



PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, MARCH 22, 2018 – 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 March 8, 2018
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Public Hearing Shoreland Conditional Use Permit 2018 001 Zaramba Group LLC (Current Land Owner Meadows Development Group)
 - B. **Action Item:** Review & Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 001 Zaramba Group LLC (Current
 - C. **Action Item:** Recession of 50' Highway Setback Line - CSM Vol. 23 Pgs. 296-300 – Meadows Development Group LLC & WisDOT
 - D. **Action Item:** Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Division
 - 2018 006 (Newark Township) – Ryan (pg. 17)
6. Finance
 - A. Information Item: Committee Review of Payments

B. Action Item: Transfers

7. Community Development

A. Housing Rehabilitation Loan Alteration Request – Loan ID 020717D1
(CDBG Funds)

8. Committee Reports

9. Directors Report

A. Age Specific Owner Occupied Housing Rehabilitation Initiative

B. Wisconsin Land Information Association President's Award

10. Adjournment

Future Meetings/Work Sessions

April 12, 2018 (8:00 am)

April 26, 2018 (8:00 am)

May 10, 2018 (8:00 am)

May 24, 2018 (8:00 am)



March 5, 2018

LEGAL NOTICE

Notice is hereby given that the Rock County Planning & Development Committee will hear a request from Zaramba Group, LLC (c/o Woolpert, Inc) for a Shoreland Conditional Use Permit for filling and grading activities associated with a commercial development (Dollar General Store). The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the Rock County Shoreland Zoning Ordinance.

The property is located in part SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Lot 2, CSM Vol 23, Pages 296-300, Rock Township, Parcel 6-17-342.A1B. The owner's address is 14600 Detroit Ave, Ste. 1500, Lakewood, OH, 44107 and the general location for this proposed project is north of 6501 S US Hwy 51 S Riverside Dr, Janesville, WI.

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, March 22, 2018.

Please contact the Rock County Planning & Development Agency at 608-757-5587 with any questions or to review the application materials.

Andrew Baker

Senior Planner – Rock County Planning, Economic & Community Development



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

FROM: Planning & Development Agency Staff

SUBJECT: Shoreland Conditional Use Permit #2018 001 – Dollar General Development

DATE: March 12, 2017

Summary:

The Rock County P&D Staff has received a request from Zaramba Group, LLC (c/o Woolpert, Inc) for a Shoreland Conditional Use Permit for filling and grading activities associated with a commercial development (Dollar General Store). The Conditional Use Permit is required because the project will involve greater than forty cubic yards of fill and/or greater than one thousand square feet of disturbance within the Shoreland Zoning District. This request is being made in compliance with Section 4.208(2) (A) and 4.214(3) of the Rock County Shoreland Zoning Ordinance

The property is located in part SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Lot 2, CSM Vol 23, Pages 296-300, Rock Township, Parcel 6-17-342.A1B. The owner's address is 14600 Detroit Ave, Ste. 1500, Lakewood, OH, 44107 and the general location for this proposed project is north of 6501 S US Hwy 51 S Riverside Dr, Janesville, WI.

The property currently has a fifty foot highway setback line as required when the lot was created in 2000. This setback area is more restrictive than a standard building setback line in that it applies to essentially anything man made (not just buildings). Since the time this requirement was put on this property there have been two court cases in Wisconsin which effectively eliminated the authority of the Wisconsin DOT to place these restrictions on a Certified Survey Map. However, setback restrictions already in place are still enforceable unless a release is approved by all entities involved. The Developer has begun the process of getting the release approved and has already obtained approval from the DOT. Considering a portion of this project will be constructed within the existing setback area, one of the recommended conditions of approval is that the release fully executed and recorded before the project begins. The Committee will take action on the release under a separate Agenda item and additional documentation in that regard can be found in the Agenda packet.

Per Section 4.214(3)(B) of Shoreland Zoning Ordinance, the Planning & Development Committee shall state in-writing the grounds for granting or denying a conditional use permit. This memo and recommended Conditions of Approval are intended to provide a basis for the decision.

Section 4.214(3)(C) references "Standards Applicable to All Conditional Uses." In deciding a conditional use permit application, the Committee shall evaluate the effect of the proposed use upon (ordinance language is in *italics* below and staff comments are in standard **bold** font):

1. *The maintenance of safe and healthful conditions.* **This standard can generally be met if all other permitting requirements are met.**

2. *The prevention and control of water pollution including sedimentation. Erosion control measures must be established and maintained during construction to minimize runoff. A Construction Site Erosion Control and Storm Water Management Permit will be required from the Land Conservation Department.*
3. *Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage. The project is not within the Floodplain Zoning District. The discharge location for surface water from this property will not be changed with the proposed design and any increase water volume due to impervious surfaces will be mitigated by a storm water management facility. This project requires a Construction Site Erosion Control and Storm Water Management Permit from the Land Conservation Department.*
4. *The erosion potential of the site based on the degree and direction of slope, soil type and vegetative cover. Erosion potential will be minimized through the use of management practices and competition of construction and stabilization in a timely fashion.*
5. *The location of the site with respect to existing or future access roads. The development will have access to Hwy 51 at two locations via two existing private road access points. These access roads are on a privately owned outlot created when subject lot was divided.*
6. *The need of the proposed use in a shoreland location. The location of this project was based on the availability of land, proximity to other store locations and the population living in the area.*
7. *Its compatibility with uses on adjacent land. The development is compatible with surrounding land uses.*
8. *The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal system. This area is served by sanitary sewer.*
9. *Location factors under which:*
 - a. *Domestic uses shall be generally preferred; This standard can generally be met.*
 - b. *Uses not inherently a source of pollution within the area shall be preferred over uses that are or may be a pollution source; This standard can generally be met.*
 - c. *Use locations within an area tending to minimize the possibility of pollution shall be preferred over a use locations tending to increase that possibility. This standard can generally be met.*

Recommendation(s) or Action(s):

Agency Staff recommends approval of the Shoreland Conditional Use Permit #2018 001 with the following conditions for the Committee to consider:

1. The project shall be completed according to the approved construction plans unless minor revisions are approved in advance by Staff. Significant revisions may require additional review and action by the Committee.
2. The existing highway setback restriction along Hwy 51 documented on the CSM shall be released by all applicable entities prior to the start of construction.
3. Developer shall obtain a Rock County Construction Site Erosion Control and Storm Water Management Permit from the Land Conservation Department.
4. The smallest amount of bare ground shall be exposed for as short a time as feasible and re-stabilized in a timely fashion with approved Best Management Practices.
5. Any topsoil piles that will remain on site shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
6. All other necessary permits or approvals for the project shall be obtained prior to starting construction.
7. This permit expires one year from the date of Committee approval unless approved otherwise.

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: Shoreland CUP2018001

Received By - Date
(MM/DD/YYYY): 03/05/18

Date of Hearing: 03/22/18

Permit Fee: 600.00

Rock County Shoreland Conditional Use Permit Application

Required for projects consisting of land disturbance greater than 1000 square feet or 40 cubic yards of fill within the Shoreland Zoning District.

