/4	NA	Vc8B5L	1FPL	MFR	-	2COS	.4	.6
BOULDERS THROUGHOUT HORIZONS										

2 Boring # Boring Pit Ground Surface elev. 108.4 ft. Depth to limiting factor 120 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10YR3/2	NA	SIL	2MGR	MFR	AS	2FM	.6	.8
2	8-15	10YR3/4	NA	SIL	2FSBK	MFR	CS	2FM	.6	.8
3	15-30	10YR4/6	NA	SCL	2FSBK	MFR	CS	2MCOS	.4	.6
4	30-60	7.5YR4/6	NA	SCL	2FSBK	MFR	CS	2MCOS	.4	.6
5	60-120	10YR6/4	NA	Vc8B5L	1FPL	MFR	-	2COS	.4	.6
BOULDERS THROUGHOUT HORIZONS										

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Bruce W. Hudson	Signature <i>[Signature]</i>	CST Number 220474
Address Hudson Soil Testing, LLC 21 Goede Road, Edgerton, WI 53534	Date Evaluation Conducted 3/5/06	Telephone Number 608-884-9861

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3	Boring #	<input checked="" type="checkbox"/> Boring	Ground Surface elev. <u>101.4</u> ft.	Depth to limiting factor <u>120</u> in.	Soil Application Rate					
		<input checked="" type="checkbox"/> Pit			GPD/ft ²					
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2
1	0-8	10YR3/2	NA	SIL	2MGR	MFR	AS	2FM	.6	.8
2	8-13	10YR3/4	NA	SIL	2FSBK	MFR	CS	2FM	.6	.8
3	13-20	10YR4/6	NA	SCL	2FSBK	MFR	CS	2MCOS	.4	.6
4	20-48	7.5YR4/6	NA	SCL	2MSBK	MFR	CS	2MCOS	.4	.6
5	48-120	10YR6/4	NA	<u>VCSDFSL</u>	1FPL	MFR	-	2COS	.4	.6
BOULDERS THROUGHOUT HORIZONS										

	Boring #	<input type="checkbox"/> Boring	Ground Surface elev. _____ ft.	Depth to limiting factor _____ in.	Soil Application Rate					
		<input type="checkbox"/> Pit			GPD/ft ²					
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2

	Boring #	<input type="checkbox"/> Boring	Ground Surface elev. _____ ft.	Depth to limiting factor _____ in.	Soil Application Rate					
		<input type="checkbox"/> Pit			GPD/ft ²					
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2

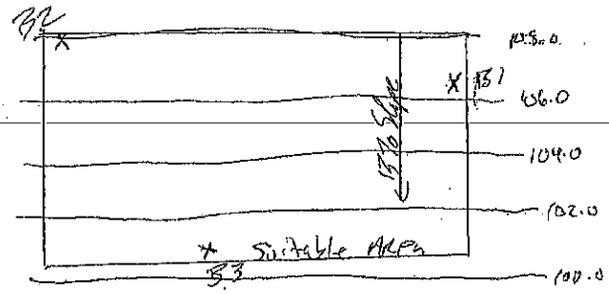
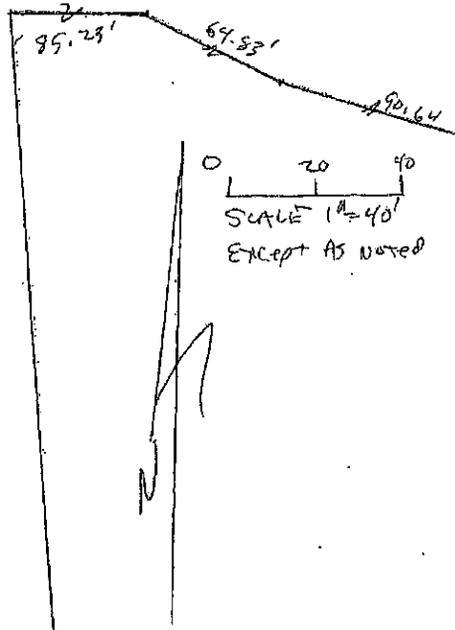
* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS > 30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS < 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

400.17'

THORNAPPLE DRIVE



OWNER Todd Sullivan
 3856 Braemore Dr.
 Janesville WI 53545
 Property Location
 SE 1/4, NW 1/4, S 1/2, T 7N, R 11E
 Center Township, Rock County
 Lot 2 csm Vol 12 pg 294, 291
 Bm = 100.0 top of pin
 B1 = 106.8
 B2 = 108.4
 B3 = 101.4
 SE = 6.0' Below Grade
 Along Contour.

