



PLANNING & DEVELOPMENT COMMITTEE MEETING –
THURSDAY, SEPTEMBER 14, 2017 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday August 24, 2017
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2017 039 (Union Township) – Bjugstad Living Trust
 - 2017 044 (Beloit Township) – Wisconsin Power & Light
6. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
7. Community Development
 - A. **Action Item:** (Owner Occupied Home Rehabilitation) Project ID: 87 = \$28,235
 - B. Information Item: Alteration of Mortgage Request – Loan ID 02041311 from the 8/24/17 meeting
8. Committee Reports
9. Directors Report
 - A. Janesville Township 911 Address Inventory Results
 - B. Tax Foreclosed Properties & HOME Funding
10. Adjournment

Future Meetings/Work Sessions

September 28, 2017 (8:00 am)
October 12, 2017 (8:00 am)
October 26, 2017 (8:00 am)



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Andrew Baker – P&D Agency Staff

SUBJECT: Preliminary Approval of Land Division

MEETING DATE: September 14th, 2017

Land Division Summary:

The following owners are seeking Land Division Preliminary Approval from the P&D Committee:

2017 039 (Union Township) – Bjugstad Living Trust

2017 044 (Beloit Township) – Wisconsin Power and Light Company

Land Division Recommendation(s) or Action(s):

P&D Agency Staff recommends Preliminary Approval the above referenced Land Divisions 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

RECEIVED

JUL 7 2017



ROCK CO. PLANNING, ECONOMIC &
COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2017 039

Received By - Date (MM/DD/YYYY): 7-7-17

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:	BJUGSTAD LIVING TRUST ATTN: OSCAR L & NORMA J BJUGSTAD			Telephone:			
Address:	6527 N WEARY RD	City:	EVANSVILLE	State:	WI	Zip:	53536
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 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:		1/4 of SE&SW 1/4
Town of UNION		
Section 35		Tax parcel number(s) - 6-20-311
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 EVANSVILLE		
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): 32 ACRES	14. Land division area (Square feet or acres): 3.1	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-3	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: <u>Reid J. Jank</u>	DATE: <u>7/6/17</u>
--	---------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☒	☐	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☐	☐	
(1) Buildings:	☒	☐	
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☒	☐	
(4) Rail lines:	☐	☒	NONE
(5) Private water wells or water supply systems:	☒	☐	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☒	☐	
(7) Any other public utilities:	☒	☐	BLDGS. HAVE UTILITIES
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☒	NONE PROPOSED
(9) Vegetative land cover type:	☒	☐	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☒	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☒	NONE
(12) Surface water features:	☐	☒	NONE
(13) Drainageways:	☐	☒	NONE
(14) Detention or retention areas:	☐	☒	NONE
(15) Cemeteries:	☐	☒	NONE
(16) Bridges/culverts:	☐	☒	NONE
(17) Rock outcroppings:	☐	☒	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐	☒	NONE
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:	☐	☒	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	NONE
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☐	☒	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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	☒	☐	

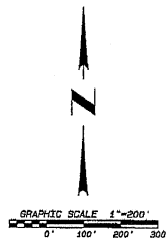
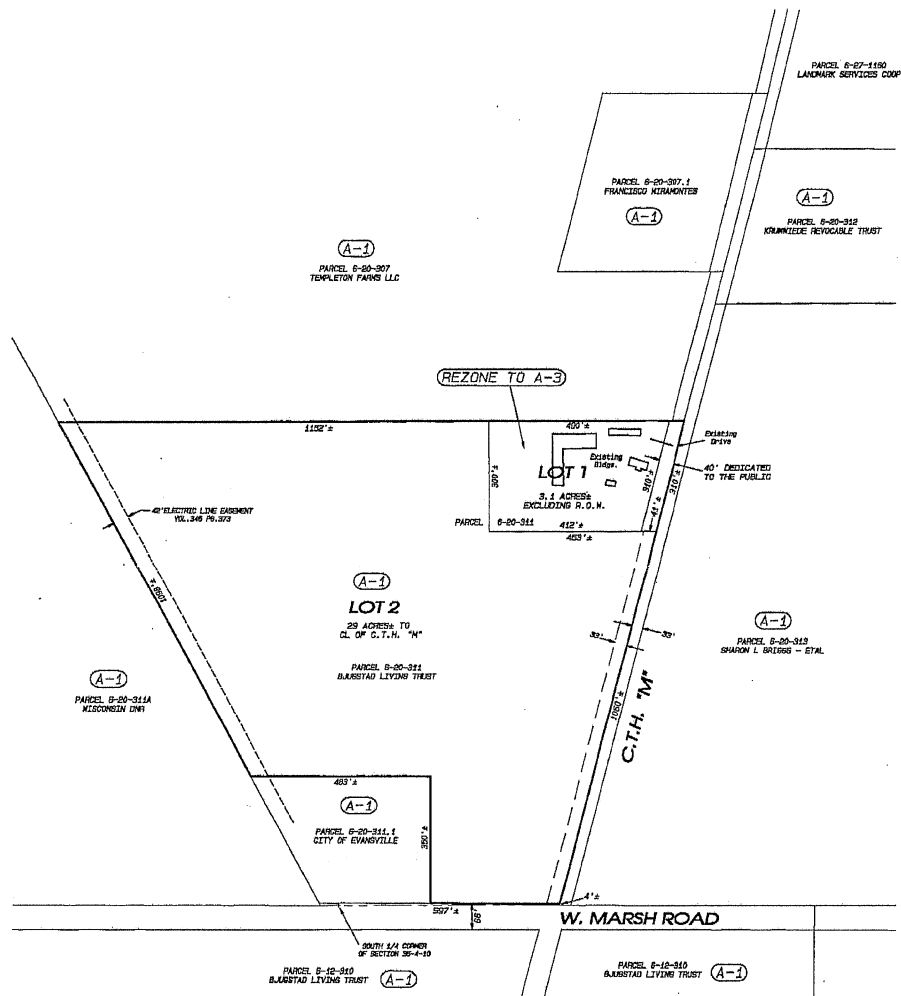
THANK YOU FOR COMPLETING THE ROCK COUNTY PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM.