APPLICANT INFORMATION

LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

Name:	Zaramba Group, LLC	Telephone:	216.221.6600	
Address:	14600 Detroit Ave, Ste 1500	City:	Lakewood	State: OH Zip: 44107

AGENT (i.e. Builder, Contractor, etc)

Name:	Woolpert	Telephone:	630.424.9080	
Address:	1815 S. Meyers Rd, Ste 950	City:	Oakbrook Terrace	State: IL Zip: 60181

Identify the individual that will serve as the primary contact: LANDOWNER AGENT

PROPERTY INFORMATION

Sub-division name:	Not applicable <input checked="" type="checkbox"/>	Lot number:	Not applicable <input checked="" type="checkbox"/>
Property location:	Town of Rock	SW 1/4 of SE 1/4	
	Section 36	Tax parcel number (s) - 6-17-342.A1B	
Road/Street name (with address if applicable): 6443 US 51	Property size (Square feet or acres): 1.73 acres	Property dimensions (Feet): X	
Property is within/contains a (check all that apply):			
<input checked="" type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> None			
Property is adjacent to (check all that apply):			
<input type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input checked="" type="checkbox"/> U.S. highway			

APPLICATION SITE PLAN REQUIREMENTS

Please include a Site Plan, prepared using the Rock County internet based Geographic Information System (www.co.rock.wi.us/planning-gis-maps-data), if possible, and including following information when applicable:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Approximate location and dimension of disturbed area | <input checked="" type="checkbox"/> Floodplain Boundary | <input type="checkbox"/> Existing Buildings N/A |
| <input checked="" type="checkbox"/> Identification and approximate location of Environmentally Sensitive Areas (e.g. steep slopes, wetlands, hydric soils, cultural resources, productive agricultural soils, woodlands) | <input checked="" type="checkbox"/> Area to be filled and volume of fill | <input checked="" type="checkbox"/> Erosion control measures |
| | <input checked="" type="checkbox"/> Planned impervious surfaces | |

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a Shoreland Conditional Use Permit or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per this form, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. I understand that this permit application will be acted upon by the Rock County Planning and Development Committee following a Public Hearing and that Shoreland Zoning Ordinance section 4.214(3)(C) requires that the Committee shall evaluate the effect of the proposed use upon the following:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent properties due to altered surface water drainage.
4. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
5. The location of the site with respect to existing or future access roads.
6. The need of the proposed use in a shoreland location.
7. Its compatibility with uses on adjacent land.
8. The amount of liquid and solid wastes to be generated and the adequacy of the proposed disposal systems.
9. Location factors under which:
 - a. Domestic uses shall be generally preferred;
 - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
 - c. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

I understand the decision by the P&D Committee may be approval, approval with conditions or denial based on the site plan and evaluation of the above reference factors. A narrative which addresses the above referenced factors has been provided as part of this application. Any change in the approved plan requires review by this P&D Agency and possibly additional approval by the P&D Committee. Any change without prior approval is considered an Ordinance violation and may result in legal action.

LANDOWNER OR AGENT SIGNATURE: Matt Cooney DATE: 2/22/18

AGENCY REVIEW

A complete review of the application is provided in the Staff memo presented to the P&D Committee.

Lot is within/contains a (check all that apply):

- Floodplain Floodway Floodfringe Shoreland Wetland None

Shoreland Zoning Impervious Surface Standard
Maximum allowable impervious surface is 15% of lot area, or 30% with approve mitigation plan.

4a.	Maximum Impervious Surface:	square feet
4b.	Existing Impervious Surface:	square feet
4c.	Additional Impervious Surface:	square feet
4d.	New Total Impervious Surface:	square feet

Does not apply
N/A because greater than 300' from River

Mitigation Required Yes No If yes, additional planning is required.

Agency Recommended Action: Approve Approve with conditions Deny

PLANNING AND DEVELOPMENT COMMITTEE ACTION

- Approve Approve with conditions Deny

AGENCY SIGNATURE: _____

TITLE: Administrator - Rock County Planning,
Economic & Community Development Agency

DATE: _____

SITE IMPROVEMENT PLANS DOLLAR GENERAL STORE #19038

NEC OF U.S. 51 & GOLD ROAD,
JANESVILLE, ROCK COUNTY, WI
JANUARY 2018

ZAREMBA GROUP, LLC

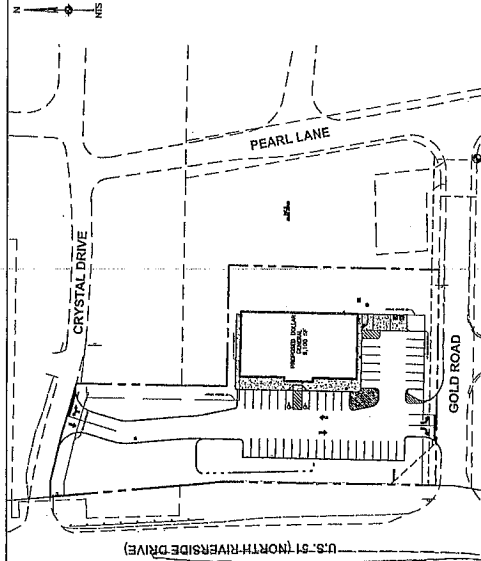
14600 DETROIT AVE, SUITE 1500, LAKEWOOD, OH 44107

1515 South Myers Road
Suite 300
Coburn, Illinois, IL 62011
618.424.8000
FAX: 618.458.3731

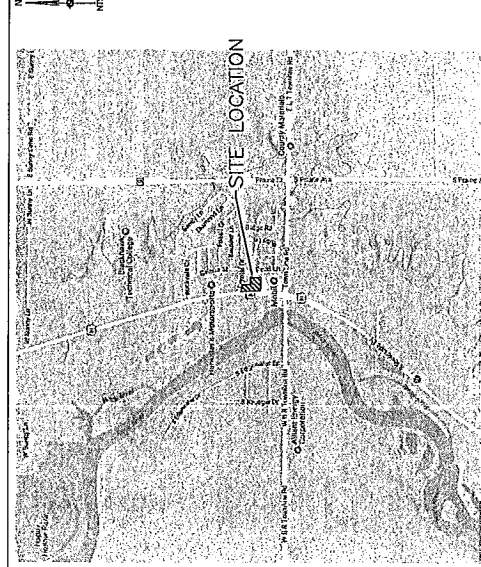


DIGERSHOTLINE
Manufacturing & Distribution
14600 Detroit Ave., Suite 1500
Lakewood, OH 44107
Tel: 313.937.1460

SITE PLAN



VICINITY MAP



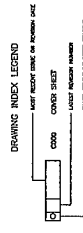
SHEET INDEX

19/27/18	COVER SHEET
18/27/18	GENERAL NOTES
17/27/18	EXISTING CONDITIONS & DEMOLITION PLAN
16/27/18	SITE PLAN
15/27/18	GRADING PLAN
14/27/18	EROSION CONTROL PLAN
13/27/18	EROSION CONTROL DETAILS
12/27/18	UTILITY PLAN
11/27/18	LANDSCAPE PLAN
10/27/18	DETAILS
09/27/18	DETAILS

