



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, OCTOBER 14, 2010 – 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 meetings held Thursday, September 23, 2010
4. Citizen Participation, Communications and Announcements
5. Surveyor
 - A. Information Item: Survey Museum Pieces
6. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 016 (Janesville Township) – Robert Daly
 - B. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 016 – Robert Daly
 - C. **Action Item:** Public Hearing – Shoreland Conditional Use Permit 2010 017 – (Rock Township) – Bass Creek Dam Association
 - D. **Action Item:** Approval of Shoreland Conditional Use Permit 2010 017 – Bass Creek Dam Association
 - E. **Action Item:** Request to Reduce Fees for Shoreland Conditional Use Permit 2010-015 – James & Donna Quinn (Permit Denied at 9/23/10 P&D Meeting)
 - F. **Action Item:** Approval of Land Divisions
 - Land Division 2010 040 (Turtle Township) – Jason Henschler
 - Land Division 2010-041 (Beloit Township) – Phyllis Merlet Revocable Trust
 - Land Division 2010-042 (Milton Township) – Larry Clift
 - Land Division 2010-043 (Newark Township) – Phil Nass
 - Land Division 2010-045 (Bradford Township) – Elijah Inman

7. Finance

- A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers

8. Housing & Community Development

- A. **Action Item:** CDBG Revolving Loan Project (ID 020613) = \$23,656
- B. Information Item: Foreclosure of Specific Community Development Mortgage and Corrective Procedures Proposed by the Community Development Staff
- C. Information Item: Hazard Mitigation Grant Program – Completion of Property Purchases
- D. Information Item: Community Development Block Grant – Emergency Assistance Program – Local Government Reimbursements
- E. Information Item: Community Development Block Grant – Small Cities Housing Program (Rock County)
- F. Information Item: Community Development Block Grant – Small Cities Housing Program (City of Edgerton)
- G. Information Item: Housing Procedures Manual Completion Schedule
- H. Potential Conflict of Interest – Yes,
- I. Information Verification Statement

9. Director's Report

10. Committee Reports

11. Division Report – Geospatial (Mapping) Support Services: Jennifer Borlick

12. Set Committee Meeting Dates for November and December

13. Adjournment

Future Meetings/Work Sessions

October 28, 2010 (8:00 AM)
November Meeting(s) (TBD)
December Meeting(s) (TBD)

Non-Committee Future Meetings

October 21, 2010 – (8:00 AM) PACE Ad Hoc Committee Meeting – 2nd
Floor, Rock County Courthouse Conference Center



ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2010 016 – Robert Daly
5045 N. River Rd., Part of Section 4., Janesville Township
Rip rap installation

DATE: October 6, 2010

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

Rock County P&D Staff has received the request of Robert Daly for a Conditional Use Permit to grade over 1,000 square feet and/or place more than 40 cubic yards of fill in the Shoreland and Floodplain Zoning District of the Rock River in Janesville Township. The purpose of this project to cover existing shoreline protection measures (seawall, grouted rip rap and wooden timbers) with rock rip-rap.

Recommendation(s) or Action(s):

Staff has reviewed the application and recommends approval of Shoreland Conditional Use Permit 2010 016 subject to the following conditions.

1. Complete the project according to approved plans, correspondence prior to the application between applicant, DNR staff and P&D Staff. No fill (other than the rip rap materials) may be placed onsite without an engineering study as per FEMA floodplain regulations.
2. Applicant or contractor shall contact staff prior to the start of construction for an on site preconstruction meeting to confirm plans.
3. Obtain all other necessary permits from Federal, State, and Local Agencies for the project.
3. All disturbed areas shall be treated with seed and erosion mat following construction.
4. This permit expires one year from the date of Committee approval.



September 27, 2010

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of Robert Daly for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of the Rock River. The proposed project involves demolition of shoreline walls and filling and grading for a rip rap project.

The property is located in the SW1/4 of the SW1/4 of Section 4, Janesville Township. The project is located at 5045 N. River Rd.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, October 14, 2010.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development

LG2010020 CUP Robert Daly

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
 FAX: (608) 757-5586
 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	2010 016
Date Received	9/20/2010
Received by	cm

SHORELAND CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

OWNER INFORMATION			
(1) Name	Robert Daly	Telephone	630-854-3766
Address	653 S. Elm St.	City	Palatine
		State	IL Zip 60067

PROPERTY INFORMATION

LOCATION	5045 N. River Rd. Janesville, WI		SW 1/4 of Section 4, Township 3 North, Range 12 East	
Subdivision Name		Lot & Block		
Lot Size		Present Use	Single family dwelling	
Present Improvements on Land	House & Garage			
Proposed Use or Activity	Single family dwelling			

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	90 cubic yards of field stone
Amount of disturbed area (square feet)	840 s.f.
Planned Completion Date	Oct 31, 2010

Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

Property Owner *[Signature]* OR Agent/Surveyor _____

Approved by the Rock County Planning & Development Committee on _____
 Committee Designee _____ Date _____

Exhibit 1 - Existing Site

River

Scale 1" = 15'

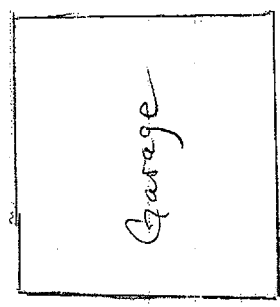
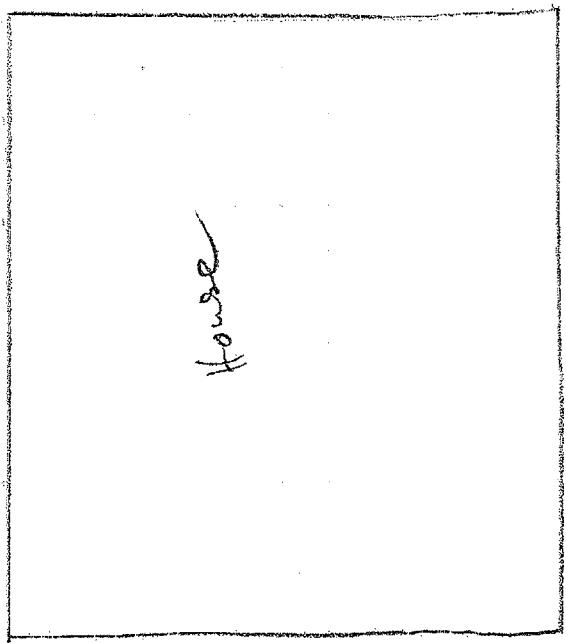
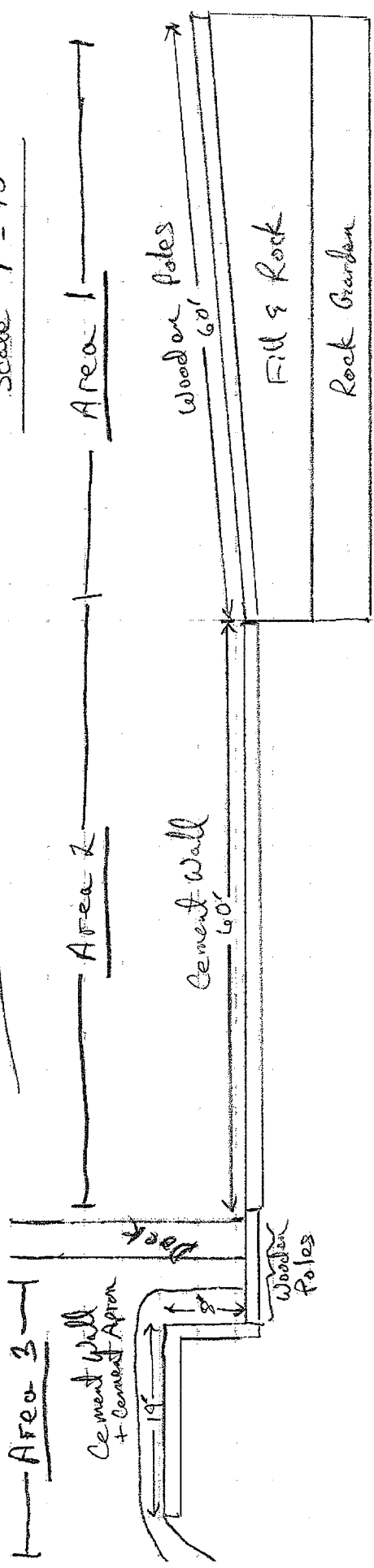
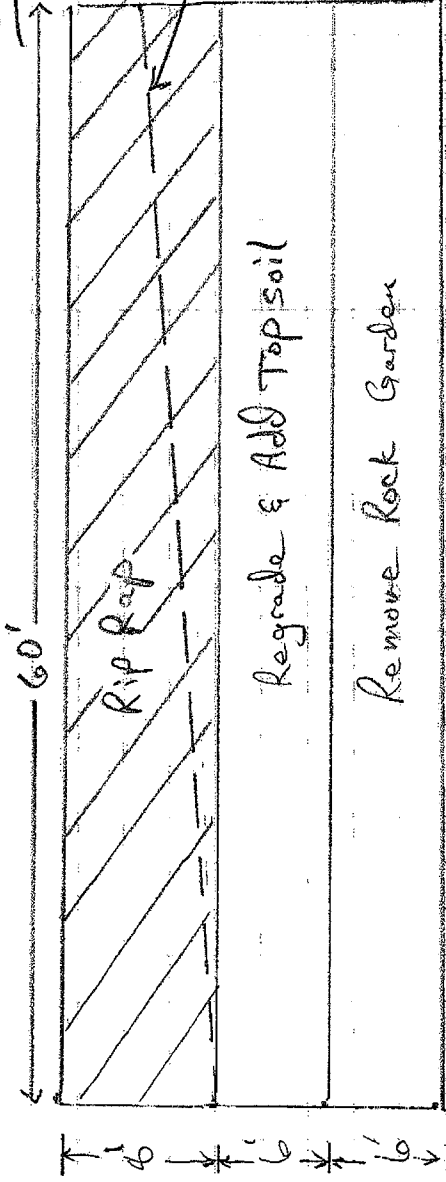


