



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MAY 10, 2012 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI
AGENDA

AMENDED

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting held Thursday, April 26, 2012
4. Election of Vice Chair
5. Set Meeting Day and Time
6. Citizen Participation, Communications and Announcements
7. Code Administration & Enforcement
 - A. **Action Item:** Affidavit to remove notes recorded on Lots 1 & 2 of CSM Vol. 10, Pgs. 196 & 197 – Mark Warren
 - B. **Action Item:** Preliminary Approval of Land Divisions
 - LD 2012 006 (Johnstown Township) – Venable Farms Inc.
8. Strategic & Comprehensive Planning – Agency Annual Report 2011
9. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Amendments/Transfers
10. Community Development
 - A. **Action Item:** Project ID 020705D-1 (\$6,800)
 - B. Potential Conflict of Interest – Yes,
 - C. Information Verification Statement

11. Planning Director's Report

- Personnel changes and news
- Housing Consortium idea from DOA's Division of Housing

12. Committee Reports

13. Adjournment

Future Meetings/Work Sessions

May 24, 2012 (8:00 AM)
June 14, 2012 (8:00 AM)
June 28, 2012 (8:00 AM)
July 12, 2012 (8:00 AM)
July 26, 2012 (8:00 AM)



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: Removal of Note on Certified Survey Map (CSM) Previously Approved and Recorded
CSM Volume 10 Pages 196-197 Lot 3, Fulton Township

DATE: May 3, 2012

Summary:

A Lot 1 of a three lot CSM was approved (past P&D action) and recorded without access and an approved Soil and Site Evaluation. In these situations a note is placed on the face of the CSM indicating certain building restrictions. In this case the notes read as follows: "Lot 3 has no public street access: Therefore Lot 3 may be sold only with another adjoining lot which has public access." and "Lot 3 no residential or commercial building allowed." At this time access has been provided via an easement with the condo development to the south and a Rock County Sanitary Permit has been issued for a single-family residence. The method for removing these building restriction notes is through the recording of an Affidavit with the Rock County Register of Deeds. From that point on that Affidavit is tied to the CSM via cross documentation.

Recommendation or Action:

Staff has reviewed the request for removal of the building restrictions and recommends approval of the Affidavit. Proof shall be provided that the Affidavit has been recorded prior to the issuance of a building permit.



AFFIDAVIT

STATE OF WISCONSIN
COUNTY OF ROCK SS.

STEVEN LATHROP, BEING FIRST DULY SWORN
ON OATH STATES AS FOLLOWS:

1) I, STEVEN LATHROP, AM A DULY LICENSED AND
REGISTERED LAND SURVEYOR IN THE STATE OF
WISCONSIN.

2) A CERTIFIED SURVEY MAP WAS RECORDED IN VOLUME
10, PAGES 196 AND 197 OF CERTIFIED SURVEY MAPS OF
ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 935086,
BEING LOCATED IN GOVERNMENT LOTS 1 AND 2 OF THE
FRACTIONAL SW 1/4 OF SECTION 14, T.3N., R.12E. OF
THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY,
WISCONSIN.

3) TWO NOTES WERE PLACED ON THE CERTIFIED SURVEY MAP AS CONDITIONS OF
APPROVAL BY ROCK COUNTY. THOSE NOTES READ:

"LOT 3 HAS NO PUBLIC STREET ACCESS; THEREFORE LOT 3 MAY BE SOLD ONLY WITH
ANOTHER ADJOINING LOT WHICH HAS PUBLIC STREET ACCESS."

"LOT 3 NO RESIDENTIAL OR COMMERCIAL BUILDING ALLOWED."

4) DOCUMENT NO.1418206 GRANTS AN ACCESS EASEMENT TO LOT 3 PROVIDING ACCESS.

A SOIL EVALUATION REPORT (FOR A SEPTIC SYSTEM) HAS BEEN COMPLETED BY
WILLIAM T. STEINKE AND DATED 3/13/2012.

5) THE ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE AT ITS MAY 10TH,
2012 MEETING APPROVED THE RELEASE OF THE 2 NOTES ON SAID CERTIFIED SURVEY
MAP.

SECRETARY x _____

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2012.

x _____

STEVEN LATHROP, RLS NO.1853

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF MAY, 2012.