No.	DATE	REVISION
	1/29/18	SCALED FOR BID

PROJECT No.: 077717

C000



DRAWING INDEX LEGEND
 COVER SHEET
 COVER SHEET
 UTILITY LOCATION



U.S. 51 (NORTH RIVERSIDE DRIVE)
 PUBLIC RIGHT-OF-WAY
 ADJACENT

Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

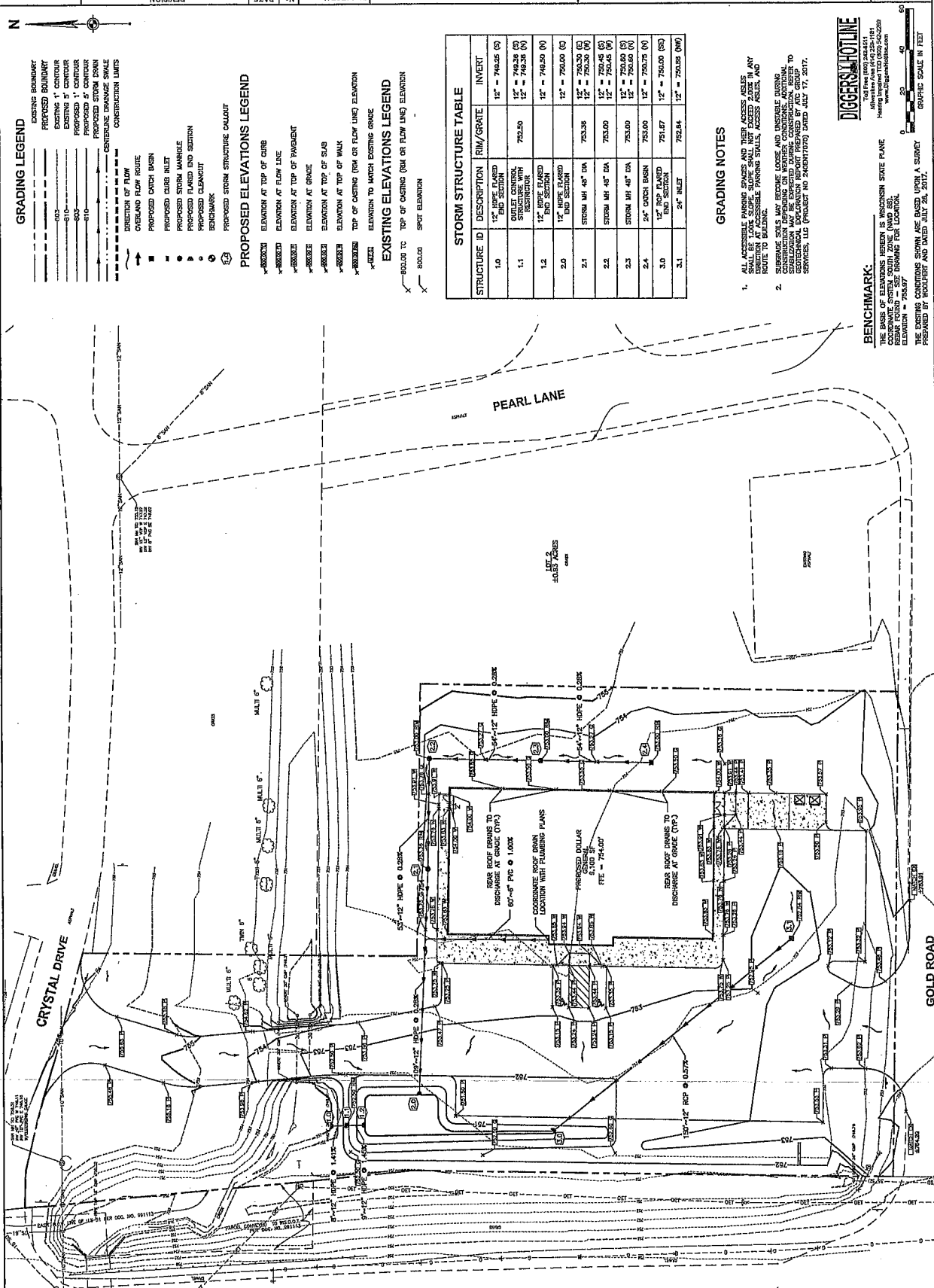
Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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STRUCTURE ID	DESCRIPTION	RIM/GRADE	INVERT
1.0	12" HDPE FLARED END SECTION	752.50	12" = 749.25 (0)
1.1	OUTLET CONTROL STRUCTURE WITH DISCHARGE	752.50	12" = 749.25 (0) 12" = 749.25 (0) 12" = 749.25 (0)
1.2	12" HOPE FLARED END SECTION	752.50	12" = 749.25 (0)
2.0	12" HOPE FLARED END SECTION	753.00	12" = 750.00 (0)
2.1	STORM MH 48" DIA	753.00	12" = 750.00 (0) 12" = 750.00 (0) 12" = 750.00 (0)
2.2	STORM MH 48" DIA	753.00	12" = 750.00 (0) 12" = 750.00 (0)
2.3	STORM MH 48" DIA	753.00	12" = 750.00 (0) 12" = 750.00 (0)
2.4	24" CATCH BASIN	753.00	12" = 750.00 (0) 12" = 750.00 (0)
3.0	12" POP FLARED END SECTION	751.67	12" = 750.00 (0)
3.1	24" INLET	752.84	12" = 750.00 (0)

GRADING NOTES

- ALL ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE LIFTED SLIPS. SLIPS SHALL NOT EXCEED 2 INCHES IN ANY DIRECTION. EXISTING PAVING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED TO BE REPLACED.
- SUBGRADE SHALL BE UNIFORM AND UNDISTURBED DURING CONSTRUCTION. ALL EXISTING UTILITY LOCATIONS SHALL BE VERIFIED BY UTILITY LOCATOR PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS THE NATIONAL STATE PLANE DATUM. THE ELEVATION OF THE BENCHMARK IS 752.84 FEET. THE BENCHMARK IS LOCATED AT THE CORNER OF PEARL LANE AND GOLD ROAD. THE BENCHMARK WAS ESTABLISHED BY SURVEY AND DATED JULY 28, 2017.



243 East 8000 South
 Midvale, UT 84040
 801.488.8888
 www.diggershotline.com



- GRADING LEGEND**
- EXISTING BOUNDARY
 - PROPOSED BOUNDARY
 - EXISTING 1' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 5' CONTOUR
 - EXISTING DRAINAGE SWALE
 - PROPOSED DRAINAGE SWALE
 - CONSTRUCTION LIMITS
 - DIRECTION OF FLOW
 - OVERLAND FLOW ROUTE
 - PROPOSED CATCH BASIN
 - PROPOSED CURB INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED FLARED END SECTION
 - PROPOSED CLEANOUT
 - BENCHMARK
 - PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF SLOPE
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