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 / REZONE MAP

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGES 86 THRU 90 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 1787216 AND BEING LOCATED IN THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T.4N., R.10E., OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



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

Combs & Associates 308 W. Milwaukee St. Janesville, WI 53408 WWW.COMBSURVEY.COM	• LAND SURVEYING	DATE	07/05/17
	• LAND PLANNING	BY	611
	• CIVIL ENGINEERING	PROJECT NO.	117-283
		CLIENT	BJUGSTAD



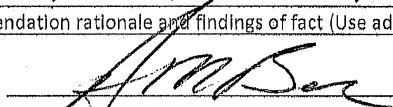
Application Number: LD2017 039 Bjugstad

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:	☐
a. Location of the land division area by section, township, and range:	☐
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☐
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	☐
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	☐
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☐
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☐
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☐
(1) Buildings:	☐
(2) Streets, alleys, and public ways:	☐
(3) Driveways:	☐
(4) Rail lines:	☐
(5) Private water wells or water supply systems:	☐
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐
(7) Any other public utilities:	☐
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐
(9) Vegetative land cover type:	☐
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐
(11) Productive agricultural soils, cultural resources, and woodlands:	☐
(12) Surface water features:	☐
(13) Drainageways:	☐
(14) Detention or retention areas:	☐
(15) Cemeteries:	☐
(16) Bridges/culverts:	☐
(17) Rock outcroppings:	☐
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	☐
j. Preliminary concept for collecting and discharging stormwater in the land division area:	☐

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	☐
l. Any other information required by the Agency:	☐
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	☐
7c. Map prepared by a land surveyor licensed in Wisconsin:	☐
7d. All required application form information and required party's signature on the application form:	☐
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	☐
8. Preliminary minor land division application is complete:	☒ 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: If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	☒ Yes ☐ No
AGENCY RECOMMENDATION	
10. Agency recommendation:	☐ Approve ☒ Approve With Conditions ☐ Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies.	
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of	
3. 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: 	DATE: 8/15/17
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	
TOWN ACTION	
13. Town action:	☒ Approve ☐ Approve With Conditions ☐ Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: See email from clerk in file	DATE: August mtg - 2017
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:	☐ Approve ☐ Approve With Conditions ☐ Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: Chair – Rock County Planning & Development Committee	

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

3. Proposed lots lines shall included POWTS area with the buildings that utilize the system.
4. Note of final CSM: "No buildings which produce wastewater are allowed on Lot 2 until acceptable means of
5. wastewater disposal is approved by the necessary government agencies."
6. Dedicate 40-foot half road right of way along Hwy M adjacent to Lot 1 and 33-foot half road right way adjacent to Lot 2.
7. The parent parcel is currently Zoned A1 by the Town of Union. Based on the proposed size and use of Lot 1, a rezone is being requested.
8. Final CSM shall be submitted to and approved by the Agency one year after preliminary approval.
9. CSM's subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of their last approval.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates two lots from an existing 32 acre parcel in Union Township. Lot 1 will include approximately 3.1 acres with an existing residence and other buildings and Lot 2 will contain ag land and no buildings. The parent parcel is currently zoned Agricultural District One (A1) by the Town of Union and the future land use for the parcel is Agriculture. The A1 District is certified by DATCP for the Farmland Preservation Program. The proposed lot size for the new lot requires a rezone, therefore a proposed change to the Town's Agricultural District Three (A3) has been requested from the Town. Upon reviewing such a request, the Town should consider the standards/requirements included in the Zoning Ordinance to rezone lands in the Farmland Preservation District, where applicable.

County Hwy M is not an access controlled highway in this area.

This land division is within the ETJ review area for the City of Evansville.

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

ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

RECEIVED

AUG 2 2017



AGENCY USE ONLY

Application Number:

LD2017 044

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

8-2-17

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:	Brian Cooke c/o Wisconsin Power and Light Company	Telephone:	608-458-3456
Address:	4902 N Biltmore Lane	City:	Madison
		State:	WI
		Zip:	53718
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Tyler Bergstrom c/o Alliant Energy	Telephone:	608-458-3200
Address:	4902 N Biltmore Lane	City:	Madison
		State:	WI
		Zip:	53718
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 Beloit	NE 1/4 of NW 1/4
	Section 2	Tax parcel number(s) - 004 00200602
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 Beloit		
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): 98.10 acres	14. Land division area (Square feet or acres): 98.10 acres	15. Current zoning of land division area: I-1
16. Number of new/additional lots created by land division: 3	17. Future zoning of new/additional lot(s) created by land division: I-1	18. Future zoning of parent lot: N/A
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): N/A		22. Public improvement construction will begin on (mm/dd/yyyy): N/A