NOTARY PUBLIC, ROCK COUNTY, WISCONSIN x _____

MY COMMISSION _____

THIS INSTRUMENT DRAFTED
BY: STEVEN LATHROP



CERTIFIED SURVEY MAP OF

LOT ONE OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGES 141 AND 142 AND PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN THE SW 1/4 OF SECTION 14, T 3N R 2E, OF THE 4th P.M., JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN

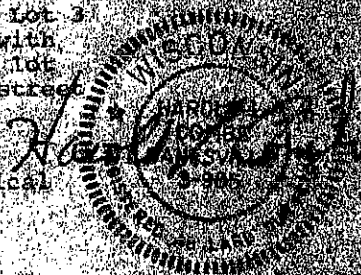
SURVEYOR'S CERTIFICATE
 State of Wisconsin SS
 County of Rock

I, Harold L. Combs, a Registered Land Surveyor, do hereby certify that I have

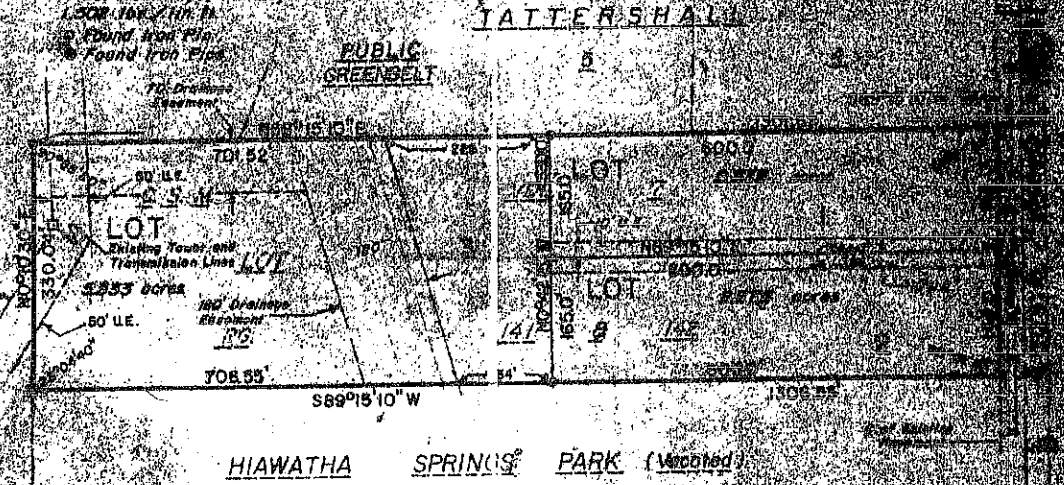
one of a certified survey map of the SW 1/4 of Section 14, T 3N, R 2E, of the 4th P.M., Janesville Township, Rock County, Wisconsin, described as follows: Commencing at the North West corner of said Section 14, thence S 89° 42' 15" E along the North and West lines of said Section 14 (as monumented), 305.81 feet, thence S 89° 42' 15" E along the West line of said Section 14, thence S 89° 15' 10" W along the South line of said Section 14, thence N 0° 10' 10" E 330.04 feet to the place of beginning. Containing and map by the direction of R. K. Smith the provisions of Chapter 236 of the Wisconsin Statutes, and mapping the same.

Given under my hand and seal this 15th day of December, 1960.

Lot 3 has no public street access; therefore lot 3 may be sold only with another adjoining lot which has public street access.
 Lot 1 No Residential or commercial building allowed.



SCALE: 1" = 200'
 LEGEND:
 * 3/4" Iron Pin, 3/4" x 2 1/2"
 (Circled) Found Iron Pin
 (Dashed) Found Iron Pipe



CITY OF JANESVILLE APPROVAL
 Approved by the City Plan Commission this 15th day of December, 1960.
 Secretary Ronald O'Beatty

ROCK COUNTY PLANNING AND ZONING
 This Final Subdivision No. S-80165 is approved Jan 30, 1961, pursuant to Chapter 15 of the Rock County Ordinance.
 Secretary James F. ...

SHEET ONE OF TWO SHEETS



CERTIFIED SURVEY MAP OF

OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 141 AND 142
PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN THE SW, 1/4 OF SECTION 14, T.3N.
E. OF THE 4th P.M., JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION/ LAND UNLIMITED, A PARTNERSHIP

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon.

Roger K. Smith
Roger K. Smith, Owner

James E. Baker
James E. Baker, Owner

State of Wisconsin SS. Personally came before me this 15 day of September, 1980, Roger K. Smith and James E. Baker, to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin *Alan Polgren*

My commission expires 9-8-1981

OWNER'S CERTIFICATE OF DEDICATION

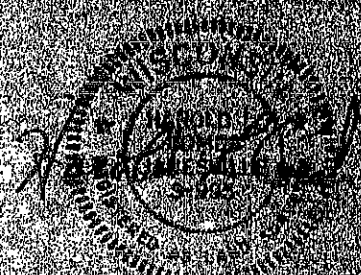
As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon.

Robert S. Blain
Robert S. Blain, Owner

State of Wisconsin SS. Personally came before me this 23 day of August, 1980, Robert S. Blain, to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin *Roger K. Smith*

My commission expires 5-17-81



TOWN BOARD APPROVAL

Approved and adopted by the Board of the Town of Janesville this 5th day of January, 1980.