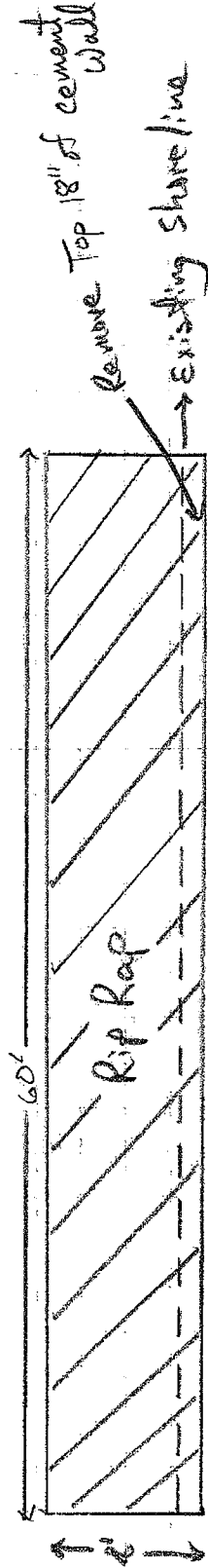
Exhibit 2 - Top View of Work

Scale 1" = 10'



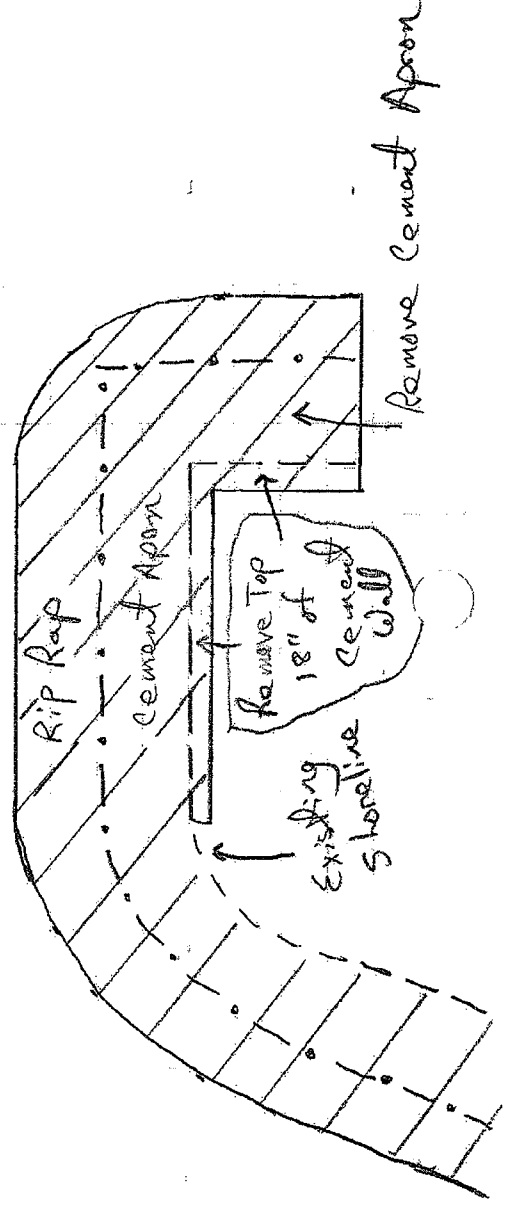
→ Existing Wooden Posts
 Remove Wooden posts as needed

Area 1



Remove Top 18" of cement Wall
 Existing Shoreline

Area 2

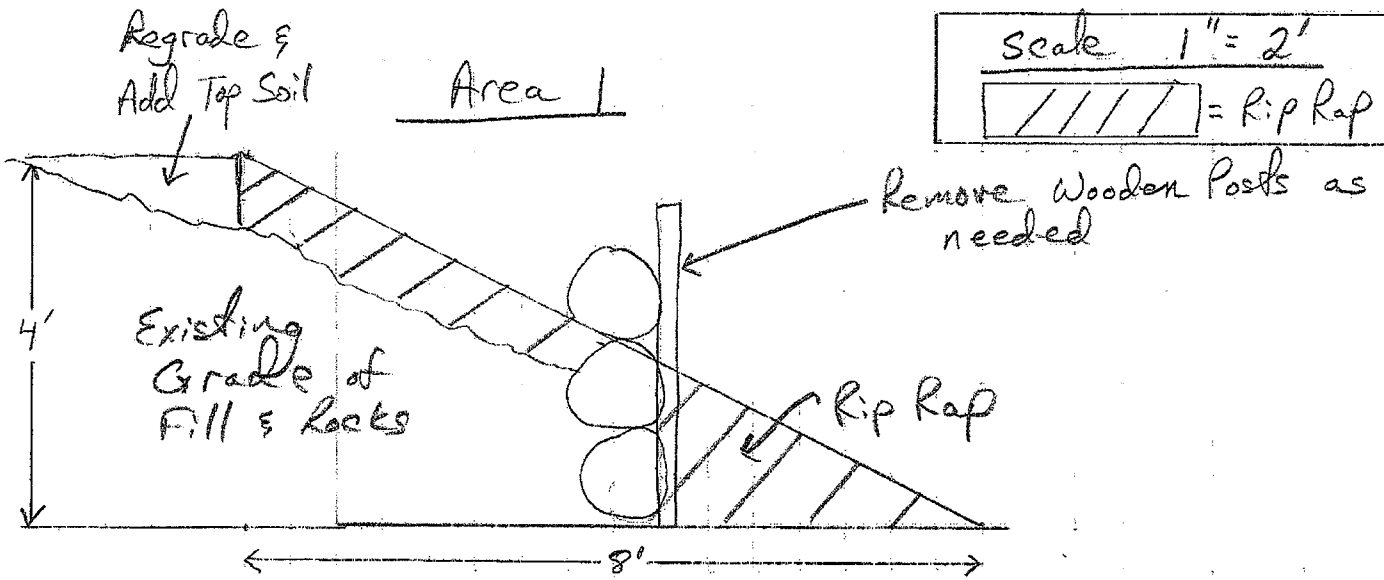


Area 3

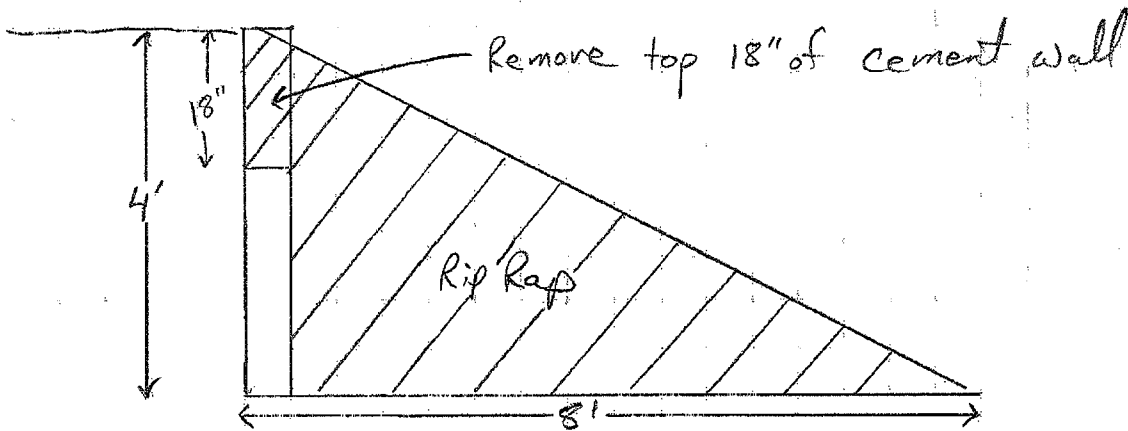
Exhibit 3 - Cross Section

Scale 1" = 2'