B7/4



ROCK COUNTY GOVERNMENT
Planning & Development Agency
INTEROFFICE MEMORANDUM

TO: Rock County Planning & Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: David Somppi, Community Development Manager

SUBJECT: Actions for P&D Agenda

DATE: June 21, 2012

ACTION ITEMS:

1. Project ID: # 020713D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 8,694
2. Project ID: # 020714D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 22,145
3. Project ID: # 020715D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 12,213
4. Project ID: # 020716D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 38,942
5. Project ID: # 020717D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 14,700
6. Project ID: # 020719D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 24,610
7. Project ID: # 020720D-1 Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 8,285
8. Project ID: # 93575D-1 Funding Source: Housing Cost Reduction Initiative
– Revolving Fund Recommend Total Amount: \$ 2,000
9. Funding Sources – Terms for Down Payment Assistance

Staff Recommendation: Staff recommends approval of the above noted requests.

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: June 28, 2012

Project ID(s) 020713-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 3 Annual Income: \$37,748 Location: Town of Janesville

ASSESSED VALUE INFORMATION

Land	\$ 52,100	Appraised Value	\$ 231,850
Buildings	\$ 195,100	When Appraised	2012
Total	\$ 247,200	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 108,319.00	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$123,531	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
 Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This project enables the residents to receive comprehensive weatherization from Community Action of Rock/Walworth totaling approximately \$15,000. This loan takes care of certain problems and hence costs to allow the weatherization to proceed. This 135 year-old, two-story house is in need of overall insulation and some repair and improvements. Upon HQS inspection, work required includes asbestos steam boiler pipe insulation encapsulation and asbestos clean-up, attic vermiculite (asbestos) abatement by removal, new wall and ceiling drywall after some insulation is added, two bathroom exhaust fans, two new doors, two storm/screen doors, some carpeting, and window glass repair. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve several health and safety and code issues and secure the durability, livability, and reliability of this old home by preparing the way for the massive weatherization effort.

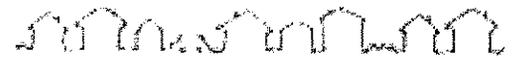
TYPE OF PROJECT CDBG-SC Rehab Loan
 RECOMMEND TOTAL PROJECT BID OF \$ 8,694.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: June 28, 2012

Project ID(s) 020714-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 4 Annual Income: \$32,320 Location: City of Milton

ASSESSED VALUE INFORMATION

Land	\$ 33,100	Appraised Value	\$ 120,100
Buildings	\$ 85,300	When Appraised	2012
Total	\$ 118,400	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 93,045.00	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	\$ 93,045.00
3. \$	6. \$	

Available Equity \$27,055

Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This one-story ranch house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, new siding and trim, electrical repairs, replacement windows, bath exhaust fan, door repair and trim, new furnace, and minor plumbing drain work. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve health and safety issues and secure the durability, livability, and reliability of this home for this family unit.

TYPE OF PROJECT

CDBG-SC Rehab Loan

RECOMMEND TOTAL PROJECT BID OF

\$ 22,145.00

COMMITTEE ACTION

APPROVE DENY

Committee Approved Bid Total \$

Signature of Planning & Development Committee Chair

Date

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: June 28, 2012

Project ID(s) 020715-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$24,040 Location: City of Milton

ASSESSED VALUE INFORMATION

Land	\$ 34,300	Appraised Value	\$ 127,500
Buildings	\$ 91,400	When Appraised	2012
Total	\$ 125,700	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 66,629.00	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	

Available Equity \$60,871 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This one-story ranch house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, new kitchen and bathroom plumbing improvements, minor electrical work, replacement living room bay window, several window storm/screen units, attic insulation, new furnace, and HVAC return duct work. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve health and safety issues and secure the durability, livability, and reliability of this home.

TYPE OF PROJECT CDBG-SC Rehab Loan
RECOMMEND TOTAL PROJECT BID OF \$ 12,213.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair

Date



Date: June 28, 2012

Project ID(s) 020716-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$27,194 Location: City of Milton

ASSESSED VALUE INFORMATION

Land	\$ 41,600	Appraised Value	\$ 124,400
Buildings	\$ 81,100	When Appraised	2012
Total	\$ 122,700	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 58,770.00	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	

\$ 58,770.00

Available Equity \$65,630

Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
 Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This century-old, two-story house is in need of total overall repair and improvements. Upon HQS inspection, work required includes a new roof, new fascia and trim, major electrical rewiring, replacement windows, new back door, some carpeting and flooring, two bathroom remodels, and attic, sidewall, and crawlspace insulation. Past work by departed household head caused more code and safety problems. This project involves lead hazard control work of replacing lead windows and covering the fascia and soffit. Addressing these lead hazards require the loan amount to exceed the \$29,999 loan amount. Resident eligible for new "Assisted Home Performance" program that can pay for 75% of most insulation work. Loan will pay the remaining 25%. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve many health and safety and code issues and secure the durability, livability, and reliability of this old home for this resident.