Clark *Calvin J. Sommers*

ROCK COUNTY REGISTER OF DEEDS

No. _____ Received for Record this _____ day of _____, 1980, at _____ o'clock ____ M., and Recorded in Volume _____, Pages _____ Certified Survey Maps of Rock County, Wisconsin. Card _____ Image _____

SHEET TWO OF TWO SHEETS

Order #80-187 for R. K. Smith

4

PLAT OF SURVEY

LOT 3 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGES 196 AND 197 AS DOCUMENT NO. 539096, LOCATED IN THE SW 1/4 OF SECTION 14, T.3N., R.12E. OF THE 4TH P.M., JAMESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN, EXCEPTING PART OF LOT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 196, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 3; THENCE NORTH ALONG THE COMMON LINE WITH LOT 2, 165 FEET TO A POINT OF INTERSECTION OF LOTS 1 AND 2; THENCE WESTERLY 100 FEET; THENCE SOUTH 195 FEET TO COMMON LINE WITH STURBRIDGE SPRINGS CONDOMINIUM; THENCE EASTERLY ALONG SAID LINE TO POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIPTION IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED OR UNRECORDED.

STATE OF WISCONSIN

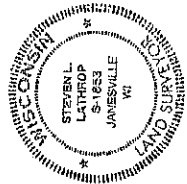
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF SCOTT BUTTKE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF AUGUST, 2004.

REVISED THIS 24TH DAY OF AUGUST, 2004.

Steven Lathrop
STEVEN LATHROP, PLS NO. 1853



IF SURVEYOR'S SIGNATURE IS NOT RED IN COLOR THE MAP IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED HEREON SHALL NOT APPLY TO ANY COPIES.

SCHEDULE B - PART II EXCEPTION NOTES:

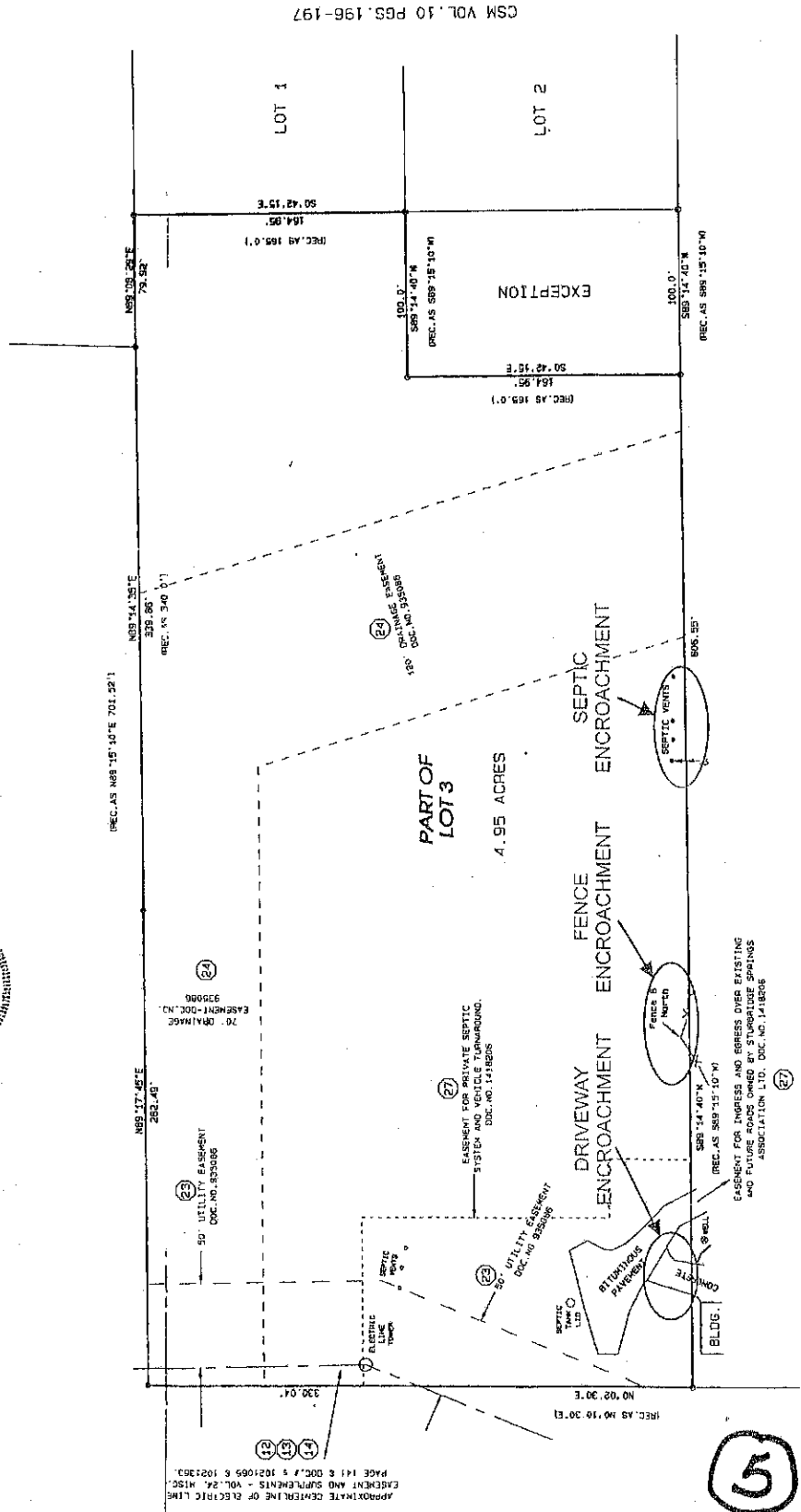
NOTE: SURVEYOR IS UNSURE WHY COVENANTS, ETC. AND AMENDMENTS TO STURBRIDGE SPRINGS CONDOMINIUMS ARE LISTED AS EXCEPTIONS 15, 16, 17, 18, 19, 20 AND 26 OF TITLE COMMITMENT.