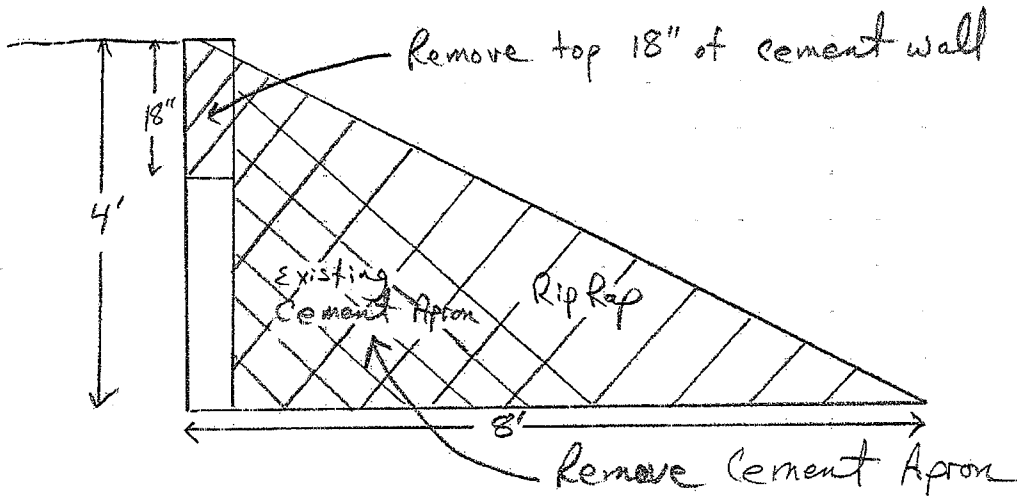
////// = Rip Rap

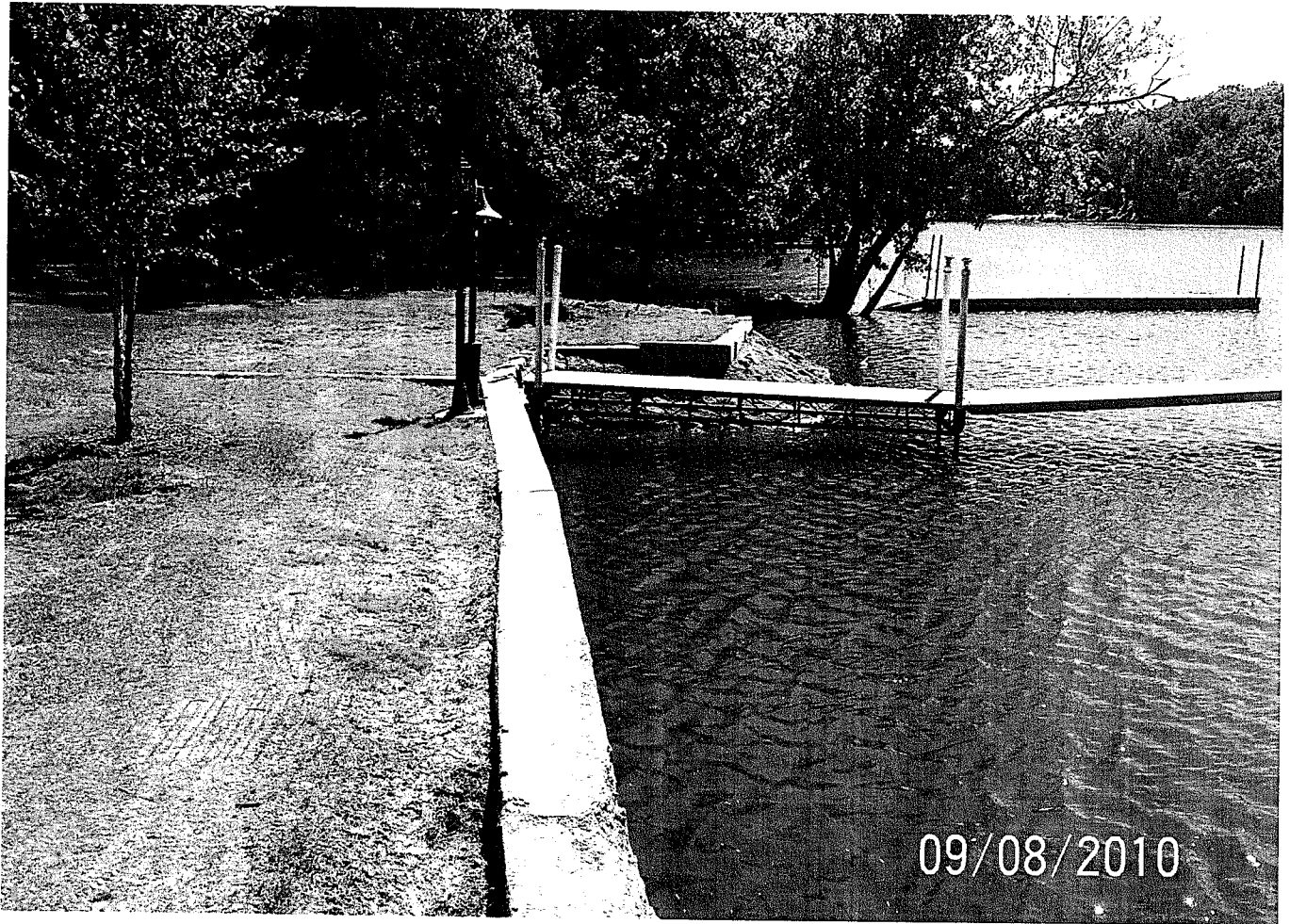


Area 2

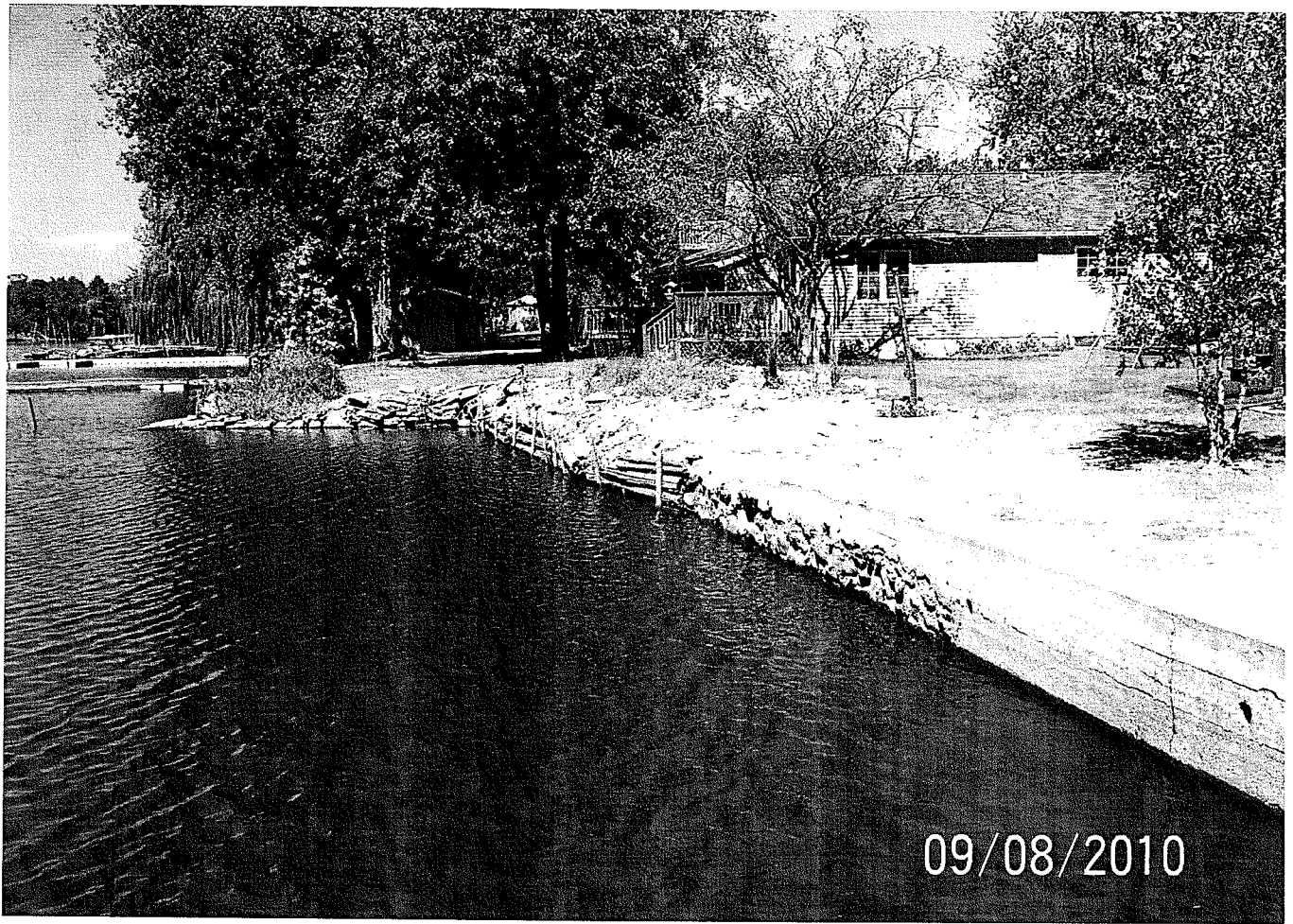


Area 3

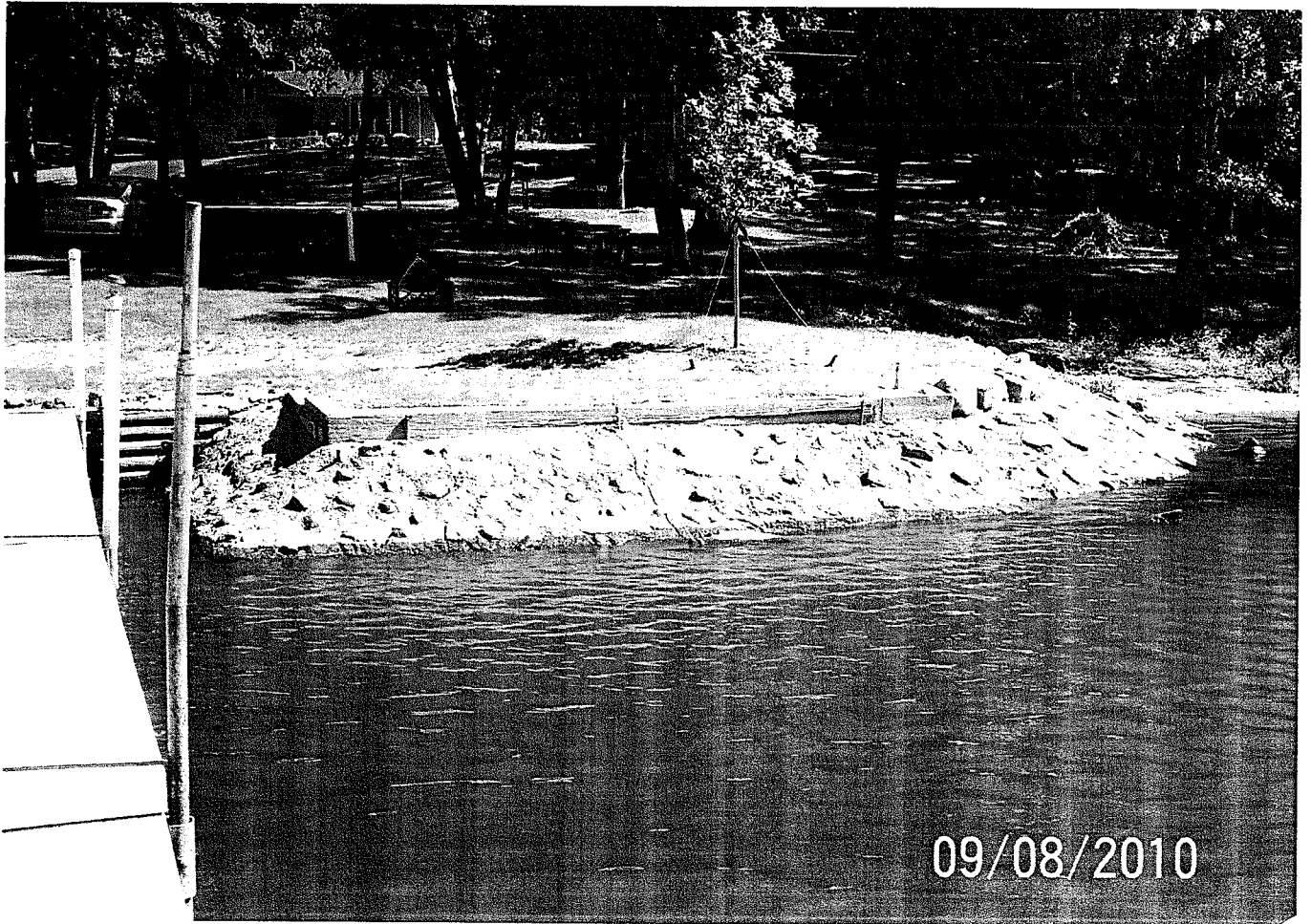




Daly CUP 2010 016



Daly CUP 2010 016



Daly EUP 2010 016



ROCK COUNTY GOVERNMENT

Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2010 017 – Bass Creek Dam Association
SW1/4 of the SW1/4 of Sec. 27 and SE1/4 of the SE1/4 Sec. 28, Rock Township, Parcel 6-17-275

DATE: October 6, 2010

Summary:

The Rock County Shoreland Zoning Ordinance (Chapter 16 of the Rock County Code of Ordinances) has jurisdiction within 1,000 ft of the ordinary high-water mark of lakes, ponds and flowages and within 300 ft of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, which ever is greater. In addition to provisions for Shoreland Permits (which are issued by staff), the Ordinance also has provisions for Shoreland Conditional Use Permits. These types of permits require a public hearing and review and action (either deny, approve or approve with conditions) by the P&D Committee.

As per sec. 16.23, in part, a Conditional Use Permit in the Shoreland District shall be issued only upon satisfaction of the following requirements:

- (A) The maintenance of safe and healthful conditions
- (B) The prevention and control of water pollution, flood water inundation, and sedimentation
- (C) The need of the proposed use for a shoreland location
- (D) The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover
- (E) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

A Conditional Use Permit in the Shoreland District is based on the amount of land disturbance created by the use. Section 16.34(3) outlines the threshold for a Conditional Use Permit as any filling, grading, or excavating of an area where there is either a single area of more that 1,000 square feet exposed or the cumulative exposed area exceeds 1,000 square feet or more than 40 cubic yards of fill is deposited.

Rock County P&D Staff has received the request of the Bass Creek Dam Association for a Conditional Use Permit to fill over 40 cubic yards and grade over 1,000 square feet in the Shoreland and Floodplain Zoning Districts of Bass Creek a tributary to the Rock River. The project involves placing fill to create a parking area and carrying in water access on Bass Creek. The site is located adjacent to the CTH D Bridge across Bass Creek south of Afton. The applicants propose to place gravel for the parking area and down to the waters edge. Staff did the Site Plan in your Agenda packet with a verbal description from the Applicant.

The Applicant has indicated to Staff that the funds to be used for this project are those that were donated in the past to rehabilitate a dam located downstream of the CTH D Bridge. The dam was subsequently removed and these funds need to be expended. One suggestion of the Applicant is that the County takes over the site once the facility is constructed. This raises some concerns.