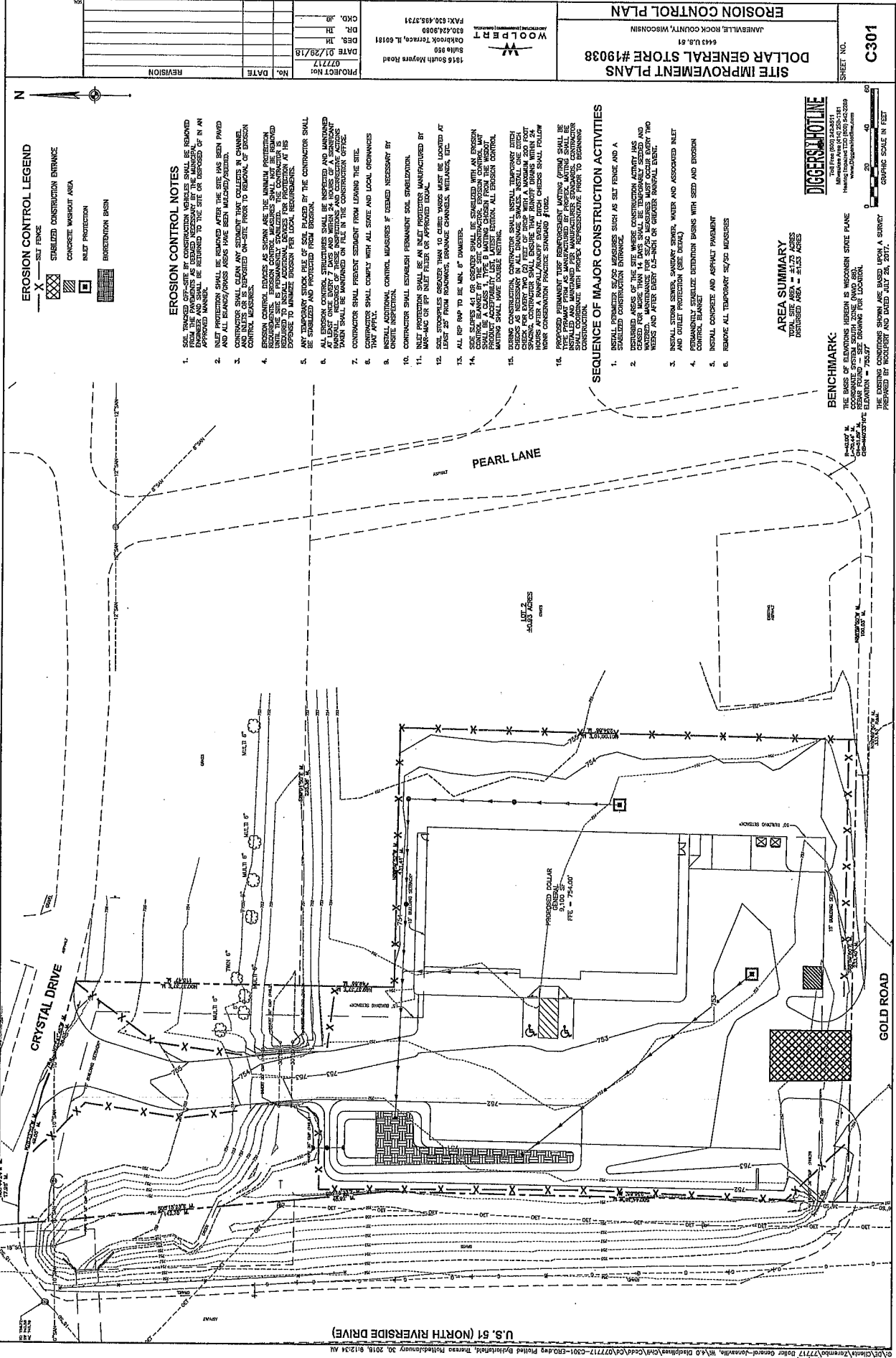
- 800.00 TO TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 SPOT ELEVATION

PROJECT NO.	DATE	NO.	DATE	REVISION
07277	01/29/19			

1616 South Meyers Road
 Suite 500
 Oshkosh, Wisconsin
 54901
 WOLPERT
 920.424.9890
 FAX: 920.496.3731

SITE IMPROVEMENT PLANS
DOLLAR GENERAL STORE #19038
 6443 U.S. 51
 JAMESVILLE, ROCK COUNTY, WISCONSIN

GRADING PLAN
 SHEET NO. **C300**



U.S. 81 (NORTH RIVERSIDE DRIVE)
 1/23/2018 17:10:55 PM
 User: 07717-K-4mg; Project: 07717-K-4mg; File: 07717-C301-EROSION CONTROL PLAN; Program: 07717-K-4mg-DimZipped.dwg; 07717-106K.dwg
 User: 07717-K-4mg; Project: 07717-K-4mg; File: 07717-C301-EROSION CONTROL PLAN; Program: 07717-K-4mg-DimZipped.dwg; 07717-106K.dwg

- EROSION CONTROL LEGEND**
- X - SILT FENCE
 - [Hatched Box] STABILIZED CONSTRUCTION ENTRANCE
 - [Hatched Box] CONCRETE WASHOUT AREA
 - [Square] INLET PROTECTION
 - [Grid Box] SEDIMENTATION BASIN

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE MUNICIPAL ENGINEER AND SHALL BE DEPOSITED TO THE SITE OR ELSEWHERE IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL STABILIZED AREAS HAVE BEEN MULCHED/SEEDED.
3. ALL EROSION CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE TO MAINTAIN PROTECTION AT ALL TIMES.
4. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE TO MAINTAIN PROTECTION AT ALL TIMES.
5. ANY TEMPORARY STOCK PILES OF SOIL PLACED BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION.
6. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE TO MAINTAIN PROTECTION AT ALL TIMES.
7. CONTRACTOR SHALL FREQUENTLY CHECK FOR LEAKING AT THE CONSTRUCTION OFFICE.
8. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ALL EROSION CONTROL MEASURES IF DEEMED NECESSARY BY THE MUNICIPAL ENGINEER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
10. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
11. INLET PROTECTION SHALL BE AN INLET PROTECTION MANUFACTURED BY MARS-44C OR IFT INLET FILTER OR APPROVED EQUIVALENT.
12. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
13. ALL RIP RAP TO BE MIN. 6" DIAMETER.
14. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL MEASURE SUCH AS MULCH/SEED OR PERMANENT SOIL STABILIZATION PRODUCT ACCEPTABILITY LIST, LATEST EDITION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
15. DURING CONSTRUCTION, CONSTRUCTION SHALL INSTALL TEMPORARY SILT CHECKS AS NECESSARY IN ALL DRAINAGE SWALES. INSTALL ONE SILT CHECK PER 100' OF SWALE. SILT CHECKS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. AFTER A RAINFALL/RUNOFF EVENT, SILT CHECKS SHALL FOLLOW BANK CONSTRUCTION PRACTICE STANDARD #108.
16. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED IMMEDIATELY UPON DAMAGE TO MAINTAIN PROTECTION AT ALL TIMES.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERMANENT SEDIMENT STRUCTURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS OCCURRED SHALL BE MULCHED/SEEDED AND MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER EVERY 48-HOUR OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL).
4. PERMANENTLY STABILIZE SEDIMENT BASINS WITH SEED AND EROSION CONTROL BLANKET.
5. INSTALL CONCRETE AND ASPHALT PAVEMENT.
6. REMOVE ALL TEMPORARY SEDIMENT MEASURES.