TYPE OF PROJECT

CDBG-SC Rehab Loan

RECOMMEND TOTAL PROJECT BID OF

\$ 38,942.00

COMMITTEE ACTION

APPROVE

DENY

Committee Approved Bid Total

\$ _____

Signature of Planning & Development Committee Chair

Date

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: June 28, 2012

Project ID(s) 020717-D-1

Project Recommended By Neale Thompson

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$34,347 Location: Town of Beloit

ASSESSED VALUE INFORMATION

Land	\$ 10,300	Appraised Value	\$ 83,000
Buildings	\$ 69,800	When Appraised	2012
Total	\$ 80,100	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 0	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	

Available Equity \$83,000

Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

This one-story house is in need of repair and improvements. Upon HQS inspection, work required includes a new roof, new bathroom plumbing improvements, minor electrical work, ceiling repair from earlier roof leaks, windows with exterior wrap, attic insulation, repair of screen/storm doors, and soffit and fascia work. Loan will be a 0% deferred loan payable when the house is sold. Completion of the work will solve health and safety issues and secure the durability, livability, and reliability of this home.

TYPE OF PROJECT

CDBG-SC Rehab Loan

RECOMMEND TOTAL PROJECT BID OF

\$ 14,700.00

COMMITTEE ACTION

APPROVE

DENY

Committee Approved Bid Total

\$

Signature of Planning & Development Committee Chair

Date

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



DATE: June 28, 2012

Project ID(s) 20719D-1

Project Recommended By David Somppi_

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 1 Annual Income: \$ 29,328 Location: Fulton Township

ASSESSED VALUE INFORMATION

Land	\$ 32,400	Fair Market Value	\$ 105,300
Buildings	\$ 71,600	When Determined	2011
Total	\$ 104,000		

MORTGAGES OR LIENS

1. \$ 0	3. \$	TOTAL MORTGAGE(S)
2. \$	4. \$	\$ 0

Available Equity \$ 105,300 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

The 2-story wood frame house is about 120 years old. Upon HQS inspection, the following items required repair or replacement: Roof, gutters, tree removal, 12 windows, front & back doors, fascia & soffit, well replacement, install water filtration system. The roof and gutters will be replaced. A large overhanging tree that is damaging the structure will be trimmed. The windows & doors will be replaced. The well will be replaced and a water filtration system will be installed. The fascia & soffit and window & door trim will be covered with custom-formed aluminum. The project will be conducted using lead safe practices. Conducting this project will address several health and safety issues, and repair several structural defects. The loan will be for 0% interest to be repaid upon sale of the house.

Funding Source: CDBG Small Cities – 0% Deferred Payment \$ 24,610.00
Recommended Total Project Amount \$ 24,610.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

REQUEST FOR COMMITTEE ACTION



DATE: June 28, 2012

Project ID(s)

20720D-1

Project Recommended By David Somppi

Funding Source(s) CDBG-Small Cities for Rock County

HOUSEHOLD INFORMATION

Household Size: 2 Annual Income: \$ 40,227 Location: Village of Clinton

ASSESSED VALUE INFORMATION

Land	\$ 24,500	Fair Market Value	\$ 155,100
Buildings	\$ 141,100	When Determined	2011
Total	\$ 165,600		

MORTGAGES OR LIENS

1. \$ 92,176	3. \$	TOTAL MORTGAGE(S)
2. \$	4. \$	
Available Equity \$ 62,924	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
 Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

The 2-story wood frame house is about 40 years old. Upon HQS inspection, the following items required replacement: Roof, gutters, furnace replacement. The project proposes to have these items replaced. The roof and gutters will be replaced. The furnace will be replaced. The project will be conducted using lead safe practices. Conducting this project will address several health and safety hazards. The loan will be for 0% interest to be repaid upon sale of the house. Property taxes will be addressed by project 93575D-1.