22) RIGHTS OF WAY DESCRIBED IN VOLUME 181 DEEDS, PAGE 508 ARE AMBIGUOUS AND UNLOCATEABLE.

25) THE FOLLOWING NOTES APPEAR ON CSN DOC. NO. 539096: "LOT 3 HAS NO PUBLIC STREET ACCESS. THEREFORE LOT 3 MAY BE SOLD ONLY WITH ANOTHER ADJOINING LOT WHICH HAS PUBLIC STREET ACCESS." "LOT 3 NO RESIDENTIAL OR COMMERCIAL BUILDING ALLOWED."

27) THE FOLLOWING NOTE APPEARS IN ADDENDUM B OF DOC. NO. 1418206: "THE NUMBER OF RESIDENTIAL UNITS TO BE CONSTRUCTED ON LOT 3 IS LIMITED TO 1. DOCUMENT ALSO CONTAINS WORDING RELATING TO SNOWPLOPING OF ROADS AND ASSOCIATED COSTS."

30) THE FOLLOWING DEED RESTRICTION APPEARS ON DOC. NO. 1418207: "ONLY ONE RESIDENTIAL UNIT MAY BE CONSTRUCTED ON THE PROPERTY CONVEYED."

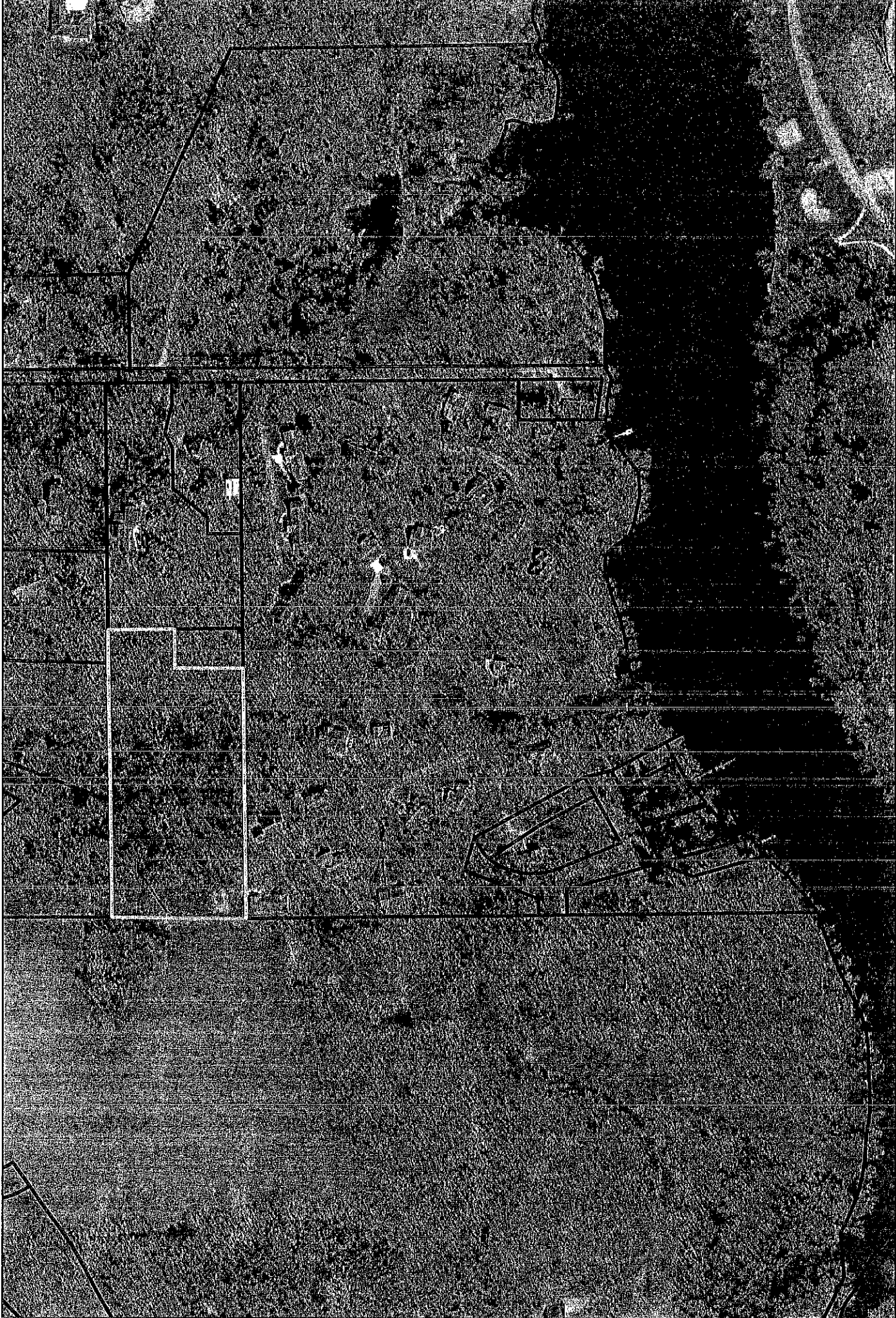


LEGEND:

- SET IRON PIN. 3/4" x 24".
- 1.5 LBS./LIN. FT.
- FOUND IRON PIN
- ⓑ SCHEDULE B - PART II IDENTIFIER

5

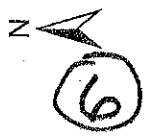




Lot 3 CSM Vol 10 Pg 196 - 197
Parcel 6-8-124D3
Fulton Township

Airphoto: March 2010
1 inch = 300 feet

Legend
Tax Parcels



WHEREAS, STURBRIDGE DEVELOPMENT, INC., is the owner of the following described real estate:
 LOT 3 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 10, PAGES 196 AND 197, AND BEING LOCATED IN GOVERNMENT LOTS 1 AND 2 OF FRACTIONAL SECTION 14, T.3N., R.12E. OF THE 4TH P.M., JANESVILLE TOWNSHIP, ROCK COUNTY, WISCONSIN.

RECORDED

'99 APR 30 AM 11 06

K. RANDAL LEYES
 REGISTER OF DEEDS
 ROCK CO WI 53545

1400