AREA SUMMARY

TOTAL SITE AREA = 41.73 ACRES
 DISTURBED AREA = 31.25 ACRES

BENCHMARK:

PERMANENT BENCHMARK IN WISCONSIN STATE PLANE
 COORDINATE SYSTEM (NAD 83) SHALL BE USED FOR ALL BENCHMARKS.
 ELEVATION = 700.57' SEE DRAWING FOR LOCATION.
 PREPARED BY WOOLPERT AND DATED JULY 26, 2017.

DIGGERS' HOTLINE
 24 HOURS A DAY
 1-800-4-A-DIG
 Milwaukee Area (414) 252-1481
 Hamilton Area (919) 252-1481
 www.diggershotline.com

C-301
 SHEET NO.
 GRAPHIC SCALE IN FEET
 0 20 40

PROJECT NO:	07717
DATE:	01/29/18
DESIGNER:	1616 South Meyers Road Oakbrook Terrace, IL 60181
DATE:	01/29/18
DR. NO.:	020.424.008
C.D. NO.:	020.424.008
REVISION:	

EROSION CONTROL PLAN
 JAMESVILLE, ROCK COUNTY, WISCONSIN
 6443 U.S. 81
DOLLAR GENERAL STORE #19038
 WOOLPERT
 1616 South Meyers Road
 Oakbrook Terrace, IL 60181
 FAX: 630.488.3731
 6443 U.S. 81
 JAMESVILLE, ROCK COUNTY, WISCONSIN
EROSION CONTROL PLAN

EXHIBIT B

**MEADOWS DEVELOPMENT GROUP
N86 W14041 BEACON STREET
MENOMONEE FALLS, WI 53051**

December 20, 2017

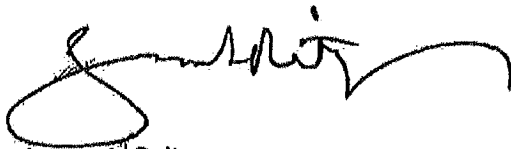
Jean Mancheski
WisDOT DSTD SW Region- Planning
2101 Wright Street
Madison, WI 53704

Dear Jean,

Please accept this as our request to have the 50' Highway Setback on Lot 2 as shown on Document 1463732 released by the Wisconsin Department of Transportation. A copy of this document is included for reference.

Should you have any questions or require further information to process this request, please do not hesitate to contact our general counsel, Michael Seltz, at (414) 351-8017. Thank you for your attention to this request.

Sincerely,



James A. Reitzner
Manager
Meadows Development Group



Division of Transportation Systems Development
Bureau of Technical Services/Acquisition & Services Section
PO Box 7916
Madison, WI 53707-7986

Scott Walker, Governor
Mark Gottlieb, Secretary
Internet: www.wisconsin.gov

Telephone: (715) 365-5778

Facsimile (Fax) 715-365-5780
E-mail: michael.roach@dot.state.wi.us

July 3, 2014

Dear Interested Party:

On April 16, 2009 in Dane County Circuit Court Case No. 06-CV-4294, Madison Area Builders Association, et al. v. Wisconsin Department of Transportation; et al., it was ordered and adjudged that the 1999 and 2001 amendments to Chapter Trans 233 were declared to be invalid and unenforceable, but that the order had no effect on the legal validity or enforceability of Chapter Trans 233 as it existed prior to the adoption of the 1999 amendments on February 1, 1999. What this means is that Chapter Trans 233, Wisconsin Administrative Code, written in 1996 is currently in effect.

Trans 233 (as written in 1996) only applies to "subdivisions", as defined in s. 236.02(12), Wis. Stats., or the more restrictive definition under s. 236.45, Wis. Stats. Certified survey maps, plat of surveys and condominium plats are not reviewed under Trans 233. Any restrictions placed on subdivision plats shall remain in effect and valid even if the land is subsequently redivided.

Some specific changes to WisDOT's review of "subdivisions" under Trans 233 as result of this court case are:

1. The department will only review Subdivisions and County plats abutting state highways.
2. Improvements are prohibited within the Highway Setbacks. This means parking lots, detention ponds, driveways, grading, landscaping, berms, fences, etc. There are no acceptable improvements, as previously stated in the Facilities Development Manual (FDM 7-50 Attachment 5.3).
3. There will be no Special Exception or Waiver of Damages to reduce the Highway Setback or allow improvements within the Highway Setback area.
4. The department may authorize variances to the terms of these rules and regulations in special cases where the rules and regulations will result in unnecessary hardships.
5. All notes that are required on the plats shall revert to the language required by the 1996 version of the rule.
6. ~~Restrictions placed on Certified Survey Maps, Condominium Plats, and Plats of Survey remain in effect and valid unless they are released by the Department.~~
7. The department will no longer charge the review fee of \$110.00.

Attached for your convenience is a copy of the rule as published in August 1996 and the language for the notes. The 2009 ruling showed that the 1999 version of Trans 233 had no legal effect, and the department could only use the 1996 version.

Please feel free to call me with any question at 608-516-6340.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Roach, P.E.".

Michael J. Roach, P.E.
Statewide Access Engineer

CORRECTION INSTRUMENT

RESCISSION OF TRANS 233 RESTRICTIONS

As required by Wis. Statutes Chapter 236.293 and 236.295, I, Affiant, Stephen R. Kregar, Professional Land Surveyor #S-2947 hereby certify that the Certified Survey Map # 23-296 for LOT #2 recorded as Document #1463732, Vol 23, Pages 296,297,298,299 & 300, Section 36, T2N, R12E, Town of Rock, County of Rock, Wisconsin, was recorded on the 20 day of July, 2000. That said document has a restriction of a 50 Ft. Highway Setback Line inscribed upon it.

That Meadows Development Group, owner of Parcel 6-17-342.A1B has requested that the WisDOT restriction of 50 Ft. Highway Setback Line be removed.

See written request and ownership documents, as Exhibits #A & B.

In 2005 & 2009 Wis. Courts have ruled adversely on the applicability of Trans 233, Wisconsin Administrative Code, to certified survey maps.

Therefore, the Department has reviewed this request, finds no objection, and so rescinds the restriction as requested, provided that the local municipality or town and county agencies under Wisconsin Statute, Chapter 236.45 so agree.

See Exhibits # A & B
1-24-2018

David Vieth
David Vieth, Regional Director

Return to:
Wisconsin Department of Transportation
Southwest Region Madison, Jean Mancheski
2101 Wright Street
Madison, WI 53704-2583

Parcel Identification Number or Tax Key Number
6-17-342.A1B

AS REQUIRED BY CHAPTER 236.295(2)

RESOLUTION

Resolved; That the _____ of _____ approves of the rescission as requested by _____ and agrees with the Wisconsin Department of Transportation's decision to remove the said restriction for this property (RE: Document # _____).

_____, Chairperson

I, _____, Clerk, hereby certify that the above resolution (# _____) was adopted by the _____ Board at the meeting on the _____ day of _____, 20____.

Dated this _____ day of _____, 20____.

_____ COUNTY

NON - OBJECTION CERTIFICATION

The Planning and Zoning Department has no objection to this rescission by the Wisconsin Department of Transportation.

_____, Zoning Administrator

Dated this _____ day of _____, 20____.

ACKNOWLEDGEMENT

State of Wisconsin §
Dane County

Subscribed to and sworn (or affirmed) before me this 9 day of Jan, 2018

David Vieth, Regional Director, signed this document.