Funding Source: CDBG Small Cities – 0% Deferred Payment \$ 10,285.00
Recommended Total Project Amount \$ 10,285.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____
 Signature of Planning & Development Committee Chair _____ Date _____

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION



Date: June 28, 2012

Project ID(s) 93575D-1

Project Recommended By David Somppi_

Funding Source(s) Housing Cost Reduction Initiative Revolving Fund

HOUSEHOLD INFORMATION

Household Size: 2 Annual Income: \$ 40,227 Location: Village of Clinton

ASSESSED VALUE INFORMATION

Land	\$ 24,500	Fair Market Value	\$ 155,100
Buildings	\$ 141,100	When Determined	2011
Total	\$ 165,600		

MORTGAGES OR LIENS

1. \$ 92,176	3. \$	TOTAL MORTGAGE(S)
2. \$	4. \$	

Available Equity \$ 62,924 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

Related to project no. #20720D-1. Due to family emergency, the owner was not able to pay 1st half property tax bill by January 31, 2012. To remove the 'delinquent' designation, property taxes must be paid for 2012 in full. To be eligible for CDBG funds, property taxes can not be 'delinquent'. The owner had previously made the required property tax payments since they purchased the property. Using Housing Cost Reduction Initiative funds for this property tax assistance is an eligible expense and is included in the Housing Program's 2012 work plan. Providing this assistance will make the applicant eligible for necessary roof and furnace replacement work. The loan will be for 0% interest to be repaid upon sale of the property.

TYPE OF PROJECT Loan (0%) for Property Tax Payment
RECOMMEND TOTAL PROJECT BID OF \$ 2,000.00

COMMITTEE ACTION	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> DENY
Committee Approved Bid Total	\$ _____
Signature of Planning & Development Committee Chair	Date



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

DATE: June 21, 2012
TO: Members, Rock County Planning & Development Committee
FROM: Dave Somppi, Community Development Manager
RE: Terms – Funding Sources for Down Payment Assistance Loans

BACKGROUND: Currently, Rock County makes down payment assistance available in the form of 0% interest deferred payment loans. Funds for Rock County down payment assistance is made available through both the CDBG-Small Cities and HOME program funding sources. The terms, funding sources, and rules for Rock County down payment assistance have not changed since the mid 1990's.

Rock County is a member of the HOME Consortium, along with the Cities of Beloit and Janesville. The Rock County HOME Consortium annually provides about +/- \$100,000 in down payment assistance activities within Rock County. Staff has been informed that the program's governing federal agency, the U.S. Dept'. of Housing & Urban Development (HUD), strongly requests that Consortium members use the same loan terms when administering down payment assistance programs.

The Cities of Beloit and Janesville make down payment assistance available with 0% interest deferred payment forgivable loans. For each year the applicant occupies the house, 20% of the original loan balance would be forgiven. After 5 years, the loan would be forgiven in full. HUD makes administering HOME down payment assistance using forgivable loans much easier and less time-consuming than by using deferred payment loans.

The CDBG-Small Cities program makes funds available with 0% interest deferred payment loans. The CDBG-Small Cities program does not allow funds to be made available with forgivable loans.

The rules between the HOME and CDBG-Small Cities programs for providing down payment assistance are not consistent. The use of HOME funds would require making funds available with forgivable loans. The use of CDBG funds would require making funds available by deferred payment loans. Rock County down payment assistance can not be made available with two sets of inconsistent rules. Therefore, if down payment assistance is to be made available in Rock County, it will need to come from only one funding source.

ANALYSIS: Staff analyzed interests involved with using CDBG-Small Cities or HOME funds for down payment assistance.

The following is a table that shows Rock County down payment assistance program usage since January 1, 2010:

Down Payment Assistance Loans: January 1, 2010 - Present

Funding Source	No.	\$ Amt.
CDBG	4	\$28,042
HOME	7	\$27,099
TOTAL	11	\$55,141

Below are pros and cons for using either CDBG-Small Cities or HOME funds for down payment assistance:

Using CDBG-Small Cities Funds for Down Payment Assistance – using deferred payment loans:

PROS:

1. Maintenance of Revolving Funds - Repaid funds are available to lend again.
2. Consistency – Staff would not need to change existing Rock County down payment assistance rules. This program is easier for staff to administer.

CONS:

1. Less Usage – A deferred payment loan is less attractive for down payment assistance for low income home buyers and their lenders.

Using HOME Funds for Down Payment Assistance – using forgivable loans:

PROS:

1. More Usage - Forgivable loans would be more attractive for down payment assistance for lower income buyers and their lenders.
2. Consistency with Beloit & Janesville – All 3 agencies would offer the same product.

CONS:

1. Funds used for down payment assistance would not be repaid to the Revolving Fund and would not be available to lend again.
2. Administration - Rock County would need to change its existing program and rules.

RECOMMENDATION: Rock County should make down payment assistance funds available using CDBG-Small Cities funds only. HOME funds would be made available for owner-and renter-rehabilitation activities only.

Staff / H&CD / Procedures Manual / 06-12 Down Payment Assistance