First, a project like this that is open to the public may cause a need for ADA compliance. This may cause additional site design and expense. Second, is the County ready to take over the long-term maintenance of the site? If not, is the Bass Creek Dam Association willing to do the same? Also, as part of the title process for the Applicant on the property, the Town of Rock was asked if they had an interest in the property. The Town declined any interest. But, the Town of Rock has land use regulations via their zoning ordinance. Therefore, this request is in reality a joint effort that requires buy in from three entities.

Part of the access is located within the Floodway of Bass Creek. Placing gravel in this area has the potential to wash away and need replacement periodically. Staff recommends that no gravel be placed in the Floodway and a mowed corridor be maintained. Wheel stops shall also be placed around the parking area to prevent vehicles from driving to the Creek. Appropriate signage shall also be placed indicating the usage of the access (type of watercraft, hours of operation, ownership etc.)

Finally, Staff suggests if the end product includes ownership by Rock County it may be easier to have Bass Creek Dam Association transfer the land and funding to the County now. The design and construction of the water access would be according to public needs.

Recommendation:

1. Staff recommends tabling action until all parties involved have approved the project (Town of Rock, Rock County Parks Committee/County Board and Bass Creek Dam Association). This action is recommended if the Bass Creek Dam Association insists that an entity other than themselves take over ownership and maintenance in the future.

--OR--

2. If the Committee approves the Shoreland Conditional Use Permit, Staff recommends the following conditions of approval: The applicant shall submit a plan that is in compliance with the provisions of the Floodplain Zoning Ordinance for review and approval. Including no gravel to be placed in the Floodway, wheel stops placed around the parking area to prevent vehicles driving to the Creek and appropriate signage indicating the usage of the access (type of watercraft, hours of operation, ownership etc.).
3. Amendments or modifications to the plan must receive pre-approval from P&D Staff.
4. At the completion of the project, the applicant shall submit an as-built certification signed by a registered professional engineer or registered land surveyor that the project is in compliance with the permit issued.
5. Install and maintain temporary erosion control measures until the seeded permanent vegetative cover is established.
6. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Wisconsin Department of Natural Resources, or other local government agencies before starting your project.

7. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to November 15, 2010.



September 27, 2010

LEGAL NOTICE

Notice is hereby given that the Rock County Planning and Development Committee will hear the request of the Bass Creek Dam Association for a Shoreland Conditional Use Permit to grade over 1,000 square feet and/or fill over 40 cubic yards in the Shoreland Overlay Zoning District of Bass Creek. The proposed project involves bringing in fill to create a parking area and access for carry-in watercraft.

The property is located in the SW1/4 of the SW1/4 of Section 27 and the SE1/4 of the SE1/4 of Section 28, Rock Township. The project will be located in the northeast corner of the CTH D Bridge over Bass Creek.

The Public Hearing will take place in the Courthouse Conference Center, second floor, east wing of the Rock County Courthouse, 51 S. Main Street, Janesville, WI at 8:00 AM on Thursday, October 14, 2010.

Please contact the Rock County Planning & Development Agency with any questions at 608-757-5587.

Paul Benjamin
Director of Planning, Economic & Community Development

LG2010021 CUP Bass Creek Dam

ROCK COUNTY PLANNING, ECONOMIC, & COMMUNITY
 DEVELOPMENT AGENCY
 51 SOUTH MAIN STREET
 JANESVILLE, WI 53545
 TEL: (608) 757-5587
 FAX: (608) 757-5586
 WEB: WWW.CO.ROCK.WI.US



AGENCY USE ONLY	
Application No.	_____
Date Received	_____
Received by	_____

SHORELAND CONDITIONAL USE PERMIT APPLICATION **\$550.00**

APPLICANT INFORMATION

OWNER INFORMATION			
(1) Name	BASS CREEK DAM ASSO.	Telephone	608 758-1387
Address	3841 W BASS CK RD	City	BELOIT
		State	WI
		Zip	53511

PROPERTY INFORMATION

LOCATION	SW 1/4 SW 1/4 Sec. 27 & SE 1/4 SE 1/4 Sec. 28 Rock Township		
Subdivision Name	NA	Lot & Block	Parcel 6-17-275
Lot Size		Present Use	vacant
Present Improvements on Land	vacant		
Proposed Use or Activity	construct water access for carry in boats		

PROJECT INFORMATION

Submit site plan (scale not less than 1" = 200') indicating: area to be filled, graded or dredged, existing and proposed structures, and erosion control measures

Amount of fill in cubic yards	approximately 104 cubic yards
Amount of disturbed area (square feet)	5,600 sq. ft.
Planned Completion Date	soon as possible, weather permitting

Any change in the approved permit requires review by this agency.
 Any change without prior approval violates the ordinance and will subject applicant to legal action
 (I/We) hereby request a Conditional Use Permit as authorized in Section 16.23 of the Rock County Zoning Ordinance for: Shoreland and County Property.

SIGNATURE

Property Owner BASS CK DAM ASSO. OR Agent/Surveyor _____
Renneth J. Willing

Approved by the Rock County Planning & Development Committee on _____
 Committee Designee _____ Date _____



**Bass Creek Dam Association
Water Access Project
Rock Township**

Legend

— 2 Foot Topo Line

1 inch = 100 feet
Airphoto: April 2008



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: October 6, 2010

Summary:

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

- LD 2010 040 (Turtle Township) – Jason Henschler
- LD 2010 041 (Beloit Township) – Phyllis Merlet Revocable Trust
- LD 2010 042 (Milton Township) – Larry Clift
- LD 2010 043 (Newark Township) – Phil Nass
- LD 2010 045 (Bradford Township) – Elijah Inman

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2010 040, 2010 041, 2010 042, 2010 043 and 2010 045 with conditions as presented.

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Jason & Jana Henschler 8701 S. Butterfly Road Beloit, WI 53511 & Ken & Wendy Schaefer 8450 S. Schroeder Rd. Beloit, WI 53511 NE ¼ Section 15 NW ½ Section 14	LAND DIVISION NO:	LD#2010 040
LOCATION:		DATE SUBMITTED:	September 8, 2010
ORIGINAL AREA:	80.5 ± Acres 75 ± Acres 5 ± Acres	E.T. JURISDICTION:	City of Beloit
FINAL AREA:	1 ± Acres	SURVEYOR:	R.H. Batterman & Co., Inc.
PRESENT ZONING:	A-1	TOWNSHIP:	Turtle
		NUMBER OF LOTS:	3
		PROPOSED FUTURE ZONING:	A-1, A-3

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Create Lot & Sale to the adjoiner.

NOTE: Not Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 8400 Block S. Schroeder Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. Following notation on final map: "Since Lot 2 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
3. Following notation on final map or the deed: "This outlot is being attached to an existing lot and cannot be sold as a separate building site. Also no building, which produces wastewater allowed on this lot."
4. Show septic system and well locations for existing structures on final CSM.

5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before October 14, 2011.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.
7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Byrus
Dept. of Planning, Economic & Community Development

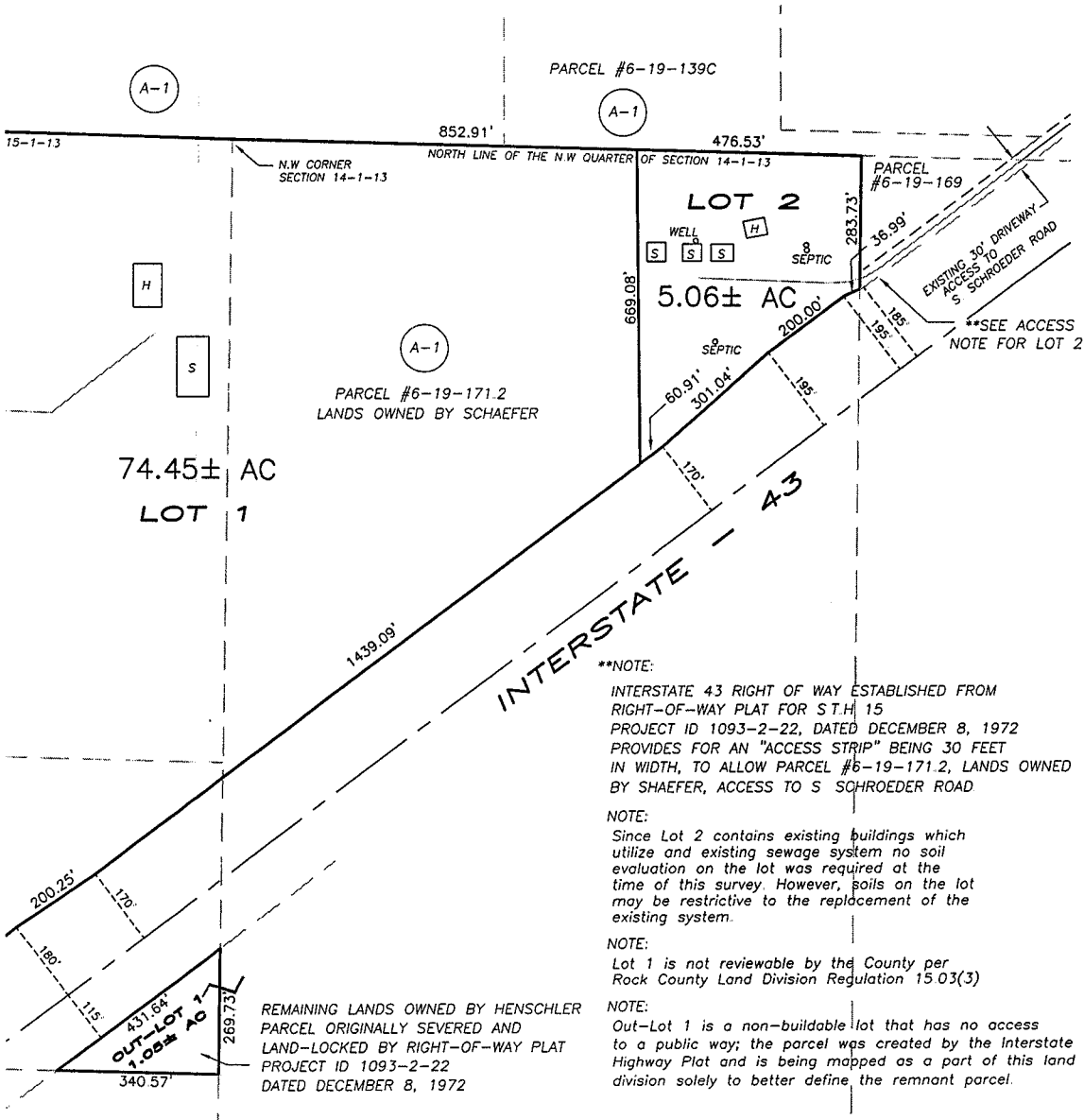
DATE: 9/21/10

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON OCTOBER 14, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

PRELIMINARY CERTIFIED SURVEY MAP
 OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE
 SE 1/4 OF THE NE 1/4 OF SECTION 15 AND
 PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4
 OF SECTION 14, ALL IN T. 1 N., R. 13 E., OF THE 4th P.M.,
 TURTLE TOWNSHIP, ROCK COUNTY, WISCONSIN.