Annette L. Haak, name
Notary Public, State of Wisconsin
My commission expires 04/05/2020

Stephen R. Kregar, PLS# S-2947

Acknowledge that this change is correct and has been submitted and reviewed by the the proper authorities to the best of my knowledge and belief.

x Stephen R. Kregar
Dated this 8 day of January, 2018

ACKNOWLEDGEMENT

State of Illinois §
DuPage County

Subscribed to and sworn (or affirmed) before me this 8th day of Jan, 2018

Guadalupe Luna, name
Notary Public, State of Illinois
My commission expires Aug. 25, 2020

Notary seal

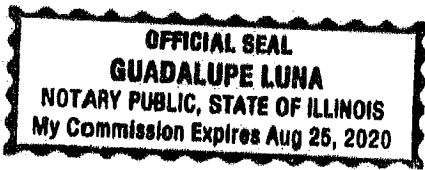


EXHIBIT A

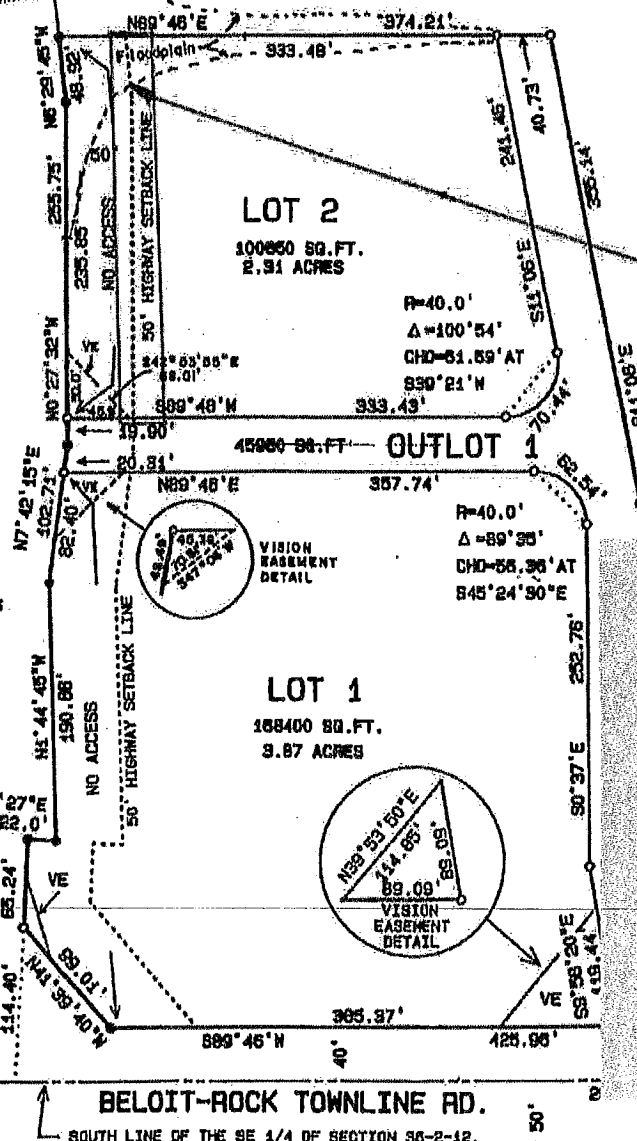
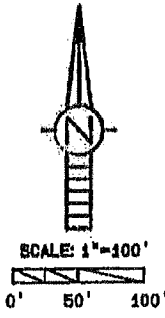
CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T.2N., R.12E. OF THE 4TH P.M., ROCK TOWNSHIP, ROCK COUNTY, WISCONSIN.



LEGEND:

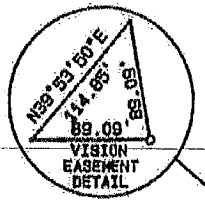
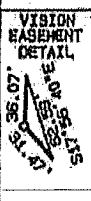
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN
- ⊙ FOUND ALUMINUM MONUMENT
- ⊙ FOUND IRON PIPE
- UE UTILITY EASEMENT
- VE VISION EASEMENT



X RESTRICTIONS PROHIBIT IMPROVEMENTS - SEE SHEET 2.

SETBACK RELEASED

*INCLUDE
SIGNED RESOLUTIONS
WITH RECORDING*



SOUTH 1/4 CORNER OF SECTION 36-2-12.

BELOIT-ROCK TOWNLINERD.
SOUTH LINE OF THE SE 1/4 OF SECTION 36-2-12.

SE CORNER OF SECTION 36-2-12.

SHEET ONE OF FIVE SHEETS
ORDER NO. 98-410 THOMAS

962

CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T.2N., R.12E. OF THE
4TH P.M., ROCK TOWNSHIP, ROCK COUNTY, WISCONSIN.

NOTE: NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY
LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT
ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS,
DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT BEING EXPRESSLY
INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED
IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE
WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN
DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE
OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

SETBACK RELEASED

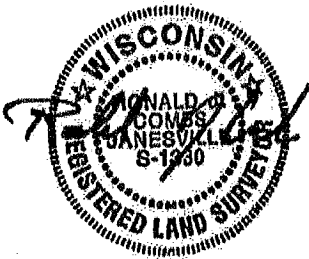
NOTE: NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION
EASEMENT. NO VEGETATION WITHIN THE EASEMENT MAY EXCEED 30 INCHES IN HEIGHT.

NOTE: AS OWNER I HEREBY RESTRICT ALL LOTS IN THAT NO OWNER, POSSESSOR, USER,
LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM
OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S.H. "51", EXCEPT
AS SHOWN ON THE LAND DIVISION MAP; IT BEING EXPRESSLY INTENDED THAT THIS
RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS
PROVIDED IN S.236.293 STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR
ITS ASSIGNS.

NOTE: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS,
RECORDED OR UNRECORDED.

NOTE: OUTLOT 1 IS SUBJECT TO A PRIVATE NON-EXCLUSIVE EASEMENT FOR INGRESS AND
EGRESS FOR THE BENEFIT OF LOTS 1 AND 2.

NOTE: Location of Floodplain was taken
from survey by Norman Hanson, last
revised 1-10-1996.



SHEET TWO OF FIVE SHEETS
ORDER NO. 98-410 THOMAS

297

2 OF 5



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: March 22, 2018

Land Division Summary:

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

2018 006 (Newark Township) - Ryan

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

P&D Agency Staff recommends Preliminary Approval the above referenced Land Division with conditions as presented.



Application Number: LD2018008 Ryan

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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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"/>

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. Utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
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: <u><i>AMBER</i></u>	DATE: <u>2/16/18</u>
TITLE: <u>Administrator - Rock County Planning, Economic & Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input checked="" type="checkbox"/> Approve <input 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. <u>Approved by Town Board 3/12/18</u>	
2. <u>Approved by Town Board 3/12/18</u>	
3. <u>Approved by Town Board 3/12/18</u>	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
 51 N. MAIN ST.
 JANESVILLE, WI 53545
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1. _____	
2. _____	
3. _____	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning & Development Committee</u>	

AGENCY RECOMMENDATION

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

- 3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
- 4. Dedicate a 33 foot half road right of way along S Pinnow Grove Rd at the discretion of the Town.
- 5. Any necessary rezone shall be approved by the Town of Newark.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. CSMs subject to local approval shall be recorded with the Rock.Co. Register of Deeds within 6 months of the last approval.
- 8.
- 9.
- 10.