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:

Brian Cooke

DATE:

8/02/17

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	☒	☐	
a. Location of the land division area by section, township, and range:	☒	☐	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☒	☐	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	☒	☐	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☒	☐	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☒	☐	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☒	☐	
(1) Buildings:	☒	☐	
(2) Streets, alleys, and public ways:	☒	☐	
(3) Driveways:	☒	☐	
(4) Rail lines:	☒	☐	
(5) Private water wells or water supply systems:	☒	☐	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☒	N/A
(7) Any other public utilities:	☒	☐	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☒	☐	
(9) Vegetative land cover type:	☐	☒	land being developed
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☒	☐	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☒	land being developed
(12) Surface water features:	☒	☐	
(13) Drainageways:	☒	☐	
(14) Detention or retention areas:	☐	☒	N/A
(15) Cemeteries:	☐	☒	N/A
(16) Bridges/culverts:	☐	☒	N/A
(17) Rock outcroppings:	☐	☒	N/A
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐	☒	N/A
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:	☐	☒	previously addressed in development permitting
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☒	N/A
k. Scale, north arrow, and date of creation:	☒	☐	
l. Any other information required by the Agency:	☐	☒	
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?	☒	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☒	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☒	☐	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	☒	☐	

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
ROCK COUNTY, WISCONSIN

PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

INTENT OF SURVEY:

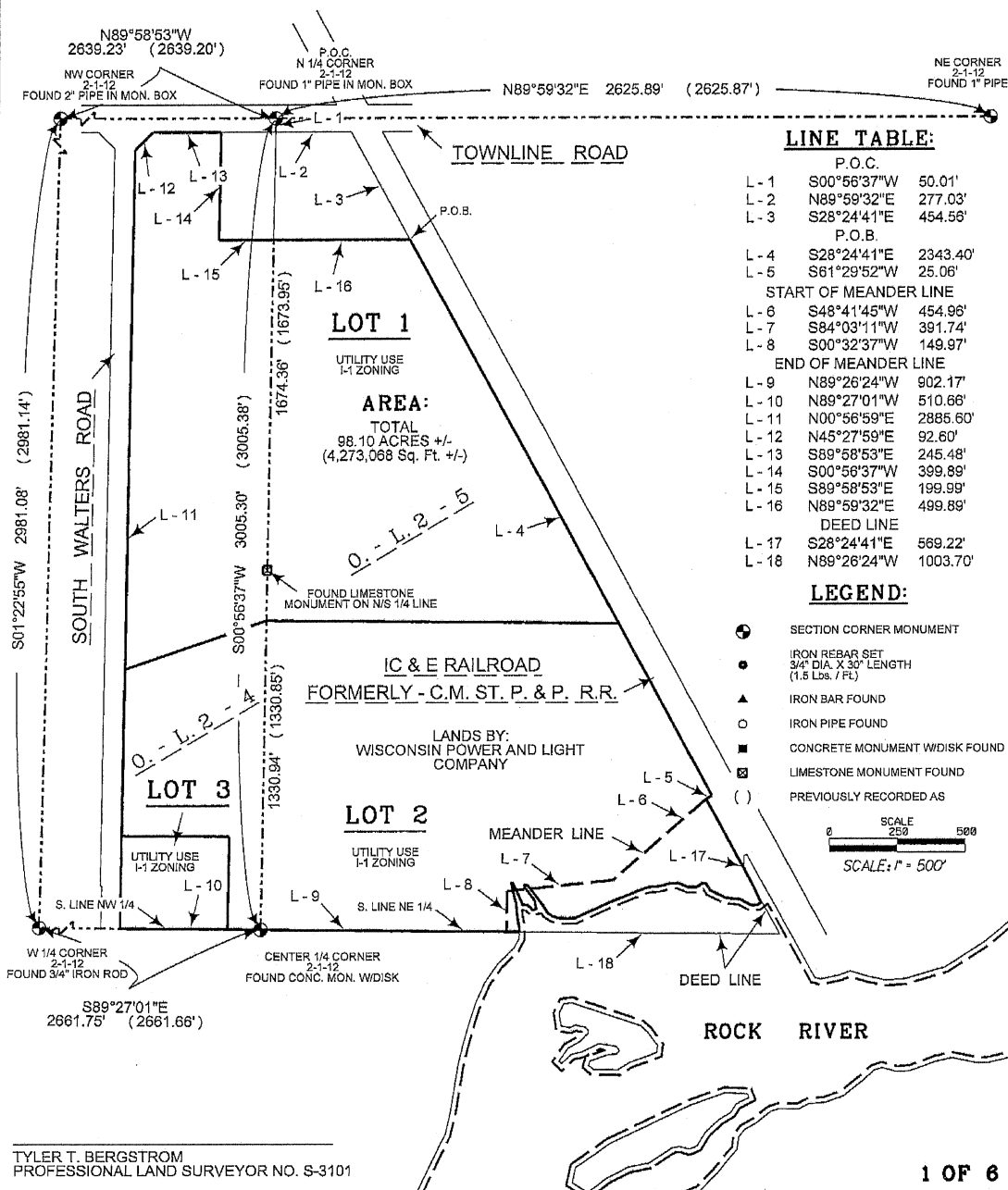
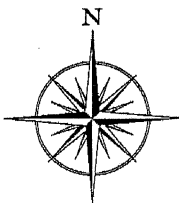
SURVEY OF LANDS TO DIVIDE LANDS OWNED BY
WISCONSIN POWER AND LIGHT COMPANY AS DESCRIBED IN WARRANTY DEEDS
VOLUME: 453, PAGE: 353-354
VOLUME: 357, PAGE: 713-715

