



PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MARCH 24, 2011 – 8:00 A.M.
COURTHOUSE CONFERENCE CENTER - (2nd FL – EAST WING)
ROCK COUNTY COURT HOUSE
JANESVILLE, WI

AGENDA

1. Call to Order
2. Adoption of Agenda
3. Minutes of meeting held Thursday, March 10, 2011
4. Citizen Participation, Communications and Announcements
5. Code Administration & Enforcement
 - A. **Action Item:** Approval of Land Divisions
 - LD 2011 008 (Clinton Township) – Alice Blue Estate
 - LD 2011 009 (Union Township) – Prairie Home LLC
 - B. **Action Item:** Approval of Final Land Division Extension Request (1 Year) – LD 2010 010 (Janesville Township) Paul Dettman
6. Geospatial (Mapping) Support Services
 - A. Information Item: Orthoimagery/LIDAR Project Update
7. Finance
 - A. **Action Item:** Department Bills/Encumbrances/Pre-Approved Encumbrance/Amendments/Transfers
8. Housing & Community Development
 - A. **Action Item:** Community Development Block Grant – Small Cities Rehabilitation Loan (ID 020622D1) = \$18,798
 - B. Potential Conflict of Interest – Yes,
 - C. Information Verification Statement
 - D. 2009-2012 Healthy Homes Lead Hazard Control Grant Update
9. Director's Report – Planning

- Information Item: Farmland Preservation Technical Advisory Committee Meeting (Monday, March 14th)
- Information Item: County Townships Farmland Preservation Planning
- Information Item: Inter-Departmental Cooperation with Health Department
- Information Item: 2012 Budget
- Information Item: Redistricting
- Information Item: Boundary Agreement Workshop (today, Thursday, March 24th - 2:00 PM)
- Information Item: "Wetlands and Flood Hazards in the Rock River Basin" Workshop (Lake Mills, WI)

10. Committee Reports

11. Work Session: Land Division Regulations Update

12. Adjournment

Future Meetings/Work Sessions

April 14, 2011 (8:00 AM)

April 28, 2011 (8:00 AM)

May 12, 2011 (8:00 AM)

May 26, 2011 (8:00 AM)

Non-Committee Future Meetings



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Preliminary Approval of Land Division

DATE: March 16, 2011

Summary:

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

- LD 2011 008 (Clinton Township) – Alice Blue Estate
- LD 2011 009 (Union Township) – Prairie Home LLC

Recommendation:

P&D Agency Staff recommends Preliminary Approval of Land Divisions 2011 008 and LD 2011 009 with the conditions presented.

Town Status: LD 2011 008

Town Board Approved

Town Planning & Zoning Approved

Scheduled

Town Status: LD 2011 009

Town Board Approved

Town Planning & Zoning Approved

Scheduled

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Alice Blue Estate C/O Steve Outhouse 1611 Excalibur Drive Janesville, WI 53546	LAND DIVISION NO:	LD#2011 008
		DATE SUBMITTED:	February 22, 2011
LOCATION:	NE ¼ SW ¼ Section 16	E.T. JURISDICTION:	Village of Clinton
		SURVEYOR:	Combs & Associates, Inc.
ORIGINAL AREA:	80 Acres ±	TOWNSHIP:	Clinton
FINAL AREA:	3.3 Acres ±	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-3

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

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

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

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

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 9100 Block S. Kemmerer Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structure shall meet setback regulations.
2. 35-foot 1/2 ROW to be dedicated along S. Kemmerer Rd.
3. Acceptable soil and site evaluation report received on lot.
4. Utility easement(s) put on lot as requested by utility companies.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before March 24, 2012.
6. As per Section 15.23(8) of The Rock County Land Division Regulations "any land division not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new application for preliminary approval. Extensions may be applied for and may be granted at the discretion of the Committee upon findings that delays are beyond control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

standards or in conditions has occurred or is reasonably expected to occur". Extension requests must be made in writing prior to the expiration date listed above.