12. Agency recommendation rationale and findings of fact:

The proposed Land Division separates an existing residence, buildings and land from the parent parcel in Newark Township. The residence and other building(s) will be on new Lot 1 (consisting of approximately 5.0 acres). The remaining land (consisting of approximately 75 acres) will have no structures and is not part of this survey due to being greater than 35 acres. The parent lot is currently zoned Agricultural District One (A1) by the Town of Newark, according to P&D records. Due to the proposed lot size, rezone for Lot 1 to Agricultural District Three (A3) is being requested to be approved by the Town. The minimum lot size in the A3 District is 5 acres.

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

RECEIVED

FEB 5 2018



ROCK CO. PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2018 006

Received By - Date (MM/DD/YYYY): 2-5-18

PRELIMINARY MINOR LAND DIVISION – APPLICATION FORM

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

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

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Steven L. & Antoye M. Ryan (Landowner of Record)		Telephone:		
Address:	7348 S. Plinow Grove Road	City:	Beloit	State:	WI Zip: 53511
b. Name:	Amy Newton (Power of Attorney, Applicant)		Telephone:	608-212-3496	
Address:	3217 Danbury Drive East	City:	Janesville	State:	WI Zip: 53546

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	R.H. Batterman & Co., Inc.		Telephone:	608-364-4464	
Address:	2857 Bartells Drive	City:	Beloit	State:	WI Zip: 53511
b. Developer name:			Telephone:		
Address:		City:		State:	

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 Newark	SE 1/4 of SE 1/4
Section 4	Tax parcel number(s) - 6-14-30

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): 80 +/-	14. Land division area (Square feet or acres): 5 +/-	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 (remain)

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: Amy Newton DATE: 1-30-18

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

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

PRELIMINARY CERTIFIED SURVEY MAP

OF BEING PART OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 4, T. 1 N., R. 11 E., OF THE 4TH P.M.,
TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



ORDER NO: 32909

BOOK: SEE FILE
FIELD CREW: N/A
DRAWN BY: KJB
DATE: January 17, 2018

FOR THE EXCLUSIVE USE OF:
Steven L. & Antoye M. Ryan
c/o Amy Newton, POA
3217 Danbury Drive East
Janesville, WI 53546

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engineers surveyors planners

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Housing Challenges of Rural Seniors

Seniors in rural areas face many of the same challenges as those in urban and suburban areas, but in many cases those challenges are exacerbated by differences in demographics, economic conditions, infrastructure, and density. The rural population is older than the American population as a whole and, as younger people leave rural areas to pursue more favorable economic opportunities, it is aging faster. More than a quarter of seniors in the United States live in rural areas, and their income is lower than that of seniors nationally. Thus, although some of the supply constraints that push housing prices higher in urban areas, such as high land prices, do not apply in rural areas, low incomes contribute to affordability challenges and housing cost burdens. Rural seniors typically have few residential options other than their own homes, which in many cases are not amenable to aging in place. Although rural seniors do have a high homeownership rate, at 83 percent, nearly a quarter of these seniors are still paying off their mortgages. More than half of rural seniors who rent their homes (54%) are cost burdened.¹

The dispersion of housing, services, and retail in rural settings worsens the problems of social isolation and poor access to health care and amenities for rural seniors. These conditions make access to transportation options particularly important, yet rural areas are less likely than other places to have robust public transit systems.² Rural areas have a smaller tax base with which to support public transit, and they may require creative, flexible solutions to transportation issues.³ Generally, rural areas have a limited service infrastructure. For example, sparsely populated areas are less likely to have certain types of medical specialists and may be distant from a hospital. These challenges may cause seniors to delay needed health care, allowing their health to worsen before they finally seek care — sometimes under emergency circumstances.⁴ Efforts to overcome the distances between essential services and those who need them tend to be costly and inefficient. Technological innovations could potentially overcome some of the barriers to access that remote settings pose. Telemedicine allows doctors and other caregivers to engage patients

HIGHLIGHTS

- Seniors in rural areas face housing challenges that are often worsened by differences in demographics, infrastructure, economic conditions, and density.
- The old age of much of the rural housing stock contributes to affordability pressures on homeowners attempting to pay for repairs, maintenance, and accessibility modifications.
- The communities of Bowdoinham, Belfast, and Harpswell in rural Maine are proactively addressing the needs of seniors through community design, home modifications, transportation services, and social engagement, among other initiatives.

remotely, and cameras and sensors can be used to monitor daily activities and detect wandering, falls, or lack of movement. Researchers are also developing technologies that would monitor vital signs remotely.⁵

Rural areas with higher than average disability rates may have an even greater need for accessible housing. Rural areas tend to have higher concentrations of



Seniors may have difficulty accessing health care and other services in low-density rural areas with few transit options.

physically demanding and potentially dangerous work that may lead to disability, and these job skills might not readily transfer to less physically arduous employment. Several highly rural states in the South and Appalachia have high rates of receipt of Social Security Disability Insurance or Supplemental Security Income — in some cases more than double the national average — indicating high rates of disability.⁶

Although the proportion of substandard housing in the United States has dropped dramatically in recent decades, the rate of substandard homes in nonmetropolitan areas is slightly higher than the national rate.⁷ The Housing Assistance Council notes that population loss in some rural areas, particularly in the Midwest and parts of Appalachia, contributes to increased vacancy, deterioration of the housing stock, and declining home values that make securing loans for rehabilitation and modifications more difficult.⁸ Debora Keller, executive director of the Bath Housing Authority in Maine, says that a tremendous mismatch exists between the accessibility needs of rural residents and the very old housing

able to use the U.S. Department of Agriculture (USDA) Section 504 Housing Repair and Rehabilitation Loan/Grant program to make modifications. Eligible homeowners age 62 and older who are unable to repay a loan qualify for grants. More than 100,000 units were rehabilitated between 2000 and 2009, although funding has diminished in recent years.¹²

Many rural senior renters experience affordability pressures and housing cost burdens. Several HUD programs, such as the Housing Choice Voucher and Section 202 programs, are important sources of housing assistance for these renters. Seniors in rural areas may also be eligible for USDA-administered rental assistance programs. USDA's Section 515 Rural Rental Housing program is an important source of financial help for rural seniors. As of March 2016, the Section 515 program funded 13,838 projects and 416,688 units.¹³ The Housing Assistance Council reports that approximately 60 percent of Section 515 residents are elderly or disabled. The program's budget has dwindled over the past several decades, and no new units have been built since 2011.¹⁴

for caregivers in rural settings limits their availability and increases their burden in terms of time, fuel, and other transportation costs.¹⁷ Despite these burdens, volunteers remain a critical source of support for rural seniors wishing to stay in their homes as long as possible. Volunteers play a central role in several Maine communities that are helping rural seniors age safely in their homes. Confronted with an aging population and housing stock, these communities are taking a proactive approach to addressing seniors' housing challenges.