BEARINGS:

GRID NORTH AS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
ROCK COUNTY

SURVEYED FOR:

WISCONSIN POWER AND LIGHT COMPANY
4902 N. BILTMORE LANE
MADISON, WI 53718

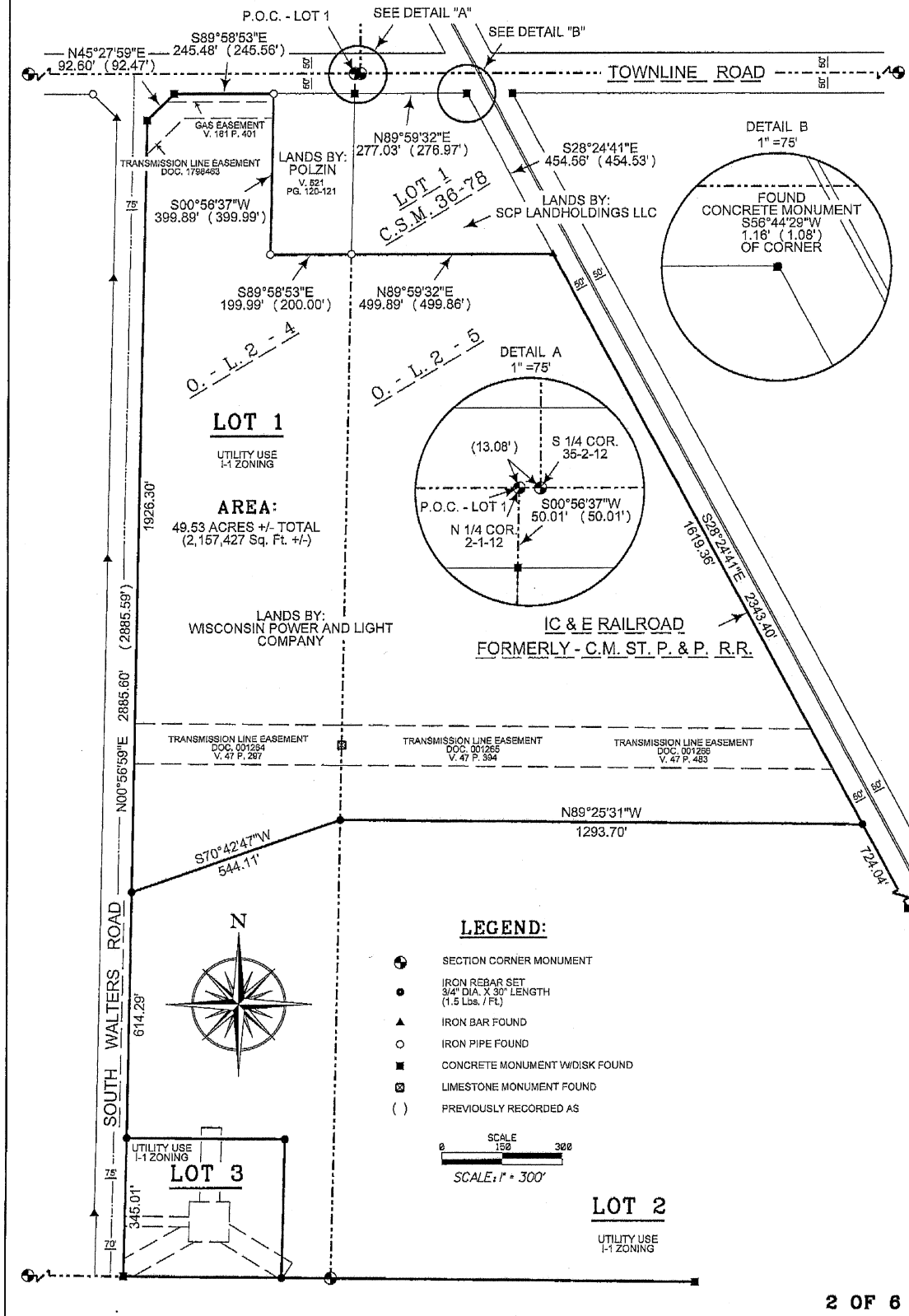


PRELIMINARY

CERTIFIED SURVEY MAP

ROCK COUNTY, WISCONSIN

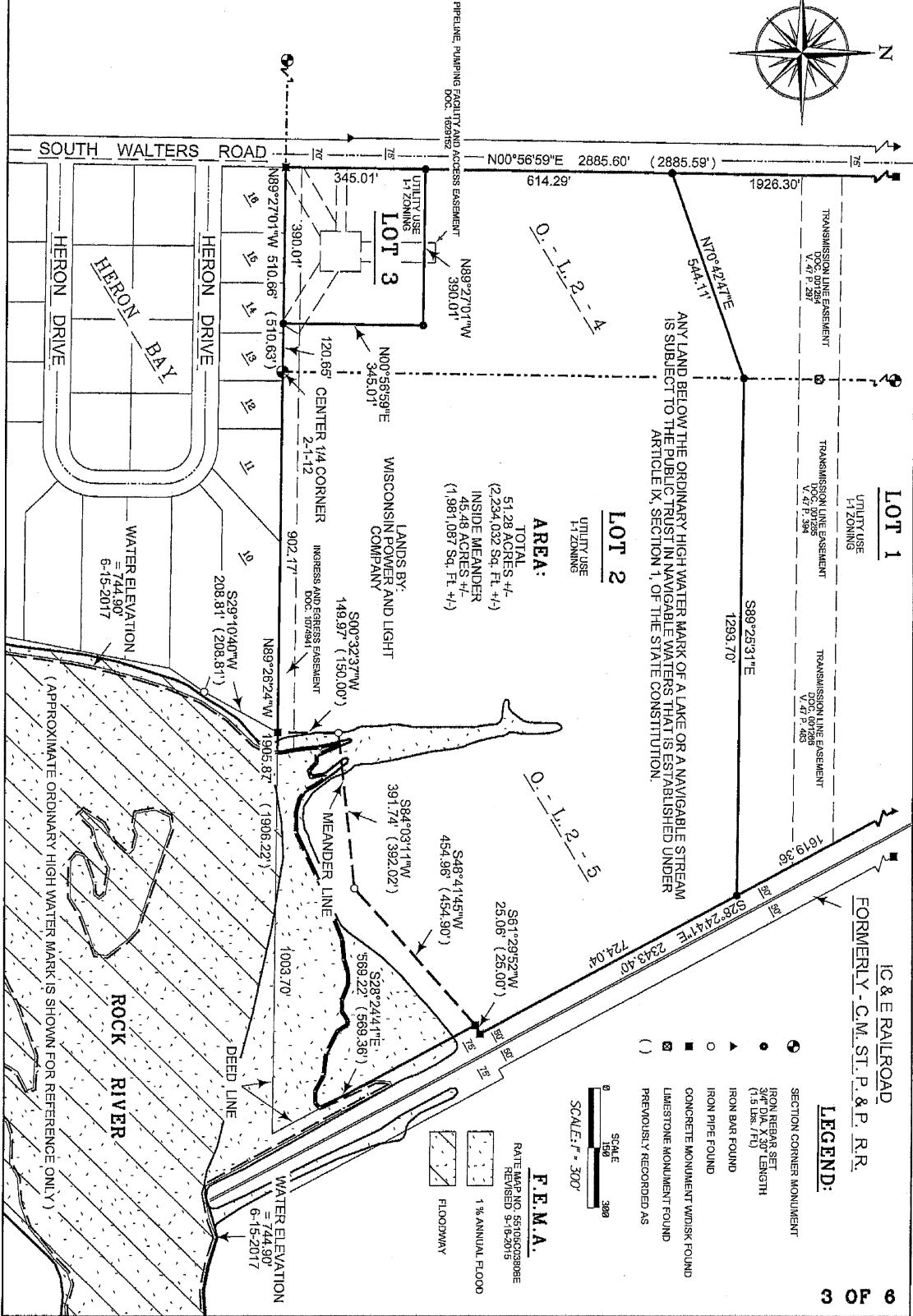
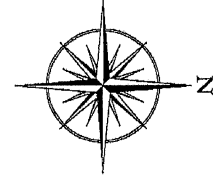
PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
 LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
 NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
 SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
 TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



PRELIMINARY

CERTIFIED SURVEY MAP
ROCK COUNTY, WISCONSIN

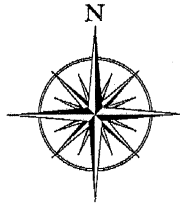
PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



PRELIMINARY

CERTIFIED SURVEY MAP
ROCK COUNTY, WISCONSIN

PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN



LEGEND:

- SECTION CORNER MONUMENT
- IRON REBAR SET
3/4" DIA. X 30" LENGTH
(1.5 Lbs. / Ft.)
- ▲ IRON BAR FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT W/DISK FOUND
- LIMESTONE MONUMENT FOUND
- () PREVIOUSLY RECORDED AS

SCALE
0 50 100
SCALE: 1" = 100'