WHEREAS, STURBRIDGE SPRINGS ASSOCIATION, LTD., holds and administers on behalf of STURBRIDGE SPRINGS CONDOMINIUMS the common grounds including roadways pursuant to Amended and Restated Declaration of Condominium of Sturbridge Springs Condominium recorded in the office of the Rock County Register of Deeds on April 21, 1998, as Document No. 1367668. The Declaration affects real estate described on Addendum "A" attached hereto.

Bruce G. Felland
 1603 Randolph Rd
 Janesville, WI 53545 110

WHEREAS, STURBRIDGE SPRINGS ASSOCIATION, LTD., desires to place a private septic system and a vehicle turn around on a portion of the property of Sturbridge Development, Inc., described above.

WHEREAS, STURBRIDGE DEVELOPMENT, INC., desires to have an easement for ingress and egress over the roadways established and maintained by Sturbridge Springs Association, LTD.

NOW, THEREFORE, for good and valuable consideration and the mutual benefits to be derived hereunder, it is hereby agreed by Sturbridge Development, Inc., and Sturbridge Springs Association, LTD., as follows:

1. Sturbridge Development, Inc., hereby grants to Sturbridge Springs Association, LTD., the right to construct, operate, maintain and repair a private septic system and to construct a vehicle turn around over a portion of its property described as follows:

BEGINNING AT THE SW CORNER OF SAID LOT 3; THENCE N.0°10'30"E. ALONG THE WEST LINE OF SAID LOT, 200.0 FEET; THENCE N.89°15'10"E. 100.0 FEET; THENCE S.0°10'30"W. 150.0 FEET; THENCE N.89°15'10"E. 35.0 FEET; THENCE S.0°10'30"W. 50.0 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S.89°15'10"W. ALONG SAID SOUTH LINE 135.0 FEET TO THE PLACE OF BEGINNING.