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

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

DATE: 3/2/11

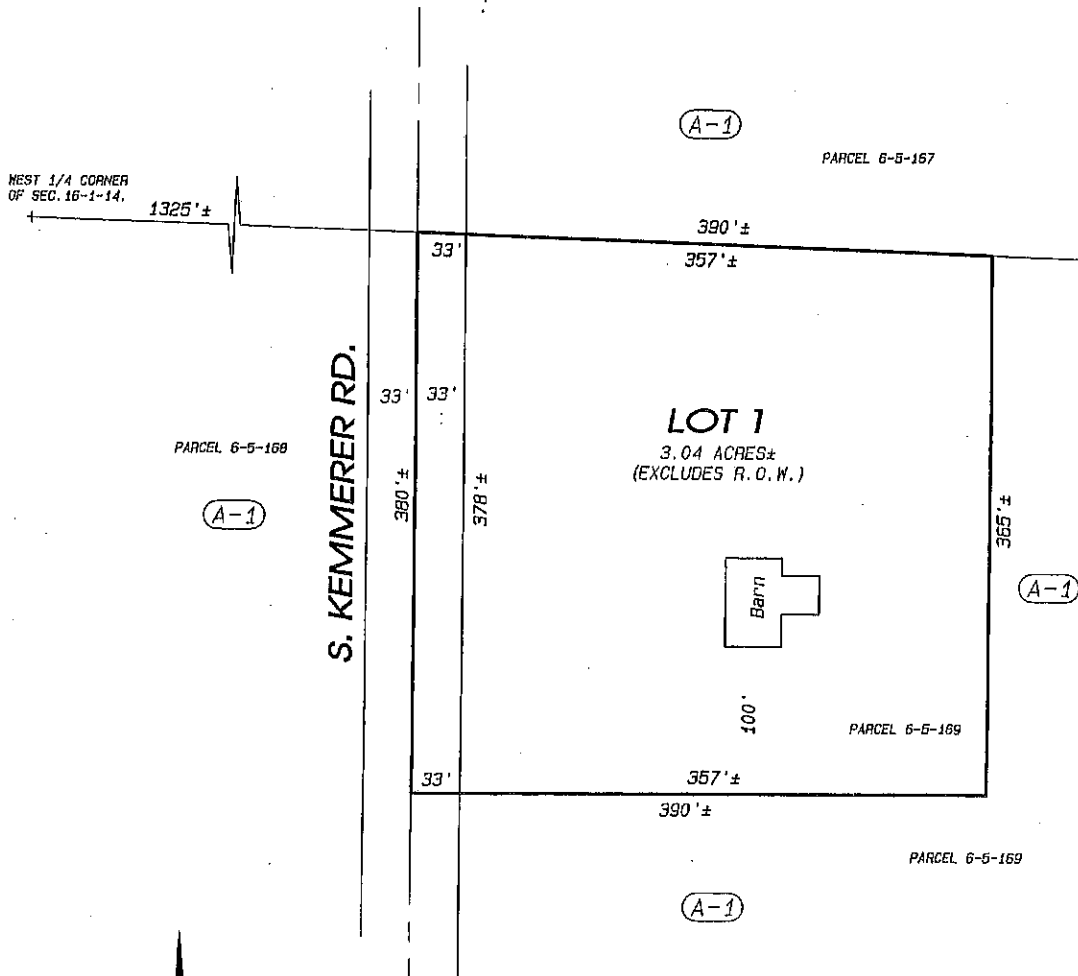
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON MARCH 24, 2011 AT 8:00 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

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

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T.1N., R.14E. OF THE 4TH P.M., TOWN OF CLINTON, ROCK COUNTY, WISCONSIN.