LOT 2

UTILITY USE
I-1 ZONING

LOT 3

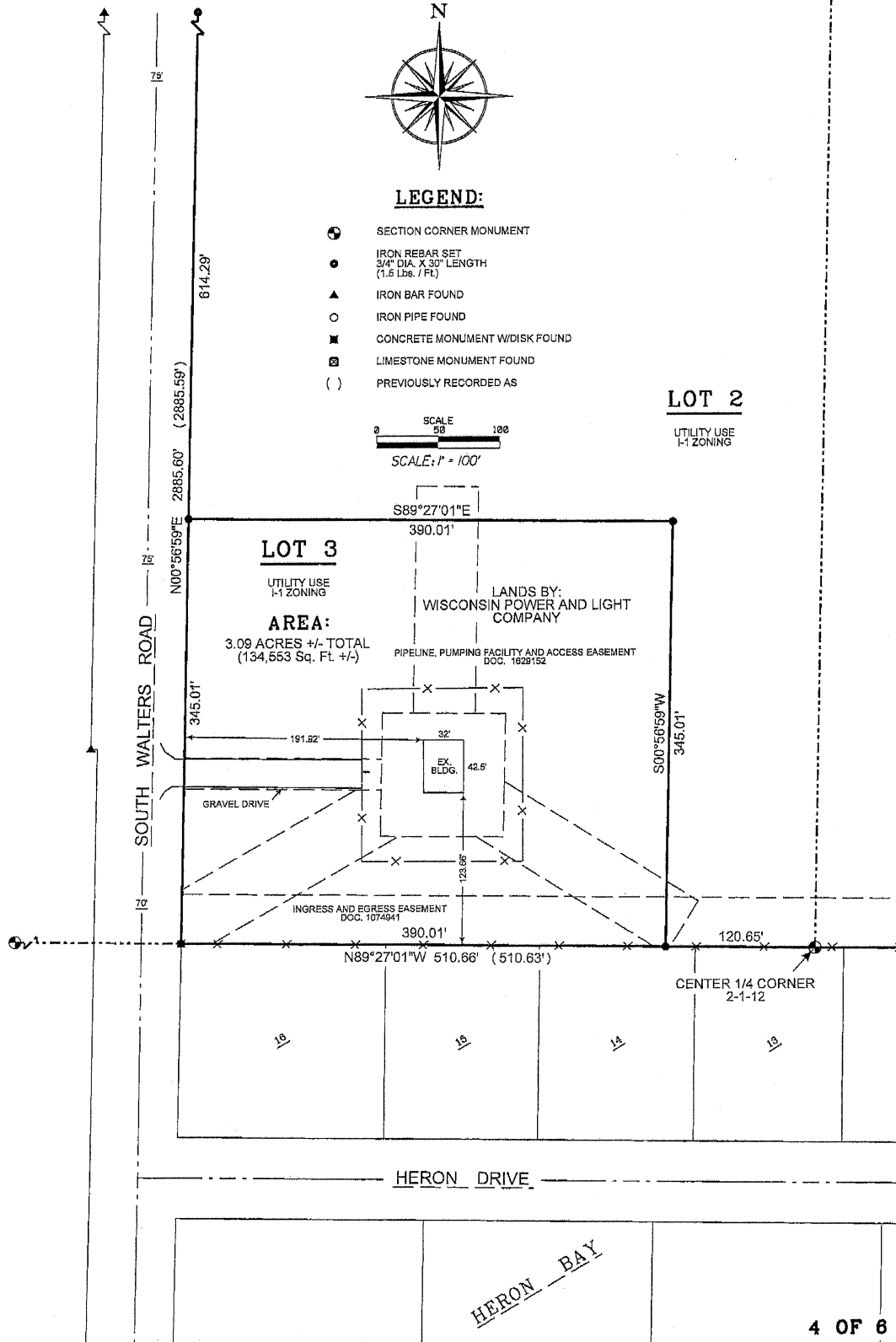
UTILITY USE
I-1 ZONING

AREA:

3.09 ACRES +/- TOTAL
(134,563 Sq. Ft. +/-)

LANDS BY:
WISCONSIN POWER AND LIGHT
COMPANY

PIPELINE, PUMPING FACILITY AND ACCESS EASEMENT
DOC. 1629152



PRELIMINARY

**CERTIFIED SURVEY MAP
ROCK COUNTY, WISCONSIN**

PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TYLER T. BERGSTROM, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT BY THE ORDER OF WISCONSIN POWER AND LIGHT COMPANY, I HAVE SURVEYED, DIVIDED, MONUMENTED AND MAPPED PART OF OUTLOTS 2-4 AND 2-5 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF BELOIT, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LANDS OWNED BY WISCONSIN POWER AND LIGHT COMPANY

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2;
THENCE S00°56'37"W, ALONG THE NORTH / SOUTH QUARTER LINE SAID SECTION 2, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTHERLY MARGIN OF TOWNLINE ROAD;
THENCE N89°59'32"E, ALONG THE SOUTHERLY MARGIN OF SAID TOWNLINE ROAD BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 277.03 FEET TO A POINT ON THE WESTERLY MARGIN OF THE IC & E RAILROAD, FORMERLY THE C.M. ST. P. & P. RAILROAD;
THENCE S28°24'41"E, ALONG THE WESTERLY MARGIN OF SAID RAILROAD, A DISTANCE OF 454.56 FEET TO THE POINT-OF-BEGINNING OF THE LAND TO BE DESCRIBED;
THENCE CONTINUING S28°24'41"E, ALONG THE WESTERLY MARGIN OF SAID RAILROAD, A DISTANCE OF 2343.40 FEET;
THENCE S81°29'52"W, ALONG THE WESTERLY MARGIN OF SAID RAILROAD, A DISTANCE OF 25.06 FEET TO THE BEGINNING OF A MEANDER LINE ALONG THE ROCK RIVER;
THENCE S48°41'45"W, ALONG SAID MEANDER LINE, A DISTANCE OF 454.96 FEET;
THENCE S84°03'11"W, ALONG SAID MEANDER LINE, A DISTANCE OF 391.74 FEET;
THENCE S00°32'37"W, ALONG SAID MEANDER LINE, A DISTANCE OF 149.97 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 902.17 FEET TO THE CENTER OF SAID SECTION 2;
THENCE N89°27'01"W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 510.66 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH WALTERS ROAD;
THENCE N00°56'59"E, ALONG THE EASTERLY MARGIN OF SAID SOUTH WALTERS ROAD, A DISTANCE OF 2885.60 FEET;
THENCE N45°27'59"E, ALONG THE EASTERLY MARGIN OF SAID SOUTH WALTERS ROAD, A DISTANCE OF 92.60 FEET TO A POINT ON THE SOUTHERLY MARGIN OF TOWNLINE ROAD;
THENCE S89°58'53"E, ALONG THE SOUTHERLY MARGIN OF SAID TOWNLINE ROAD BEING PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 245.48 FEET;
THENCE S00°56'37"W, ALONG THE WEST LINE OF LANDS RECORDED IN VOLUME 521, PAGES 120 - 121, A DISTANCE OF 399.89 FEET;
THENCE S89°58'53"E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 199.99 FEET TO A POINT ON THE NORTH / SOUTH QUARTER LINE;
THENCE N89°59'32"E, ALONG THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP RECORDED IN VOLUME 36, PAGES 78 - 80 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, AS DOCUMENT NO. 1997121, A DISTANCE OF 499.89 FEET TO THE POINT-OF-BEGINNING;
CONTAINING 98.10 ACRES OR (4,273,068 Sq. Ft.) MORE OR LESS AND INCLUDING ALL LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATERS EDGE OF THE ROCK RIVER.