2. Sturbridge Springs Association, LTD., hereby grants to Sturbridge Development, Inc., its successor and assigns, a right of ingress and egress over and upon existing and future roads in which Sturbridge Springs Association, LTD., owns or has an interest in. It is agreed that the road, known as North Whitetail Lane, shall extend to the property of Sturbridge Development, Inc., described above and the vehicle turn around shall be located at that point. Additional provisions are on Addendum "B" attached hereto.

DATED at Janesville, Wisconsin, this 19th day of January, 1999.

STURBRIDGE DEVELOPMENT, INC.

STURBRIDGE SPRINGS ASSOCIATION, LTD.

By: Bruce G. Felland
 Bruce G. Felland, Secretary

By: Phillip Kullman President
 By: [Signature] Secretary

Subscribed and sworn to before me this 19th day of January, 1999.
Jonda E. Helgeson
 Notary Public, Rock County, Wisconsin
 My Commission: July 13, 2001

Subscribed and sworn to before me this 20th day of Feb, 1999.
Jonda E. Helgeson
 Notary Public, Rock County, Wisconsin
 My Commission: July 13, 2001

This instrument drafted by:
 Attorney Andrew H. Frank
 1404 Creston Park Drive
 Janesville, Wisconsin 53545

ADDENDUM "A"

Part of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 14, T.3N., R.12E. of the 4th P.M., Janesville Township, Rock County, Wisconsin.

EXTERIOR SURVEY DESCRIPTION OF REMAINING PORTION OF HIAWATHA SPRINGS PART SUBDIVISION AS SURVEYED BY REUBEN SCHULZ, described as follows: Commencing at the North $\frac{1}{4}$ corner of said Section 14; thence West 33.00 feet; thence South 3356.00 feet to the point of beginning; thence continuing South along the West line of Hiawatha Road, 668.40 feet; thence S. $89^{\circ}43'$ W. along the North line of Lots 1 & 2, 100.20 feet; thence S. $0^{\circ}14'$ E. along the West line of Lot 2, 185.70 feet to a meander line of the Rock River; thence N. $82^{\circ}30'$ W. 257.80 feet; thence S. $73^{\circ}59'$ W. 388.67 feet; and S. $61^{\circ}28'$ W. 188.00 feet all along a meander line of the Rock River to the East line of Lot 19; thence N. $26^{\circ}50'$ W. along the East line of Lot 19, 150.00 feet; thence S. $61^{\circ}39'$ W. along the North line of Lots 19 through 23, 255.00 feet; thence N. $15^{\circ}18'$ W. 239.85 feet; thence S. $88^{\circ}05'$ W. 62.10 feet; thence N. $0^{\circ}01'$ W. 770.90 feet; thence N. $89^{\circ}47'30''$ E. 1311.20 feet to the point of beginning, **EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:** Beginning at an iron pipe monument found at the Northerly corner of said Lot 19; thence S. $61^{\circ}42'35''$ W. 254.73 feet to an iron pipe monument; thence N. $15^{\circ}19'25''$ W. 238.60 feet to an iron pipe monument; thence S. $88^{\circ}05'$ W. 62.10 feet to an iron pipe monument; thence N. $0^{\circ}01'$ W. 68.25 feet; thence N. $85^{\circ}05'$ E. 41.45 feet to an iron pipe monument; thence N. $21^{\circ}35'$ E. 189.55 feet to an iron pipe monument; thence S. $72^{\circ}17'45''$ E. 83.80 feet to an iron pipe monument; thence S. $28^{\circ}25'35''$ E. 299.14 feet to an iron pipe monument; thence S. $13^{\circ}57'40''$ E. 66.59 feet to the place of beginning. Exception contains 2.033 acres.

ADDENDUM B

1. Sturbridge Development, Inc., its successors and assigns agrees to limit the number of residential units to be constructed on Lot 3 to one (1). Should Sturbridge Development, Inc. convey title to Lot 3, then the deed will have a restriction which limits the number of residential units to one (1).
2. Sturbridge Development, Inc., its successors and assigns are aware that egress and ingress to Lot 3 is provided via travel on a private road known as N. Whitetail Lane. The maintenance and snowplowing costs for N. Whitetail Lane are being paid by Sturbridge Springs Association, LTD. Sturbridge Development, Inc., or its Grantee, agree to pay its prorata share of the maintenance and snowplowing expense for N. Whitetail Lane and the private portion of Crystal Springs Road. This provision is activated only at the time a residential unit is constructed on Lot 3. In return, Sturbridge Springs Association, LTD., agrees to plow the driveway servicing the residential unit to be constructed on Lot 3.