NOTE:
 INTERSTATE 43 RIGHT OF WAY ESTABLISHED FROM RIGHT-OF-WAY PLAT FOR S.T.H. 15 PROJECT ID 1093-2-22, DATED DECEMBER 8, 1972 PROVIDES FOR AN "ACCESS STRIP" BEING 30 FEET IN WIDTH, TO ALLOW PARCEL #6-19-171.2, LANDS OWNED BY SHAEFER, ACCESS TO S SCHROEDER ROAD

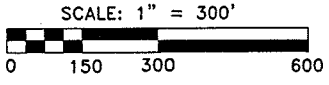
NOTE:
 Since Lot 2 contains existing buildings which utilize an existing sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.

NOTE:
 Lot 1 is not reviewable by the County per Rock County Land Division Regulation 15.03(3)

NOTE:
 Out-Lot 1 is a non-buildable lot that has no access to a public way; the parcel was created by the Interstate Highway Plat and is being mapped as a part of this land division solely to better define the remnant parcel.

MONUMENT KEY

- Iron Rebar Set 3/4" x 24" (1.5 Lbs./Ft.)
- MAG Nail Set
- ⊙— Iron Rebar Found (3/4" O.D.)
- ⊙— Iron Pipe Found (1" O.D.)
- H House
- S Shed



ORDER NO. 30982
 FOR: JASON & JANA HENSCHLER
 8701 S. BUTTERFLY ROAD
 BELOIT, WI 53511
 DATE: AUGUST 10, 2010
 BOOK XXX PG YY
 SHEET 1 OF 5
 File Name: J:\30950-30999\30982\30982.DWG



Batterman
 engineers surveyors planners

2857 Bartells Drive
 608.365.4464

Beloit, Wisconsin 53511
 www.rhbatterman.com

Plotted on 08/09/10 at 15:40:29

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Phyllis Merlet Revocable Trust 2542 W. Spring Creek Rd. Beloit, WI 53511	LAND DIVISION NO:	LD#2010 041
		DATE SUBMITTED:	September 8, 2010
LOCATION:	NW ¼ NE ¼ Section 28	E.T. JURISDICTION:	City of Beloit
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	79 Acres	TOWNSHIP:	Beloit
FINAL AREA:	3.1 Acres ±	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-2

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off existing buildings (Estate Planning)

NOTE: Not Consistent with the Rock County Agricultural Preservation Plan, as it is in an Exclusive Agricultural District.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 2500 Block W. Spring Creek Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lots was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
3. Show septic system and well locations for existing structures on final CSM.
4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before October 14, 2011.
5. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon

findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

- 6. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Byrnes DATE: 9/21/10
 Dept. of Planning, Economic & Community Development

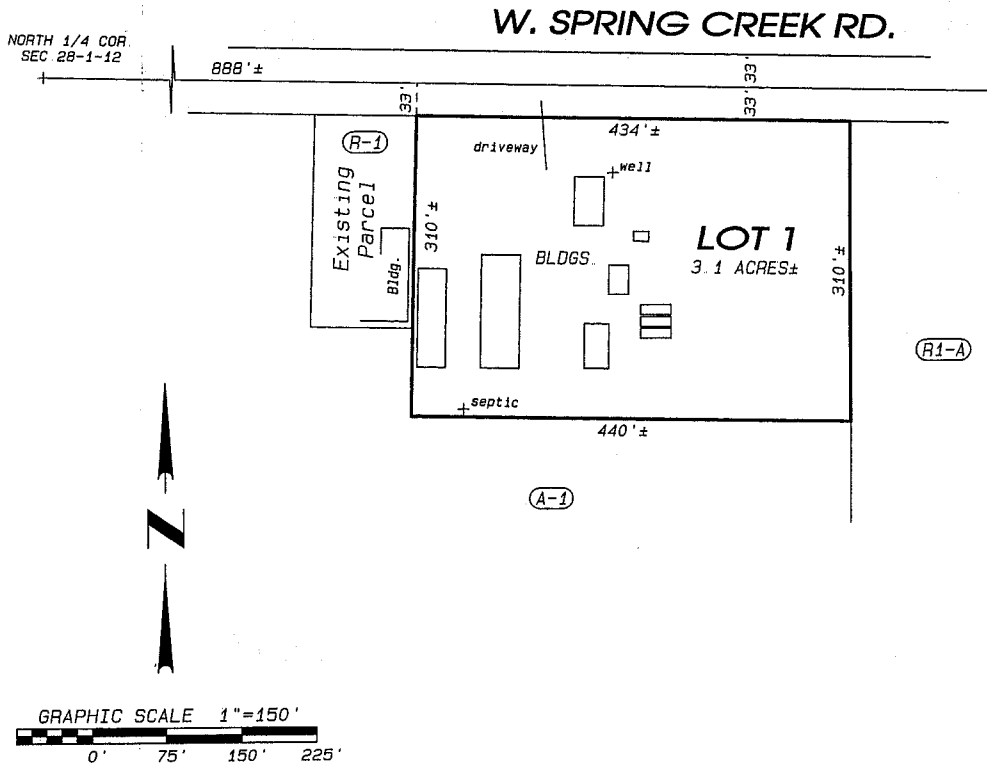
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON OCTOBER 14, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T.1N., R.12E. OF THE 4TH P.M., TOWN OF BELOIT, ROCK COUNTY, WISCONSIN.



DATE: AUGUST 27TH, 2010

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Project No. 110 - 224 For: MERLET

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Larry & Mary Clift 3300 E. Manogue Rd. Milton, WI 53563	LAND DIVISION NO:	LD#2010 042
		DATE SUBMITTED:	September 9, 2010
LOCATION:	NW NE NE ¼ NE ¼ Section 32	E.T. JURISDICTION:	City of Milton
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	120 Acres	TOWNSHIP:	Milton
FINAL AREA:	4.6 Acres ±	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off existing buildings.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 3300 Block E. Manogue Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along E. Manogue Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structure(s) on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before October 14, 2011.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval.

Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

- 7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed *Glen M. Byrnes* DATE: 9/21/10
Dept. of Planning, Economic & Community Development

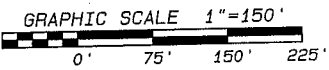
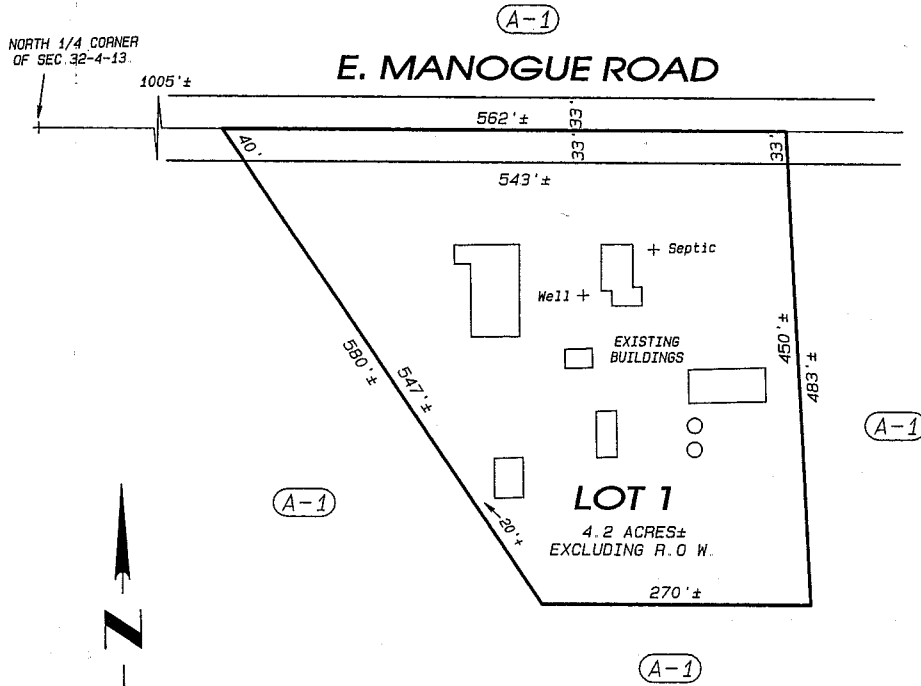
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON OCTOBER 14, 2010 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 32,
T.4N., R.13E. OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.