ALSO SUBJECT TO ANY EASEMENTS, AGREEMENTS, COVENANTS OR RESTRICTIONS RECORDED OR UNRECORDED.

I DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER 236.34 OF THE WISCONSIN STATUTES, ROCK COUNTY LAND DIVISION ORDINANCE AND THE TOWN OF BELOIT LAND DIVISION ORDINANCES IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TYLER T. BERGSTROM
PROFESSIONAL LAND SURVEYOR NO. S-3101

APPROVAL:

THIS FINAL LAND DIVISION NO. 2017 XXX IS APPROVED, THIS _____ DAY OF _____, 2017, PURSUANT TO CHAPTER 4 OF THE ROCK COUNTY ORDINANCE.

BY: _____
ROCK COUNTY PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON THE PARENT PARCEL ARE CURRENT
AND HAVE BEEN PAID AS OF _____, 2017.

ROCK COUNTY TREASURER: _____

PRELIMINARY

**CERTIFIED SURVEY MAP
ROCK COUNTY, WISCONSIN**

PART OF OUTLOTS 2-4 AND 2-5 OF THE ASSESSOR'S PLAT OF BELOIT
LOCATED IN THE NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
NW 1/4 OF THE NE 1/4, SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4
SECTION 2, TOWNSHIP 1 NORTH, RANGE 12 EAST OF THE 4TH PRINCIPAL MERIDIAN
TOWN OF BELOIT, ROCK COUNTY, WISCONSIN

APPROVED BY THE PLAN COMMISSION OF THE CITY OF BELOIT, THIS ____ DAY OF _____, 2017.

BY: _____

DREW PENNINGTON
DIRECTOR OF PLANNING

APPROVED BY THE TOWN BOARD OF THE TOWN OF BELOIT, THIS ____ DAY OF _____, 2017.

BY: _____

CORPORATE OWNER'S CERTIFICATE:

WISCONSIN POWER AND LIGHT COMPANY, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND
BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID
CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED,
MONUMENTED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.
IN WITNESS WHEREOF, THE SAID WISCONSIN POWER AND LIGHT COMPANY HAS CAUSED THESE

PRESENTS TO BE SIGNED BY _____, ON THIS ____ DAY OF _____, 2017.

STATE OF WISCONSIN)
) ss
COUNTY OF _____)

CRAIG HENDRICKS
TEAM LEAD, REAL ESTATE AND RIGHT OF WAY

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2017, THE ABOVE NAMED
PERSONS, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING
INSTRUMENT ON BEHALF OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, WISCONSIN

DOCUMENT NO. _____ RECIEVED FOR RECORD THIS ____ DAY OF _____ A.D. 2017
AT _____ O'CLOCK ____ M. AND RECORDED IN VOLUME _____, PAGES _____ OF CERTIFIED
SURVEY MAPS OF ROCK COUNTY, WISCONSIN

REGISTER OF DEEDS



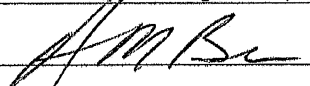
Application Number: LD2017 044 WP&L - Allia

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:	☐
a. Location of the land division area by section, township, and range:	☐
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☐
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	☐
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	☐
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☐
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☐
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	☐
(1) Buildings:	☐
(2) Streets, alleys, and public ways:	☐
(3) Driveways:	☐
(4) Rail lines:	☐
(5) Private water wells or water supply systems:	☐
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐
(7) Any other public utilities:	☐
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐
(9) Vegetative land cover type:	☐
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐
(11) Productive agricultural soils, cultural resources, and woodlands:	☐
(12) Surface water features:	☐
(13) Drainageways:	☐
(14) Detention or retention areas:	☐
(15) Cemeteries:	☐
(16) Bridges/culverts:	☐
(17) Rock outcroppings:	☐
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	☐
j. Preliminary concept for collecting and discharging stormwater in the land division area:	☐