Koehn COUNTY NO. 330111

STATE SANITARY PERMIT

TRANSFER/RENEWAL PREVIOUS NO. _____

OWNER Mark & Luc: Warren

PLUMBER William Steink LIC. # 227999

TOWN OF Sauvsville

SEC 14, T 3 N, R 12 D/W
AND/OR LOT 3 BLOCK _____

Csm Vol 10 Pg 196-197 SUBDIVISION _____

Alta M AUTHORIZED ISSUING OFFICER - DATE 04/17/12

CHAPTER 145.135 (2) WISCONSIN STATUTES

(a) The purpose of the sanitary permit is to allow installation of the private sewage system described in the permit.

(b) The approval of the sanitary permit is based on regulations in force on the date of approval.

(c) The sanitary permit is valid and may be renewed for a specified period.

(d) Changed regulations will not impair the validity of a sanitary permit.

(e) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal.

(f) The sanitary permit is transferable.

History: 1977 c. 168; 1979 c. 34,221; 1981 c. 314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

THIS PERMIT EXPIRES 04/17/14 UNLESS RENEWED BEFORE THAT DATE

POST IN PLAIN VIEW

② VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION



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: May 3, 2012

Summary:

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

- 2012 006 (Johnston Township) – Venable Farms Inc.

Recommendation or Action:

P&D Agency Staff recommends Preliminary Approval of Land Division 2012 006 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



AGENCY USE ONLY
Application Number: 12006
Received By - Date (MM/DD/YYYY): 3-1-12

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:	VENABLE FARMS INC			Telephone:	290-1377	
Address:	8525 E. COUNTY RD. "MM"	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:	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 JOHNSTOWN	SW 1/4 of NE 1/4
	Section 32	Tax parcel number(s) - 6-9-269.1

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): 159 ACRES ML	14. Land division area (Square feet or acres): 3.3 ACRES ML	15. Current zoning of land division area: A-1
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-1 (oup)	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: By: Stu Zatty DATE: 2-27-12

12

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 type="checkbox"/>	<input checked="" type="checkbox"/>	NEW WELL TO BE DRILLED
(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"/>	BLDG. 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 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"/>	PRIVATE SEPTIC
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.

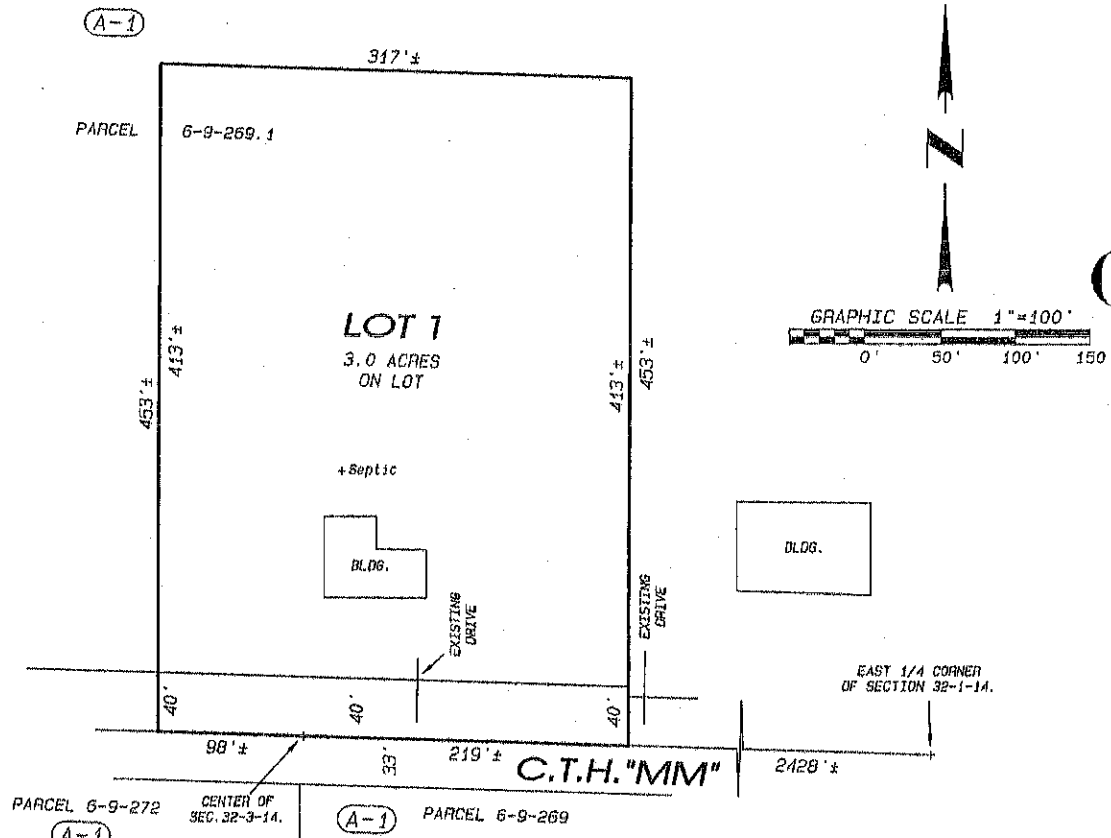
PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

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 NW 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, T.3N., R.14E. OF THE 4TH P.M., TOWN OF JOHNSTOWN, ROCK COUNTY, WISCONSIN.