DATE: 01/03/11

NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 111 - 002

For: ALICE BLUE ESTATE



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Prairie Home LLC Nick Ladopoulos, Member 5440 Willow Road, Suite 101 Wauwaukee, WI 53597	LAND DIVISION NO:	LD#2011 009
		DATE SUBMITTED:	February 28, 2011
LOCATION:	SE ¼ Section 5	E.T. JURISDICTION:	Village of Brooklyn
		SURVEYOR:	K.D. Engineering Consultants
ORIGINAL AREA:	157 Acres	TOWNSHIP:	Union
FINAL AREA:	4.63 Acres	NUMBER OF LOTS:	1
PRESENT ZONING:	A-1	PROPOSED FUTURE ZONING:	A-1

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

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

NOTE: Reason for dividing land: To use as home.

NOTE: Consistent with the Rock County Agricultural Preservation Plan..

RECOMMEND

APPROVAL

CONDITIONAL APPROVAL

DENIAL

LOCATION: 17000 Block W. Holt Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 33-foot 1/2 ROW to be dedicated along W. Holt Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Utility easements put on lot as requested by utility companies.
6. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before March 24, 2012.

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

Signed *Colin M. Byrnes* DATE: 3/9/11
Dept. of Planning, Economic & Community Development

NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON MARCH 24, 2010 AT 8:00 A.M. AT THE ROCK COUNTY COURTHOUSE.

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

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



ROCK COUNTY GOVERNMENT
Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning and Development Committee

THROUGH: Paul Benjamin, Director, Planning & Development Agency

FROM: Planning & Development Agency Staff

SUBJECT: Final Land Division Approval Extension Request

DATE: March 16, 2011

Summary:

The following Land Division is seeking an extension date on a Final Land Division from the P&D Committee:

LD2010 010 (Janesville Township): Paul Dettman, Preliminary Approval April 22, 2010.

Certified Survey Maps preliminarily approved by the Planning & Development Committee must receive final approval (County signature) within one year of Preliminary Approval. Section 15.23(8) of the Rock County Land Division Regulations states, "Extensions may be applied for and granted at the discretion of the Committee upon findings that delays are beyond the control of the applicant and that no material change in standards or in conditions has occurred or is reasonably expected to occur."

The applicant shall provide information regarding the cause of the delay that is beyond their control. The Committee then must deliberate as to the nature of the delays to determine if the applicant could not reasonably receive final approval due to these factors.

Additionally, the Committee must also consider whether or not the length of the extension request will not cause the final approved land division to be inconsistent with any material changes in development standards. For example, minimum requirements for road construction, stormwater management, lot size or other standards in current or future ordinances may change during the course of the extension.

Recommendation:

P&D Agency Staff recommends a 6-month extension, upon Committees' sufficient findings, for Final Land Division Approval for LD2010 010 – Paul Dettman.



RECEIVED

MAR 14 2011

- Land Surveying
- Land Planning
- Civil Engineering

ROCK CO. PLANNING, ECONOMIC AND
COMMUNITY DEVELOPMENT AGENCY

March 8, 2011

Rock County Planning & Development
51 South Main Street
Janesville, WI 53545


RE: Request for Extension for LD#2010 010

Dear Committee,

We would like to request a 12 month extension of your review time for our client, Paul Dettman & Tammy Dettman (Land Division # 2010 010). We are requesting the additional time due to the slow economic conditions and unable to sell his house.

If you have any questions or require further information, please feel free to contact our office.

Combs & Associates, Inc.

By: 
Ronald J. Combs, President

PLANNING & DEVELOPMENT COMMITTEE LAND DIVISION
CONDITIONS OF APPROVAL

OWNER:	Paul Dettman & Tammy Dettman 704 E. Janesville-Fulton Townline Rd. Milton, WI 53563	LAND DIVISION NO:	LD#2010 010
		DATE SUBMITTED:	March 23, 2010
LOCATION:	NW NE NE ¼ NE ¼ Sec. 1	E.T. JURISDICTION:	City of Janesville
ORIGINAL AREA:	96 Acres +/-	SURVEYOR:	Combs & Associates, Inc.
FINAL AREA:	4.6 Acres +/-	TOWNSHIP:	Janesville
PRESENT ZONING:	A-3	NUMBER OF LOTS:	1
		PROPOSED FUTURE ZONING:	A-3

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

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

NOTE: Reason for dividing land: To sell house and lot.