Maine's Rural Seniors

The growing number of aging adults in Maine has led communities to assess and address the needs of seniors. Maine has the nation's third-largest percentage of older Americans; approximately 211,000 people, or nearly 16 percent of the state's population, are age 65 or older.¹⁸ Maine is also the nation's most rural state, with about 61 percent of its population living in rural areas. In addition to having the eighth-oldest housing stock in the nation, Maine also had a shortage of nearly 9,000 affordable rental units in 2012.¹⁹ Making modifications to affordable housing is critical for the 27 percent of Maine seniors with a disability. Nearly 50 percent of extremely low-income Maine residents — those earning 30 percent or less of the area median income — were disabled.²⁰

Volunteers play a central role in several Maine communities that are helping rural seniors age safely in their homes.

stock in her state; much of the state's housing features stairs and threshold height changes that make mobility difficult.⁹ The rural housing stock is older than that of the nation as a whole — as of 2013, 63 percent of rural homes were built before 1980 — heightening the need for, and the cost of, repairs, maintenance, and accessibility retrofits.¹⁰ Keller says that, in her experience, residents' inability to keep up with deferred maintenance is a major reason for leaving their homes, sometimes to move into assisted housing.¹¹ Low-income rural households may be

A typical Section 515 property is more than 26 years old.¹⁵ Furthermore, USDA anticipates escalating losses of units as properties pay off their mortgages and rental assistance expires. USDA projects that 74 properties with 1,788 units will exit the program each year from 2016 to 2027, and 556 properties with 16,364 units will exit between 2028 and 2032; the exodus will peak at an estimated 22,500 units per year between 2032 and 2040.¹⁶

Many seniors rely on unpaid, informal caregivers such as friends or family members. The longer travel distances

Bowdoinham, Belfast, and Harpswell are three rural towns in Maine that have begun to address the challenges facing their senior residents.²¹ The town of Bowdoinham is located 30 miles northeast of Portland and has a population of about 2,890.²² Bowdoinham's Age-Friendly Action Plan, which began in 2012, focuses on services, care partner support, transportation, and housing.²³ According to Patricia Oh, Bowdoinham's past coordinator of older adult services, the town's Select Board appointed several residents to the Advisory Committee on Aging (ACOA) and tasked them with creating programs that encourage older adults of all ages



Many rural seniors rely on family and other volunteers who travel long distances to provide care, transportation, and social interaction.

to be actively engaged in their community. ACOA members also report potential infrastructure and policy changes needed to help older adults remain in the community as they age.²⁴ ACOA conducted an assessment identifying several community needs, such as more information on community activities, better coordination to advocate for the needs of seniors, alternative transportation options for seniors who no longer drive, supportive housing, home modification and repair services, and a central meeting place for activities.²⁵

ACOA has been a strong advocate for making public places and buildings accessible. Currently, the town of Bowdoinham is revitalizing its waterfront. As part of its commitment to creating an age-friendly community, Bowdoinham added wheelchair-accessible restrooms, wide sidewalks to accommodate wheelchairs, and wheelchair-accessible picnic benches. Accessory dwelling units have also become popular in Bowdoinham, especially among those needing additional income. Some seniors who own large houses choose to live on the lower level and rent their upstairs rooms.²⁶

ACOA also encourages volunteer organizations to fulfill needs identified in the assessment. For example, in 2015 the Village Lodge Masons created a Handy Brigade — a group of volunteers providing home repair and maintenance services to seniors, who are charged only for the cost of the parts to complete the project.²⁷ Bowdoinham is a rural community without medical facilities or public transportation.²⁸ In response, volunteers organized in 2014 to create Rides in Neighbors Cars, a free door-to-door and door-through-door transportation service for seniors needing access to healthcare providers, grocery stores, and social activities.²⁹ Currently serving between 20 and 30 seniors, this program “does more than just give people a ride; it’s really connecting those people to the community,” said Oh.³⁰ The Handy Brigade and Rides in Neighbors Cars initiatives follow a “village” concept, in which volunteers render services to keep seniors connected to their community.³¹ ACOA provides administrative support for these two groups, taking on tasks such as creating brochures, processing paperwork, scheduling, and formulating policies.³²

With a population of about 6,600, Belfast, located in Waldo County, is another rural Maine community in the early stages of implementing age-friendly initiatives. In 2010, about 20 percent of Belfast’s population was age 65 or older.³³ Aging Well in Waldo County is a group striving to include Waldo County in the nationwide initiative to make communities more age friendly. The group created a survey to assess the current needs of seniors. As followup to the survey, which was conducted between February and April 2017, Aging Well in Waldo County also scheduled focus groups.³⁴

According to Michael Hurley, councilor for the city of Belfast, recreation and housing are major needs for seniors. To this end, Belfast has about 3 miles of newly completed walking trails that are accessible to people using wheelchairs or walkers. In addition, the city permits accessory dwelling units as well as renovations to transform a single-family home into a duplex. Although Belfast does not yet have a visitability ordinance, most downtown businesses have ramps to accommodate wheelchairs.³⁵

The Waldo Community Action Partners Transportation Program provides transportation for seniors, people with disabilities, and low-income individuals, especially for those receiving medical services from MaineCare and the Maine Department of Health and Human Services.³⁶

In Harpswell, Maine — a coastal town with nearly 5,000 residents, a quarter of whom are age 65 or older — an Aging at Home team of volunteers provides repairs and modifications.³⁷ Many of the volunteers are retirees in their 60s and 70s. Dubbed the “Dream Team,” Harpswell’s repair team was modeled after another Maine group of retirees, “The Regulars,” who had been working with Habitat for Humanity, and similar groups can be found throughout the region.³⁸ Although Harpswell’s overall population has declined since 2000, the number of residents age 60 and older increased by 56 percent between 2000 and 2014, and the number of residents age 85 and older increased by 65 percent. Seventy-seven percent of Harpswell homes that were built more than 25 years ago are occupied by homeowners age 65 or older.³⁹ Many of these aging homes need substantial upkeep and maintenance that homeowners may struggle to afford. Harpswell Aging at Home runs its home repair and weatherization program in partnership with Habitat for Humanity/7 Rivers Maine and the Town of Harpswell, which determines income eligibility. The team does weatherization work such as installing storm windows, insulation, and weatherstripping, which improves resident comfort and lowers energy costs; age-friendly modifications such as the installation of grab bars, handrails, and wheelchair ramps; and general repairs and upkeep such as fixing gutters, doors, decks, and stairs.⁴⁰ In addition to the home repairs program, Harpswell Aging at Home administers the Volunteer Transportation Network, which gives free rides to adults who no longer drive; Seniors Connecting,

in which seniors receive weekly phone calls from volunteers for social interaction; and programs that facilitate hikes and lunches to help seniors avoid social isolation.⁴¹

Overcoming Challenges

Rural towns that are proactively meeting the needs of their seniors as they age, such as Bowdoinham, Belfast, and Harpswell in Maine, are improving lives and building stronger communities. Taking a holistic approach that addresses aging through community design, home repair, transportation, health, and social interaction, these towns are meeting challenges that are common to municipalities nationwide while also grappling with the additional complications caused by the longer distances separating residences from services in rural areas. Collaborative partnerships and high rates of volunteer participation are among the shared attributes of programs that are successfully serving seniors in rural areas. EM

— Rachele Levitt, *Director of Research Utilization Division*

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