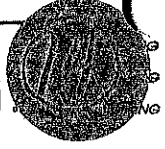
DATE: FEBRUARY 27, 2012

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 112 - 027 For: VENABLE

Combs & Associates 

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

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

LD 12006



1 inch = 100 feet



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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. 40-foot 1/2 ROW to be dedicated along E. CTH MM. 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 required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." 3.
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u>Colin M. Brynes</u>	DATE: <u>3/12/2012</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. There are to be no livestock kept in the remaining building at 9125 E. CO. MM. 2. A-3 conditions to apply and all setbacks must be met. 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 March 22, 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:

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Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464600000-63110	ADMIN.EXPENSE	49,895.00	23.6%	12,046.32	-244.02	38,093.70	
	P1200190-PO# 05/01/12 -VN#012615			FEDERAL EXPRESS CORP		101.70	
				CLOSING BALANCE	37,992.00		101.70
	HG CLRING A/C			PROG-TOTAL-PO		101.70	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$101.70 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

MAY 1 0 2012

DATE _____ CHAIR

PURCHASE ORDER NUMBER P0903124 PEID 011824

PRE-APPROVED ENCUMBRANCE AMENDMENT FORM

This form must be used when adding funds to or changing an account number of a previously approved encumbrance. Please complete this form and send to your governing committee for approval. The Encumbrance and Purchase Order will be updated upon approval of all necessary committees and County Board (if amendment is over \$10,000).

DEPARTMENT Planning
COMMITTEE Planning & Development
VENDOR NAME City of Janesville
ACCOUNT NUMBER 64-6467-0000-64913
FUNDS DESCRIPTION 2009-12 Healthy Homes/Lead Hazard - Home Rehabilitation
AMOUNT OF INCREASE \$ 19,747.00
INCREASE FROM \$ 363,557.00 TO \$ 383,304.00
ACCOUNT BALANCE AVAILABLE \$ 43,429.13 SB #2612
REASON FOR AMENDMENT Adjusting project expense reimbursibles to close out grant.

APPROVALS

GOVERNING COMMITTEE _____
Chair _____ Date _____

FINANCE COMMITTEE _____
(if over \$10,000) Chair _____ Date _____

COUNTY BOARD _____
(if over \$10,000) Resolution # _____ Adoption Date _____

WHITE - COMMITTEE
YELLOW - PURCHASING
PINK - DEPARTMENT



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

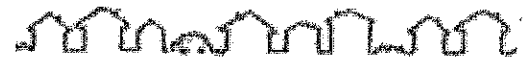
TO: Rock County Planning & Development Committee
THROUGH: Paul Benjamin, Director, Planning & Development Agency
FROM: David Somppi, Community Development Manager
SUBJECT: Actions for P&D Agenda
DATE: May 3, 2012

ACTION ITEMS:

1. Project ID: # 020705D-1
Funding Source: CDBG – Small Cities
Recommend Total Amount: \$ 6,800

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

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
 REQUEST FOR COMMITTEE ACTION



Date: May 10, 2012

Project ID(s) 20705 D-1

Project Recommended By David Somppi

Funding Source(s) CDBG-Small Cities and / or Program Income

HOUSEHOLD INFORMATION

Household Size: 3 Annual Income: \$ 35,417 Location: Town of Beloit

ASSESSED VALUE INFORMATION

Land	\$ 11,100	Fair Market Value	\$ 102,200
Buildings	\$ 87,600	When Determined	2012
Total	\$ 98,700		

MORTGAGES OR LIENS

1. \$ 2,460	4. \$	TOTAL MORTGAGE(S) \$ 2,460
2. \$	5. \$	
3. \$	6. \$	

Available Equity \$ 24,666 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 house is a 1-story ranch house, about 50 years old. The bathroom has had a plumbing leak for many months. It caused extensive internal rot in the tub-shower unit and structure, and the walls and floor. The project proposes to have the water supply leak fixed. The walls will be insulated, and the bathroom wall surfaces will be replaced. The tub-shower unit will be replaced with a good quality unit. The sink and vanity will be replaced. Electrical will be replaced as needed, and a new bath fan will be installed. Conducting this project will address several health and safety hazards. The CDBG Loan will be for 0% interest to be repaid upon sale of the house.

Funding Source: CDBG Small Cities and / or Program Income \$ 6,800.00

Funding Source:

Recommended Total Project Amount \$ 6,800.00

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$

Signature of Planning & Development Committee Chair

Date