NOTE: Consistent with the Rock County Agricultural Preservation Plan.

RECOMMEND

APPROVAL CONDITIONAL APPROVAL DENIAL

LOCATION: 704 E. Janesville – Fulton Townline Rd.

CONDITIONS TO BE MET BEFORE ROCK COUNTY FINAL APPROVAL:

1. Existing structures shall meet setback regulations.
2. 40-foot 1/2 ROW to be dedicated along E. Janesville – Fulton Townline Rd.
3. Following notation on final map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also proposed lot lines must include the system area with the building that utilizes the system.
4. Show septic system and well locations for existing structures on final CSM.
5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before April 22, 2011.

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

Signed Colin M. Byrnes DATE: 3/31/10
Dept. of Planning, Economic & Community Development

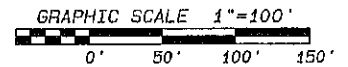
NOTE: THIS PROPOSED LAND DIVISION WILL BE REVIEWED BY THE PLANNING AND DEVELOPMENT COMMITTEE **ON APRIL 22, 2010 AT 8:30 A.M.** AT THE ROCK COUNTY COURTHOUSE.

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

<u>COMMITTEE ACTION</u>			
<input type="checkbox"/> APPROVAL	<input checked="" type="checkbox"/> CONDITIONAL APPROVAL	<input type="checkbox"/> DENIAL	<input type="checkbox"/> TABLED
	Initials <u>CB</u>	Date <u>4/22/10</u>	