DATE: AUGUST 18TH, 2010

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Project No. 110-218 For: CLIFT

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Phil Nass 13417 E. State Road 67 Sharon, WI 53548	LAND DIVISION NO:	LD#2010 043
		DATE SUBMITTED:	September 9, 2010
LOCATION:	NW ¼ NE ¼ Section 26	E.T. JURISDICTION:	
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	129 Acres	TOWNSHIP:	Newark
FINAL AREA:	5 Acres ±	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off existing buildings.

NOTE: Consistent with the Rock County Agricultural Preservation Plan, as it is in an Exclusive Agricultural District.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 8100 Block W. HWY 81

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
3. Show septic system and well locations for existing structures on final CSM.
4. Location of access shall be shown on the final CSM.
5. If a shared access is needed indicate by a Note on Map: "Require shared access on common property line. Each parcel shall have at least 40% of the access within the property boundaries."

6. Copy of letter to guarantee State Highway Access Permit from District I, Wisconsin Department of Transportation received before final approval of CSM if access is to be shared.
7. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before October 14, 2011.
8. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.
9. 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.

Signed Colin M. Byrne DATE: 9/21/10
Dept. of Planning, Economic & Community Development

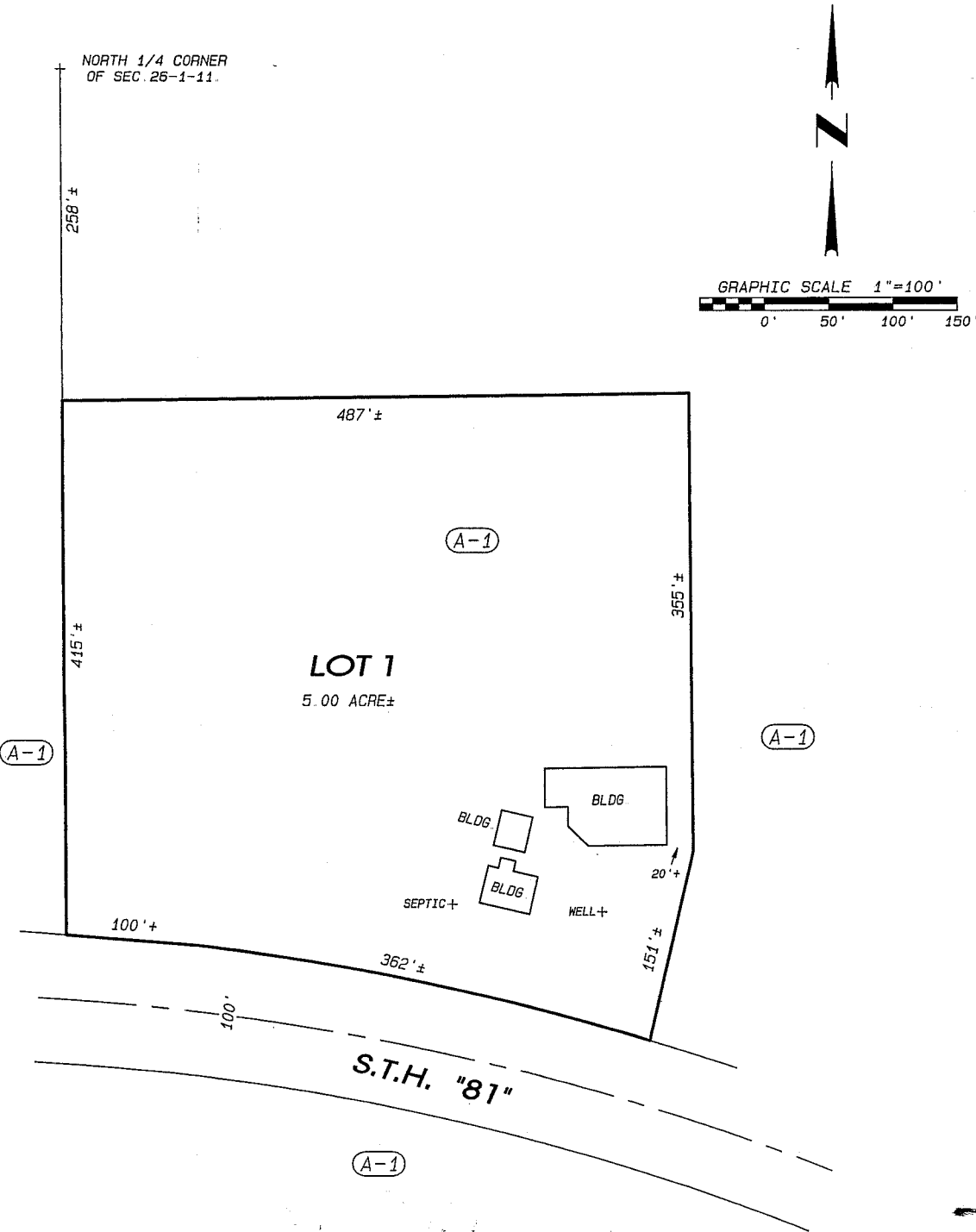
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON OCTOBER, 14 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
Initials _____		Date _____	

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 26, T.1N., R.11E. OF THE 4TH P.M, TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



DATE: APRIL 26TH, 2010
 REVISED AUGUST 11TH, 2010
 REVISED SEPTEMBER 8TH, 2010

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

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

28

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Elijah Inman & Mona Inman 2400 Trescher Road Avalon, WI 53505	LAND DIVISION NO:	LD#2010 045
		DATE SUBMITTED:	September 23, 2010
LOCATION:	SE ¼ SE ¼ Section 11	E.T. JURISDICTION:	N/A
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	80 Acres	TOWNSHIP:	Bradford
FINAL AREA:	5 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1 CUP

A copy of these recommendations is sent to the surveyor and to the owner.

NOTE: The owner/developer and agent shall read and fully understand these conditions of approval prior to being acted upon by the Planning and Development Committee. Any questions or comments on these conditions shall be addressed to the P&D Committee/Staff prior to or while the Land Division is on the table for discussion.

NOTE: Reason for dividing land: Splitting off existing buildings.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 2400 Block Trescher Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along Trescher Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before October 14, 2011.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval.

Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

7. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

Signed Colin M. Byrnes DATE: 9/29/10
Dept. of Planning, Economic & Community Development

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON OCTOBER 14, 2010 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

NOTE: FINAL SURVEY SHALL COMPLY WITH ALL STATE, COUNTY, & LOCAL REGULATIONS.

COMMITTEE ACTION

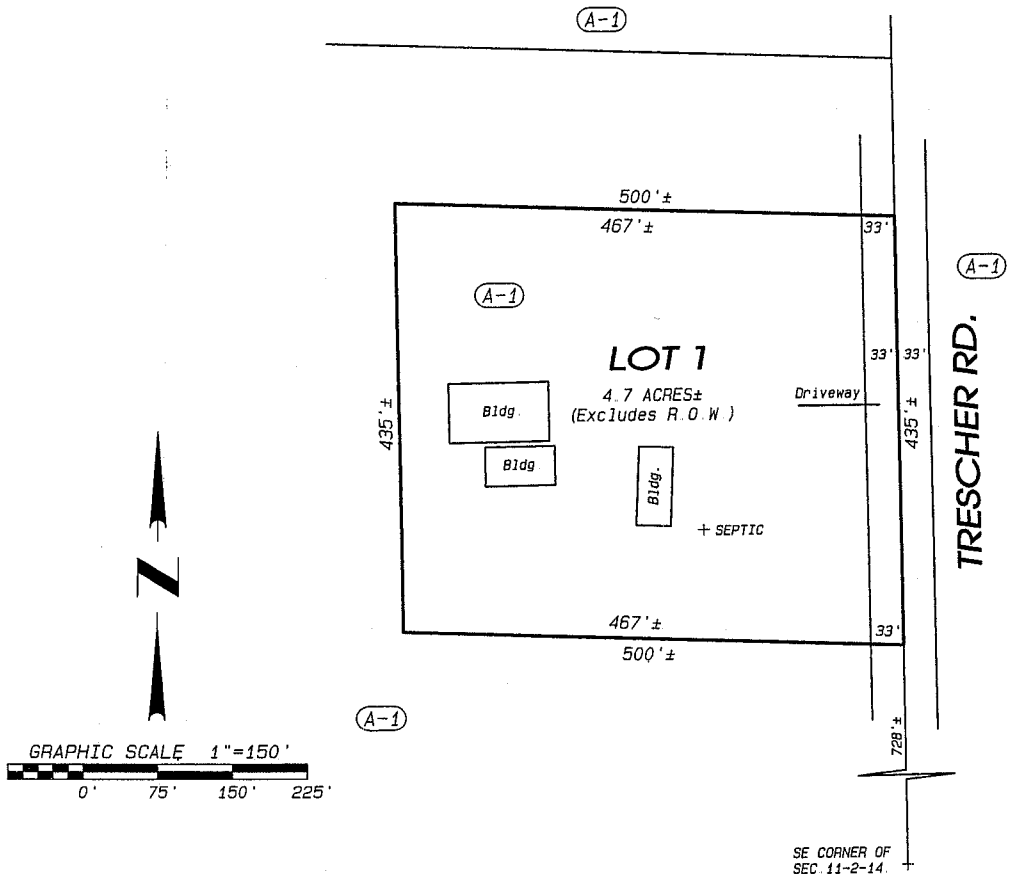
APPROVAL CONDITIONAL APPROVAL DENIAL TABLED

Initials _____

Date _____

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 11, T.2N., R.14E. OF THE 4TH PM., TOWN OF BRADFORD, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE 1"=150'
0' 75' 150' 225'