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	☐
l. Any other information required by the Agency:	☐
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	☐
7c. Map prepared by a land surveyor licensed in Wisconsin:	☐
7d. All required application form information and required party's signature on the application form:	☐
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	☐
8. Preliminary minor land division application is complete:	☒ 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: ☒ Yes ☐ 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: ☐ Approve ☒ Approve With Conditions ☐ Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Dedicate road right of way as indicated on the preliminary CSM at the discretion of the Town (where applicable).	
3. Note on final CSM: "Development on Lots 1, 2 or 3 shall conform to the Airport Overlay Zoning District standards administered by the Rock County P&D Agency"	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>8/22/17</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	
TOWN ACTION	
13. Town action: ☒ Approve ☐ Approve With Conditions ☐ Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1. <u>Acted on by Town 8/21/17. Minutes available</u>	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: <u>(separate document sent from Town in file)</u>	

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: ☐ Approve ☐ Approve With Conditions ☐ Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if 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. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
4. The Rock County Treasurer shall certify that property taxes have been paid prior to approval by Agency.
5. CSMs subject to local approval shall be recorded with the Rock Co. Register of Deeds within 6 months of the last approval.
- 6.
- 7.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division creates three new lots from one parcel (approximately 100 acres) owned by Wisconsin Power and Light /Alliant Energy for the purpose of delineating specific land uses and separate ownership interests. Lot 1 (49.5 acres) will include the new power generating facility currently under construction, Lot 2 (51 acres) will remain undeveloped and Lot 3 (3.1 acres) will include an existing pumping facility. The parent parcel is currently zoned Light Industrial District (I-1).

The Land Division is within the extraterritorial approval jurisdiction of the City of Beloit.

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

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

15. Town action rationale and findings of fact:**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION****17. If you answered Approve With Conditions to 16., list conditions:**

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18. Committee action rationale and findings of fact:

Rock County

COMMITTEE REVIEW REPORT
FOR THE MONTH OF AUGUST 2017

08/31/2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
10-1720-0000-64200	TRAINING EXP	P1702270	08/17/2017	WISCONSIN REAL PROPERTY LISTER	120.00
REAL PROPERTY DESCRIPTION PROG TOTAL					120.00

I have reviewed the preceding payments in the total \$120.00

Date:

Dept

Committee

COMMITTEE REVIEW REPORT
FOR THE MONTH OF AUGUST 2017

08/31/2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
64-6400-0000-63100	OFC SUPP & EXP				
		P1700224	08/24/2017	OFFICE PRO INC	50.18
64-6400-0000-63107	PUBL & LEGAL				
		P1700226	08/17/2017	BELOIT DAILY NEWS	49.32
64-6400-0000-63200	PUBL/SUBCR/DUES				
		P1702226	08/10/2017	WISCONSIN NATURAL RESOURCES	8.97
		P1702228	08/10/2017	WISCONSIN TAXPAYERS ALLIANCE	10.95
				PLANNING PROG TOTAL	119.42
64-6460-0000-63110	ADMIN.EXPENSE				
		P1702189	08/10/2017	DEPARTMENT OF HEALTH SERVICES	200.00
				HOUSING GRANT CLEARING ACCOUNT PROG TOTAL	200.00
64-6730-0000-62420	MACH & EQUIP RM				
		P1702350	08/31/2017	TOPCON SOLUTIONS STORE	345.00
				SURVEYOR PROG TOTAL	345.00
64-6900-0000-63107	PUBL & LEGAL				
		P1700226	08/17/2017	BELOIT DAILY NEWS	49.32
				BOARD OF ADJUSTMENT PROG TOTAL	49.32

COMMITTEE REVIEW REPORT
FOR THE MONTH OF AUGUST 2017

08/31/2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
----------------	--------------	-----	------------	-------------	-------------

I have reviewed the preceding payments in the total \$713.74

Date:

Dept

Committee

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	8/30/2017		Project ID:	87	
Project Recommended By:			WPHD		
Project Funding Source			CDBG Program Income		
HOUSEHOLD INFORMATION					
Household Size	3	Household Income	\$33,696	Project Location	City of Evansville
FAIR MARKET VALUE INFORMATION			ASSESSED VALUE INFORMATION		
LAND	\$41,500	LAND	\$41,100		
BUILDINGS	\$120,200	BUILDINGS	\$119,200		
TOTAL	\$161,700	TOTAL	\$160,300		
MORTGAGE AND LIENS					
1. Bank of America	\$135,202	2.			
3.		PROPOSED ROCK COUNTY LOAN	\$28,235		
TOTAL MORTGAGES AND LIENS	\$163,437	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	1.01		

ELIGIBILITY VERIFICATIONS			
☒	Income less than 80%	☒	Title in Name
☒	Loan to Value less than 120%	☒	Mortgage Current
☐	Home value (after rehab) less than \$143,000 – n/a for CDBG	☒	Taxes Current
☒	Insurance	☒	Conflict of Interest Signed
☐	Flood Insurance (if required)	☒	Lead Pamphlet received and signed

SUMMARY OF REQUEST: This CDBG loan in the amount of \$28,235 for roof, siding, windows.	
Recommended Loan Amount:	\$28,235

COMMITTEE ACTION

☐	APPROVE	☐	DENY
LOAN AMOUNT APPROVED		\$	
Signature-Committee Chair		Date	