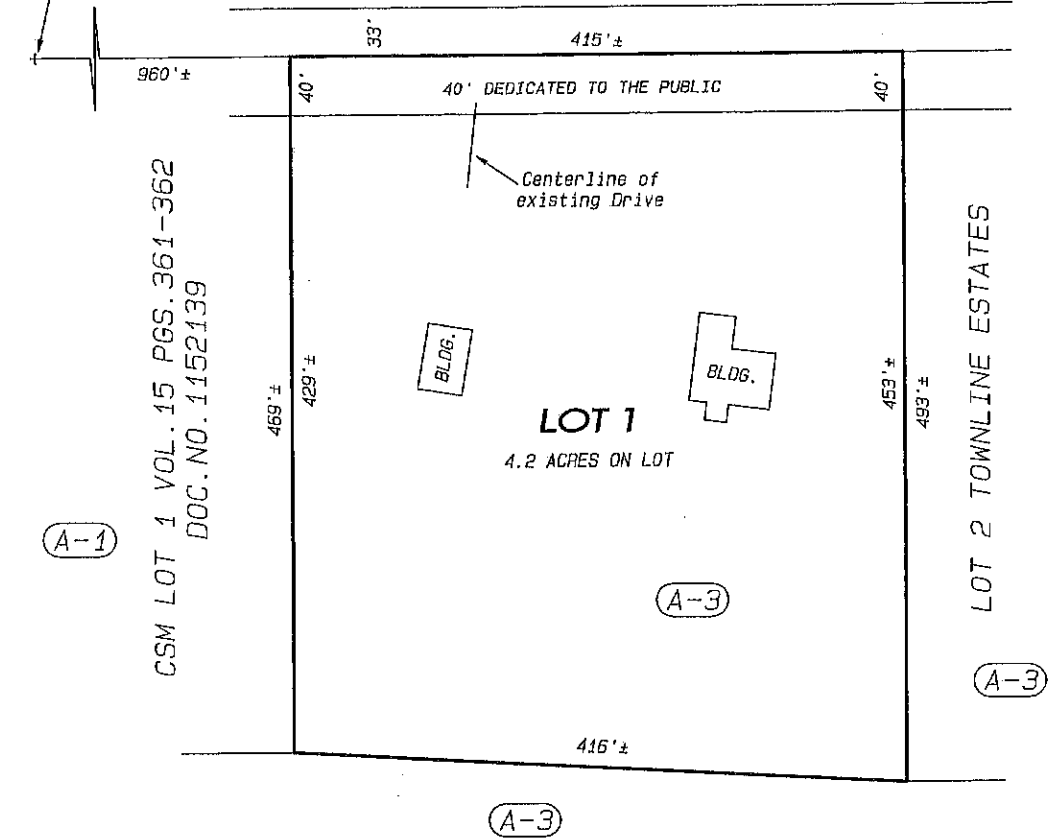
PLAT OF SURVEY

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, T.3N., R. 12E. OF THE 4TH P.M., TOWN OF JANESVILLE, ROCK COUNTY, WISCONSIN.



NORTH 1/4 COR.
OF SEC. 1-3-12.

E. JANESVILLE-FULTON TOWNLINER RD.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 110 - 044 For: DETTMAN

DATE: MARCH 10, 2010

Combs & Associates

- LAND SURV
- LAND
- CIVIL

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

tel: 608
fax: 608

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Account Number	Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
6464000000-63100	OFC SUPP & EXP	3,500.00	9.3%	326.64	0.00	3,173.36	
	P1101213-PO# 03/14/11 -VN#039632			OFFICE PRO		165.00	
	P1101368-PO# 03/14/11 -VN#039632			OFFICE PRO		120.00	
				CLOSING BALANCE		2,888.36	285.00
6464000000-63107	PUBL & LEGAL	675.00	0.0%	0.00	0.00	675.00	
	P1100520-PO# 03/14/11 -VN#011191			BELOIT DAILY NEWS		70.76	
				CLOSING BALANCE		604.24	70.76
	PLANNING			PROG-TOTAL-PO		355.76	

I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$355.76 INCURRED BY PLANNING. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS

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

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

MAR 24 2011 DATE _____ CHAIR



ROCK COUNTY GOVERNMENT

Planning & Development Agency

INTEROFFICE MEMORANDUM

TO: Rock County Planning & Development Committee
THROUGH: Paul Benjamin, Director, Planning & Development Agency
FROM: David Somppi, Community Development Manager
SUBJECT: Actions for P&D Agenda
DATE: March 16, 2011

1. **Action Item:** 2010-2012 CDBG-Small Cities Project– (ID # 020622D1) – Staff Recommends Approval
2. **Information Item:** 2009-2012 Healthy Homes Lead Hazard Control Grant Update

**ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
REQUEST FOR COMMITTEE ACTION**



Date: March 24, 2011

Project ID(s) 020622-D-1

Project Recommended By Neale Thompson_

Funding Source(s) CDBG-Small Cities

HOUSEHOLD INFORMATION

Household Size: 1	Annual Income: \$34,757	Location: City of Evansville
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ASSESSED VALUE INFORMATION

Land	\$ 32,700	Appraised Value	\$ 85,100
Buildings	\$ 51,600	When Appraised	2010
Total	\$ 84,300	Type of Appraisal	FMV

MORTGAGES OR LIENS

1. \$ 70,100	4. \$	TOTAL MORTGAGE(S) \$ 70,100
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$15,000	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

This home needs a new roof, fascia/soffit repair, windows, floor/foundation work, electrical work, bath fan, furnace, garage door, and ceiling repairs from roof leakage. Completing this project will have benefits for durability, reliability, and significant health and safety improvements. Loan is 0% deferred.

Funding Source: CDBG – Small Cities (0% Interest Payment Deferred) \$18,798

Recommend Total Project Amount of: \$18,798

COMMITTEE ACTION

APPROVE DENY

Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____

Date _____