DATE: SEPTEMBER 9, 2010

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

Project No. 110 - 196 For: INMAN



ROCK COUNTY GOVERNMENT
Planning & Development Agency

MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Consideration of Fee Reduction for After-the-Fact Shoreland Conditional Use Permit for James Quinn - Shoreland Conditional Use Permit 2010 015

DATE: October 6, 2010

Summary:

The request for an after-the-fact Shoreland Conditional Use Permit (2010 015) was denied at the September 23, 2010 Planning & Development Committee meeting. As adopted by the P&D Committee and County Board, the penalty for not applying and obtaining a permit prior to commencing work is that all fees are doubled. This is the true for all permits issued by the P&D Agency. Staff does not ability to waive that requirement; therefore in order to consider the After-the-Fact Application complete, the applicant was charged \$1,100 (normal fee of \$550). At this time applicant has requested that the fee be reduced.

Recommendation:

Staff recommendation is refunding of \$550 of the After-the-Fact Application fee when the site is restored and compliance is obtained.

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63107	PUBL & LEGAL P1000350-PO# 10/05/10 -VN#013607	880 00 41 3%	363.60	0.00	516.40	185.36	
					CLOSING BALANCE	331.04	185.36
6464000000-63200	PUBL/SUBCR/DUES P1003175-PO# 10/05/10 -VN#035277	2,343 00 50.1%	1,174.47	0 00	1,168.53	325.00	
					CLOSING BALANCE	843.53	325.00
6464000000-64200	TRAINING EXP 10/05/10 -VN#043273	4,219 00 31.4%	1,328.34	0 00	2,890.66	295.67	
					CLOSING BALANCE	2,594.99	295.67
	PLANNING		PROG-TOTAL-PO			806.03	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$806.03 INCURRED BY PLANNING. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

- A. BILLS AND ENCUMBRANCES OVER \$10,000 REFERRED TO THE COUNTY BOARD
- B. BILLS UNDER \$10,000 TO BE PAID.
- C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD.

PLANNING & DEVELOPMENT COMMITTEE APPROVES THE ABOVE. COM-APPROVAL _____ DEPT-HEAD

OCT 14 2010 DATE _____ CHAIR

Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464510000-64904	SUNDRY EXPENSE	3,240.00	50.2%	1,629.66	0.00	1,610.34	
	P1000351-PO# 10/05/10 -VN#018613			LANGE ENTERPRISES INC			1,209.60
				CLOSING BALANCE	400.74		1,209.60
	ADDRESS SIGNS			PROG-TOTAL-PO		1,209.60	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$1,209.60 INCURRED BY ADDRESS SIGNS. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

- A. BILLS AND ENCUMBRANCES OVER \$10,000 REFERRED TO THE COUNTY BOARD
- B. BILLS UNDER \$10,000 TO BE PAID.
- C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD.

PLANNING & DEVELOPMENT COMMITTEE APPROVES THE ABOVE. COM-APPROVAL _____ DEPT-HEAD

OCT 14 2010 DATE _____ CHAIR

Account Number	Name	Yearly Prct Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN EXPENSE	12,869.00	60.9%	7,840.58	0.00	5,028.42	
	P1000349-PO# 10/05/10 -VN#012615			FEDERAL EXPRESS CORP			107.18
				CLOSING BALANCE	4,921.24		107.18
	HG CLRING A/C			PROG-TOTAL-PO			107.18

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$107.18 INCURRED BY HOUSING GRANT CLEARING ACCOUNT. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

- A. BILLS AND ENCUMBRANCES OVER \$10,000 REFERRED TO THE COUNTY BOARD.
- B. BILLS UNDER \$10,000 TO BE PAID.
- C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD.

PLANNING & DEVELOPMENT COMMITTEE APPROVES THE ABOVE. COM-APPROVAL _____ DEPT-HEAD

OCT 14 2010 DATE _____ CHAIR



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: Recommendations – Actions for P&D Agenda
DATE: October 14, 2010

RECOMMENDATION – ACTION:

1. **Action Item:** CDBG Revolving Fund – (ID # 020613) – Staff Recommends Approval

INFORMATIONAL ITEMS:

2. Foreclosure of Specific Community Development Mortgage and Corrective Procedures Proposed by the Community Development Staff
3. Hazard Mitigation Grant Program – Completion of Property Purchases
4. Community Development Block Grant – Emergency Assistance Program – Local Government Reimbursements
5. Community Development Block Grant – Small Cities Housing Program (Rock County)
6. Community Development Block Grant – Small Cities Program (City of Edgerton)
7. Housing Procedures Manual Completion Schedule

**ROCK COUNTY PLANNING & DEVELOPMENT AGENCY
REQUEST FOR COMMITTEE ACTION ON A HOUSING REHABILITATION LOAN
0% DEFERRED PAYMENT - LOW INCOME**

Meeting Date: October 14, 2010
Household Size: 3
Location of House: City of Edgerton

Applicants ID number: 20613
Annual Income: \$ 29,280

TYPE OF LOAN REQUESTED:
 0% Interest Payment Deferred
 3% Owner-Occupied Installment
 3% Rental Unit Installment

ASSESSED VALUE:
Land: 23,200 Bldgs: 56,500
Total: 79,700
APPRAISED VALUE: 82,900
WHEN APPRAISED: FMV

PROPOSED ACCOUNT FOR LOAN FUNDS: CDBG Revolving Fund

VERIFICATIONS MADE:
 Income Taxes
 Insurance Ownership
 Title and Mortgage

MORTGAGES OR LIENS:
First \$ 40,316
Second \$
Total \$ 40,316

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

***** **PROPOSED WORK** ***** **BIDS RECEIVED** *****

Rehabilitation Tasks

ROOF: A. Asperheim Roofing- \$4,250 B. Roberts Home Imp. - \$5,820 C. JDE Envir. - \$6,485 D. C&R Roofing - \$4,350
E. Artistic Remodeling - \$6,000

WINDOW REPLACEMENT: A. Artistic - \$3,900 B. Roberts - \$5,850 C. JDE - \$6,485 D. City Glass - \$10,768

REAR PATIO DOOR: A. Artistic - \$833 B. Roberts - \$1,175 C. JDE - \$1,845 D. City Glass - included in window bid

GUTTERS & DOWNSPOUTS: A. Artistic - \$800 B. Roberts - \$890

SIDING & WINDOW TRIM: A. Artistic - \$5,800 B. Roberts - \$11,500 C. JDE - \$6,485 D. City Glass - \$10,768

FOUNDATION, FLOOR JOIST REPAIR: A. Artistic - \$3,500 B. Roberts - \$7,800 C. Bollerud Masonry - \$8,800+

FRONT STEP HANDRAIL: A. Roberts - \$348 B. Artistic - \$500 C. JDE - \$550

ELECTRICAL: A. Roberts - \$480 (Four bids sent out, only one proposal returned for this minor electrical work)

CEILING REPAIRS: A. Roberts - \$3,420 B. JDE - \$3,000 (contractor not willing to do only one part of project)

PLUMBING: A. Roberts - \$ 325 B. McGee Plumbing - \$375

Contractors: A. Artistic Remodeling - \$ 14,833 B. Roberts Home Improvements - \$4,573.00
C. Asperheim Roofing - \$4,250

Comments: The house is a 1-story wood frame house, over 100 years old. The roof leaks, the foundation needs repair, the windows are bad, the rear patio door is rotted out, and major ceiling repairs are needed. Other necessary work is front hand rail, kitchen plumbing, and minor electrical. Conducting this project will correct a major health and safety hazard and vastly improve the durability and protection of the old home. The loan will be at 0% interest to be repaid upon sale of the house.

Project Recommended By: Neale Thompson

Disclosure of Potential Conflict of Interest: Yes **None**

Recommend Lowest Qualified Bid of \$ 23,656

***** **COMMITTEE ACTION** *****

DENY **APPROVE** **Accepted Bid Total \$**

Signature of Planning & Development Committee Chair _____ Date _____